

SPRING 2013

# **SOUTH T-BAR RANCH NEWSLETTER**

## **MESSAGE FROM OUR PRESIDENT**

Elsewhere in this newsletter you will see details of problems that we've faced with the trash facility. At least some of the activity is criminal in nature and we are in communication with the Fremont County Sheriff about it. Please do your part to help by compacting trash as much as possible, ensuring that you secure the bins and lock the enclosure after depositing your trash, and reporting to the Board any suspicious activity that you observe in the area (dates, times, license plate numbers would be very helpful).

We've had another relatively dry Winter and Spring thus far, which could well translate to a high risk fire season again. Before possible fire bans go into effect, consider a Spring fire prevention session on your property. Some tips are included in this newsletter, as well as a link to the CSU website, where you can find additional information.

Recent work has brought the roads up to what the Board considers a normal standard. Good driving practices can help to reduce the amount of required maintenance. Significant contributors include respecting the posted speed limit and driving gently through curves. Inform your guests of these practices, as well, and remind them that driving on gravel roads with steep slopes and curves can be challenging.

Enjoy the Ranch as it wakes up from winter!

*Joe Price  
President, STB Ranch POA*

**GATE AND TRASH CODE: 9197**

## FIREWISE

You will find an Emergency Evacuation Route included in this newsletter and several other references to the dry conditions the ranch is facing. Please let's all do our part to keeping our properties and investment safe this year. Whether living full time, visiting on weekends or just an occasional drive through, please be conscious of keeping the beauty of the ranch protected. Below is a link to the CSU FIREWISE program for some great information. The following article is from that site. <http://csfs.colostate.edu/pages/are-you-firewise-program.html> The following checklist and guidelines will help you prepare for fire safety, evacuation and home defense. Use it as a guide to enhance homesite safety:



Figure 1:

- 1) Thin tree and brush cover.
- 2) Dispose of slash and debris left from thinning.
- 3) Remove dead limbs, leaves and other litter.
- 4) Stack firewood away from home.
- 5) Maintain irrigated greenbelt.

- 6) Mow dry grasses and weeds.
- 7) Prune branches to 10 feet above the ground.
- 8) Trim branches.
- 9) Clean roof and gutters.
- 10) Reduce density of surrounding forest.

### Annual Fire Safety Checklist

- Thin trees and brush properly within the defensible space.
- Remove trash and debris from the defensible space.
  - Remove any trees growing through the porch.
  - Clear roof and gutters of leaves and debris.
  - Remove branches overhanging chimney and roof.
- Stack firewood uphill or on a contour away from the home.
  - Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
  - Place screens on foundation and eave vents.
  - Enclose sides of stilt foundations and decks.
  - Use a chimney screen or spark arrester.
- Clear vegetation around fire hydrants, cisterns, propane tanks, etc.
- Make sure an outdoor water supply is available, with hose, nozzle and pump.
  - Make sure fire tools, ladder and fire extinguishers are available.
  - Post address signs that are clearly visible from the street or road.
- Make sure the driveway is wide enough for fire trucks and equipment.
  - Post load limits on bridges.
  - Install and test smoke detectors.

## TRASHY NEWS

Earlier this year we had a problem with the trash dumpsters due to vandalism. One of the locked dumpsters had the lock and cross bar (that secures the lid) cut and required that we pay the trash hauling company to replace these items at a cost of \$45. We ordinarily have only two dumpsters open during the winter months beginning in November, but obviously two dumpsters was not sufficient during January. We don't think a South T-Bar member would vandalize the dumpsters like this, so we have to consider that an outside party may have gotten access to the enclosure and caused the vandalism. We are trying to monitor the dumpsters a little more closely to avoid these problems in the future.

Each owner can help us stay within our "trash" budget by remembering the following guidelines:

- ◆ Dumpsters are emptied every other Thursday (April 18, May 2, 16, 30th etc.)
- ◆ Household trash only.
- ◆ No construction or remodeling or land "clean up" debris is permitted in the dumpster. It is the individual's responsibility to haul these items to a dump facility or arrange for private removal.
- ◆ Please break down empty cardboard boxes so they lay flat in the dumpster.
- ◆ Put trash inside dumpster and replace security bar. Please spin the combination tumblers on the gate lock after replacing the lock.

If you experience problems with the dumpsters being full, please CALL Ralph or Anelladee Spencer (719-275-1508) or email Curtis Eulert ([curtis@eulertdomain.net](mailto:curtis@eulertdomain.net)) and we will unlock a dumpster if another is needed and available. Thanks to all who have helped in the past and have informed us of problems.

## SAVE THE DATE: POA ANNUAL MEETING

The South T-Bar Property Owners annual meeting will be upon us quickly, scheduled as always for the last Saturday in June. This year promises to be informative and, as always, a good time to reconnect with neighbors, old and new, and also share stories of the ranch. The June 29th meeting will take place at Merlino's Belvedere Restaurant located at 1330 Elm Avenue, Canon City. Gathering and a light breakfast will begin at 8:30 with our property owner's meeting beginning at 9:00 sharp. Lunch is being served at roughly 12:15 after the meeting. Additional information and an agenda will be emailed and snail mailed in the next couple of weeks. Lunch will be compliments of the POA and Black Range Minerals.

**Saturday, June 29, 2013**



## SOUTH T-BAR BOARD OF DIRECTORS

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## WEATHER WORDS...



This past winter, was a very cold and windy one and unfortunately not very wet. Snows amounted to a little more than a dusting on several occasions. This spring has favored us with several more wet snows but the ranch is still very dry. We are starting to see deer and elk and a few turkeys from time to time and things are starting to look a little more alive after our deep winter sleep. I sure hope we get some good moisture in the next few months. The grasses, flowers, trees and shrubs really need it, as well as ponds and reservoirs around the entire state. You can always look at our web page, <http://eulertdomain.net> to see the live current weather conditions as well as a live web cam. The web cam image is also available on the South T-Bar web site <http://southtbar.com> (image only, no weather station info.)

### Pictures taken on May 8, 2013



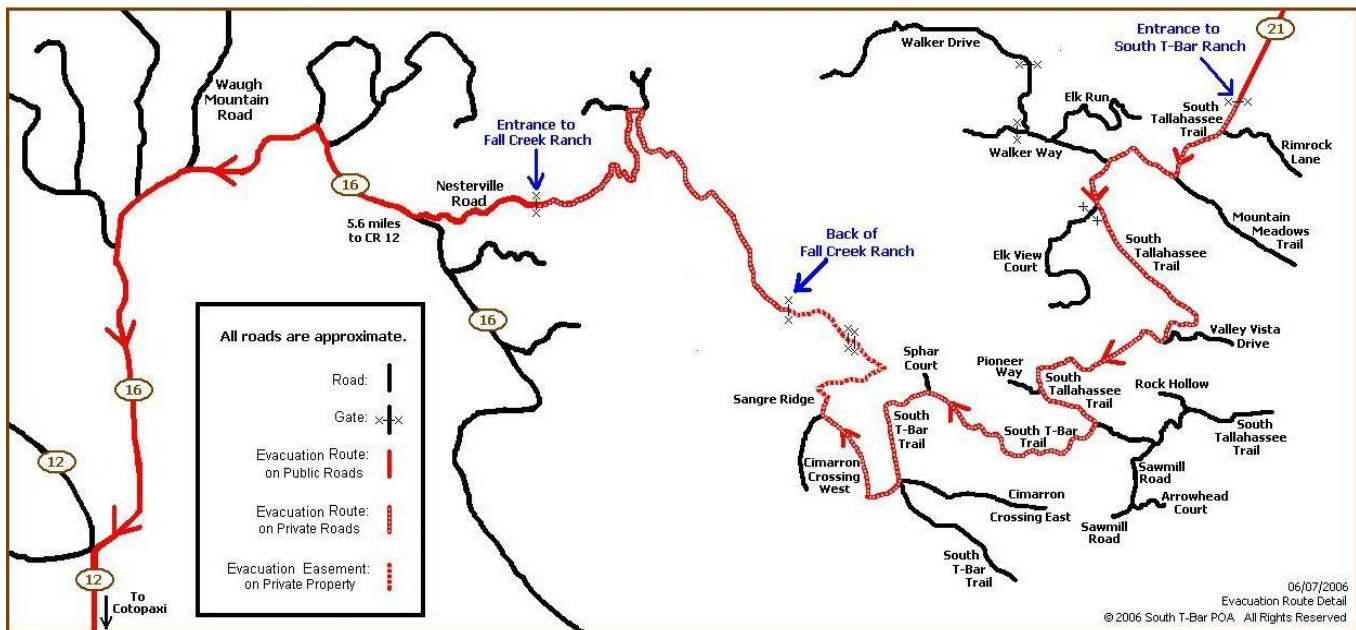
## EVACUATION ROUTE

As we approach the one year anniversary of the Waldo Canyon Fire in Colorado Springs, we should look again at fire safety on South T-Bar Ranch. Current and past POA Boards have taken fire safety seriously and have had 5 cisterns for fire departments to use in fighting fires placed at various points around the ranch. As the weather warms up, the current board will be reviewing the cisterns to make sure that they are in good repair and full of water. In addition, an evacuation route has been defined in the event a wildfire that requires evacuation of the ranch and that cuts off egress from the ranch via County Road 21 and 2. A small version of the map is reproduced below. To view and print the full size version, go to South T-Bar's web site (<http://www.southtbar.com>) under Documents-Misc/Other and find "Map-Evacuation Route Detail", or follow this shortcut: <http://tinyurl.com/9d8tcxu>. For best results in following the shortcut, log in to the web site first, then follow the shortcut.

**Evacuation Route is for EMERGENCY USE ONLY!!!**

The Evacuation Route crosses private land and passes through several locked gates. In the event of an emergency where CR 21 is unavailable, the Security Committee will open the gates. This route is not to be used as a "shortcut", nor is it an invitation to go "exploring". The purpose of this map is simply to provide assurances that, in an emergency, there is an alternate means of egress from the ranch.

### SOUTH T-BAR RANCH Evacuation Route Detail



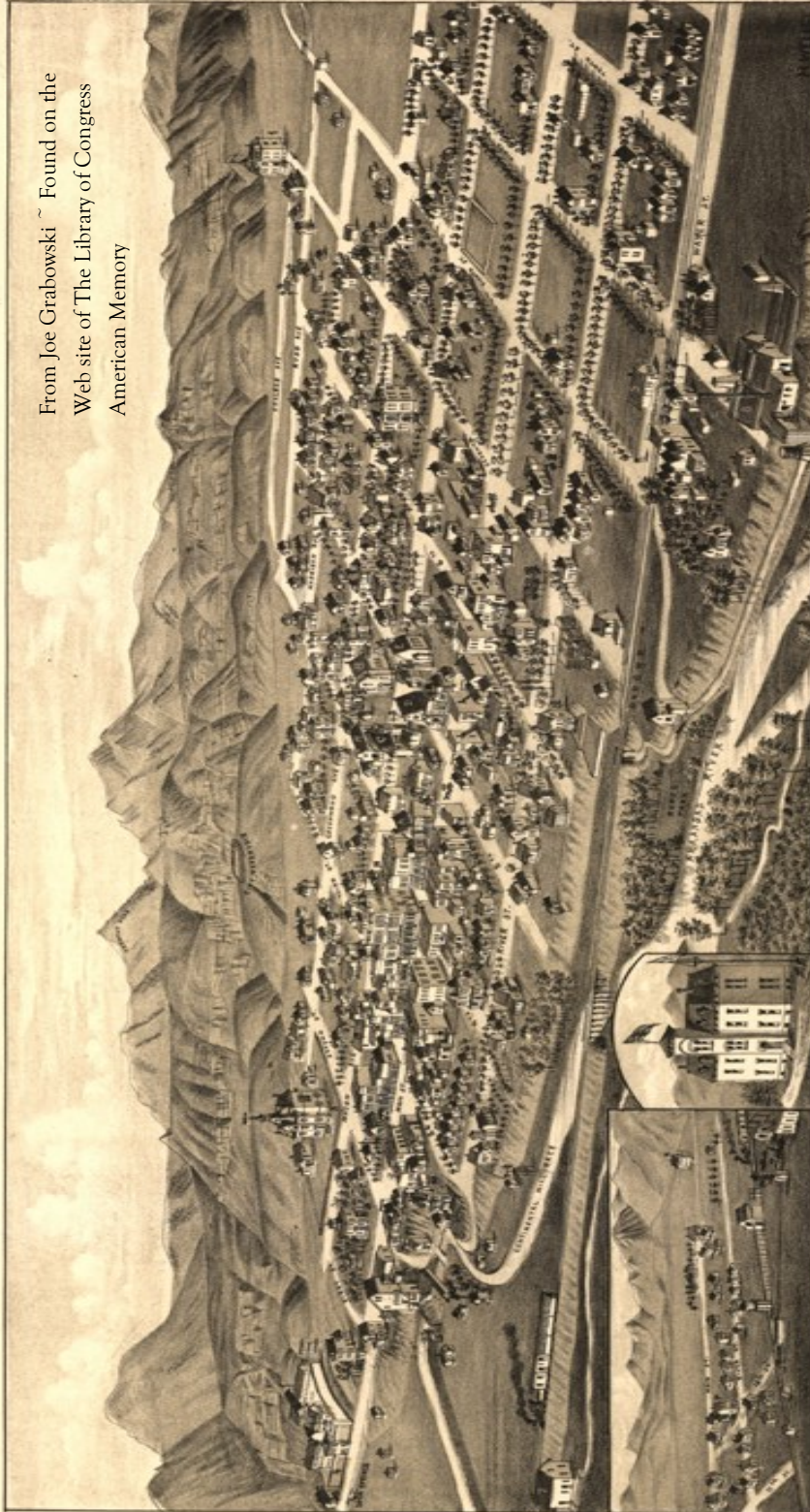
**Approximate Distances:**

- South T-Bar Entrance to the end of Sangre Ridge - 8.3 miles (private roads)
- End of Sangre Ridge to back of Fall Creek Ranch - 1.6 miles (easements across private land)
- Back of Fall Creek Ranch to Entrance to Fall Creek Ranch - 3.0 miles (private roads)
- Entrance to Fall Creek Ranch to CR 16 (Nesterville Road) - 1.4 miles
- CR16 to CR12 - 5.6 miles
- CR 12 to Cotopaxi - 10 miles

Remember, the route crosses private property with locked gates in adjacent areas and is for emergency use only. Please do not try to follow the route off of the ranch unless there is an actual emergency. The route is driven periodically with permission to ensure that gate codes are current and that the route is clear of obstructions.

# CANON CITY MAP IN 1882

From Joe Grabowski ~ Found on the Web site of The Library of Congress American Memory



6-4134  
.C2A3  
1882  
104

Back & Post, Lithographers, Milwaukee, Wis.

- A Baptist Church.
- B Camb. Presbyterian Church.
- C Episcopal Church.
- D Methodist Episcopal Church.
- E Presbyterian Church.
- G Roman Catholic Church.
- H Masonic Hall House.
- I Fire Engine House.
- K County Jail.
- L The Canon City Express, Martin Ryan, Editor and Prop'r.
- M The Canon City Reporter, G. N. Usher, Editor and Prop'r.
- O The Fremont Co. Record, H. T. Blake, Editor and Prop'r.
- P Blake's Hall.
- Q Boarding House, H. Turbotton.
- R Turner House, W. G. Ready, Prop'r.
- S General Merchandise, Clifford & Peabody, Prop'r.
- T Odd Fellows Hall.

BIRD'S EYE VIEW OF  
POPULATION 8000.  
576 FT ABOVE SEA LEVEL.  
**CANON CITY, COLO.**  
SEAT OF  
FREMONT COUNTY,  
1882.

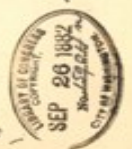
Copyright 1882 by J. J. Stone, Madison, Wis.

COLORADO COLLEGE AND MILITARY INSTITUTE.

1. Colorado College and Military Institute.
2. Col. E. H. Sawyer, Pres't.; Capt. F. G. Benfield, Adjt.
3. Public School House.
4. Court House.
5. State Penitentiary.
6. Post Office.
7. Wagon Works.
8. Canon City Sawmilling Works.
9. Exchange Bank, Jas. Mulock, Pres't.; A. B. Guanzel, Cash.
10. Fremont Co. Bank, F. A. Reynolds, Pres't.; E. F. Campbell, Cashier.
11. Agricultural Machinery Warehouse, J. T. Ashby, Prop'r.
12. Hardware and Store, J. C. Agard, Prop'r.
13. Jewelry, Schneider & Cassidy, Prop'r.
- 14.

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### TONY REVACK

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Cañon City, CO 81212  
719-269-9978

Coloradogirl2003@gmail.com

Numerous references available



Free to a good home.  
Wood chips for landscaping, etc. Piled in the gully below the dam on Parcel 96 (Eulert's). Take as much or as little as you want. First-come, first-served. Curtis Eulert