

South
T-Bar
Ranch

Newsletter

Volume 2001 ~ Issue 1

October 2001

A Word From the President...

What does the term "respect" suggest to you? Perhaps you remember it best as something we were repeatedly told to do with our elders. Or maybe it brings back memories of Aretha Franklin's classic song. But I'm talking here about "respect" in the context of being an owner of property at South T-Bar Ranch.

Respect, in that context, means an attitude and behavior pattern that acknowledges the rights and property of other POA members, and of the Association in general.

Unfortunately, we've had several examples of a lack of respect out at STB. Cows owned by others have been shot senselessly. The historic cabin on one parcel was broken into and vandalized. Horse riders have cut down vegetation on at least one owner's property to clear a trail, with neither the "pruning" nor the riding being approved by the parcel's owner. Garbage has been tossed over the dumpster enclosure at the STB entrance without regard to the stinky mess it created or the bear that it now attracts to that site.

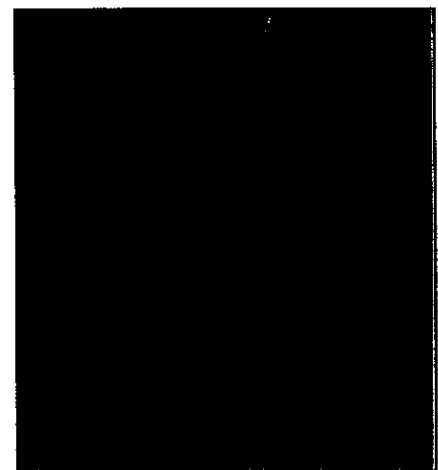
Many of us became STB owners to enjoy the beauty of the area, and to get away from the rat race and limitations of city life. But this freedom does not mean that everyone can do whatever they damn well please. Freedom must be enjoyed within the context of respect for other STB owners, the STB in general, and the environment that we enjoy out there.

Let me offer a couple of suggestions of how we can all do a better job of showing some respect out at STB. First, do not casually assume that you can trespass onto other owners' parcels without their permission. We all have a list of owners and their phone numbers and email addresses in the packet of information that Land Properties provided at the POA annual meeting at STB in June—simply call or email the owner of a parcel you'd like to explore or visit and ask if they would be okay with you doing so. Second, be sensitive to what other owners enjoy about STB and act accordingly. Some want to hear nature, so don't take the muffler off your ATV or motorcycle. Some like to walk along the roads, so don't let your dogs run loose so that they can be a nuisance to other PO's right to enjoy the ranch too. Some like to target practice so don't jump

to conclusions when you hear shots (and those who target practice need to practice firearm safety and not shoot where stray bullets may pass onto other owners' properties). When dropping off your garbage, stop, get out of your vehicle, open the gate to the enclosure, and put your bags into one of the dumpsters therein. And if you have a problem with the cattle, put a fence around your parcel rather than threaten the agricultural property tax reduction that is important to most STB owners.

We all are very fortunate to have found our little piece of heaven at STB. Now let's be good neighbors of one another and please try to show a little R - E - S - P - E - C - T.

Jim Greenwood, Parcel 19
President, STB POA Board



GATE UPDATES

We will be changing the gate code effective October 1, 2001!

The new gate code will be 0716. This is the Owner's Code and will be changed at the annual picnic each year. PLEASE DO NOT SHARE THIS CODE! Your remotes should still work without any changes needed. The Temp./ Limited Access Code is 0311 and will be changed quarterly. It is your responsibility to make sure your contractor has this number. If you have problems at the gate, please contact the Gate Keeper, Sam Knopp, at 303/989-9345 or email at sknopp2000@earthlink.net. However, be ready to verify who you are to Sam (your lot number, etc.). Sam will not give out the gate code to anyone except the PO.

We have recently experienced some mechanical problems with the automatic gate. The problems have been resolved at this time. However, POs can always access the gate to the right of the automatic gate by opening the combination lock on the gate and entering 0716. *Please do not ever leave the gate open!* Cattle can wander in/out of the property, as well as giving access to unauthorized persons to South T-Bar. We will do our best to keep the gate in working order at all times, but we may experience problems from time to time.

TRASH SERVICE

The POA has a contract with a local service to provide STB with a dumpster and to empty it twice a month. The dumpster is located in the fenced-in area at the front access gate to the ranch. There have been bear sightings in the dumpster, so we are currently evaluating the frequency of pick-ups and re-searching acquiring our own bear-proof dumpster. There is also some concern that the volume of trash can be attributed to use by non-owners. You can help by assuring that all trash is placed inside the dumpster, it is kept closed, and report any accumulation of non-household trash (i.e., tires or construction debris) at the dumpster to the Board of Directors.

POA POST OFFICE BOX

We have obtained a post office box for the POA. It is:

South T-Bar Ranch POA
P. O. Box 1431
Canon City, CO 81215-1431

HELPFUL WEBSITES

southtbar.org
canoncitydailyrecord.com
weather.com/guffey
tvfdnews@aol.com
(Tallahassee Fire Dept.)

CONTACTING THE BOARD OF DIRECTORS

Please forward any issues, comments, suggestions or complaints that you may have for the Board of Directors of your POA to:

Tom Gore
688 Entrada Drive
Golden, CO 80401
rockyrocks@att.net

If you submit complaints to the Board, please try and also submit what you think would be a possible solution(s) to the matter(s).

BOARD OF DIRECTORS

President - Jim Greenwood
941/395-9446
g-jgreenwood@att.net

Vice President - Mark Trotta
719/275-6285
trottamountain@aol.com

Treasurer - Dean Cornella
719/269-3407
bettscorn@compuserve.com

Secretary - Kim Patton
TakeItEasyDC@cs.com

Sam Knopp 303/989-9345
sknopp2000@earthlink.net

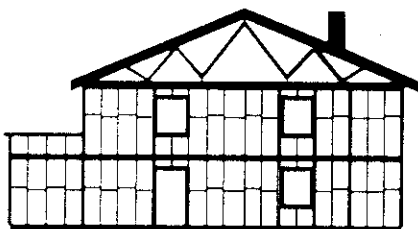
Tom Gore 303/278-2527
rockyrocks@att.net

Susan Revack 859/586-7752
NASCAR3644@aol.com

**COVENANT
REVIEW
COMMITTEE (CRC)**

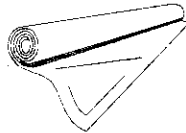
As a landowner at South T-Bar, you signed an agreement to abide by the covenants established by South T-Bar Ranch, LLC. Now that the control of the POA has been handed over to the landowners, it is the Board of Directors' responsibility to enforce these covenants. Some of the covenants deal with the type of construction allowed within the confines of STB, and others deal with use and condition of the properties. The Board of Directors will initially concentrate on the construction issues, since there is already construction occurring on the Ranch. After we have distributed the requirements for the construction process, we will deal with the other issues.

Please understand that it is not the Board's intent to severely restrict your right to build on your property. However, we all have a vested interest in maintaining a minimum construction standard on the Ranch, to protect all of our property values.



The covenants are not extensive, and we encourage you to review them before you begin your construction project. The main points relating to development, and the only issues we will be concerned with, are as follows:

1. All dwelling construction plans shall be approved by the STB Board **before** construction begins.



2. The minimum size of a dwelling shall be 1,000 square feet.

3. Mobile homes are not permitted.

4. Manufactured homes must conform to the Uniform Building Code and Fremont County Guidelines (Section 1.5.94).

5. The dwelling must be on a permanent footing and foundation.

6. No structure may be erected within 75 feet of the right-of-way of any road within the property, nor within 50 feet of any side or rear line of any parcel.

7. No structure shall be allowed which will become a nuisance or unreasonable annoyance to neighbors.

8. All applicable County regulations shall be followed.

9. The Board has agreed to allow a landowner to reside in a motor home, camper, or similar

unit during the time his/her permanent dwelling is being constructed, under the following conditions:

a. There is an *active* building permit issued for the construction.

b. The maximum time limit is one year.

There has been some confusion expressed about the difference between a modular, mobile, or manufactured home. If you are unsure of the category into which your home fits, contact a board member for clarification. The permanent dwelling plan submittal process to the STB Board consists of:

1. Documents Required:

a. Site plan showing the location of the structure on the property, with setback dimensions from the property lines indicated.

b. Plan view(s) of the structure drawn to scale, indicating square footage, and indicating the required permanent footings/foundation.

2. Submittal Process:

One set of the required documents shall be delivered via fax, mail, or other method at the landowner's choosing to:

Samuel L. Knopp
735 South Braun Street
Lakewood, Colorado 80228
Fax: (303) 763-5237

(continued on next page)

If a fax method is chosen for submitting the documents, the size of the structure must be clearly indicated since fax machines can alter the original document size.

3. Review Process:

The STB Board will have ten (10) working days from the date of receipt of the documents to review the plans. If approved, the board will issue a written statement to the landowner via e-mail or U.S. Postal Service indicating such. If rejected, the written statement will describe the specific sections of the covenants not followed. The landowner must then resubmit the documents with the changes required, or appeal the decision to the Board within ten (10) days of receipt of the decision.

All reviewed documents will remain in the Board's possession for review by any or all of the members of the POA..

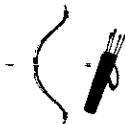
CLASSIFIED ADS

R2Bar Ranch - Horses For Sale Paints, yearlings and up. Call 719/276-2407. Ask for Rick or Gina.

Should you have an ad you would like to have listed here, please send to Susan Revack (info in Column 2 of this page).

ANNUAL POA PICNIC

We have picked June 29, 2002 for the annual POA picnic. Although plans are not completely finalized, it will probably run the same timeframe as previous years. There will be a change in location, but other details (like Jo Bob's Catering) will be the same. We would like to incorporate some fun festivities into the 2002 picnic. If you have any suggestions, please direct them to Susan Revack at NASCAR3644@aol.com or mail to 3644 Petersburg Rd, Burlington, KY 41005.



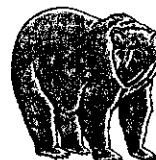
HUNTING DATES

Whether you are a hunter or not, it is a good idea to be aware of the hunting dates in Fremont County. South T-Bar is located in Zones 57 and 58. After reviewing the *2001 Deer, Elk, Antelope, Moose, Black Bear Colorado Hunting Information*, there are 36 pages of hunting dates. Too many to list. Please be sure to practice safe firearms! Even if hunting your own property, you are still required to obtain a hunting license and follow all guidelines. Please access the website below to obtain a copy of the above-referenced guidelines.

www.wildlife.state.co.us



CRITTER CORNER



Sightings recently seen on the ranch include mountain lion (by old cabin), antelope, grouse, mule deer, black bear, badger, elk and, of course, the 300 lb. bear that is feeding on our dumpster.

NEW SIGNAGE

We have posted new signs at the gate. One reads "Private Property - No Trespassing" and two on the dumpster gate read "Please Put Trash in Dumpster" and "This Dump Facility for South T-Bar Landowners Only." Again, please be reminded that this is NOT a construction dumpster. Numerous construction type items have been seen in and/or around the dumpster. This dumpster is for normal household trash. If you are building on your property, you will have to dispose of your construction trash elsewhere. Please also remind your contractors working on your projects of this fact.

CHANGE OF ADDRESS

The Board of Directors is trying to communicate with POA members via email because it is faster and cheaper than U.S. Mail. If you have an email address but have been receiving notices from the Board via U.S. Mail, please share the email address with us at g-jgreenwood@att.net. In addition, should you have a change in your home address and/or phone numbers, please direct them to this email address also. Thanks!

COW KILLINGS

We wish we had something substantial to update on this subject. However, it was never detected who or what killed Mr. Taylor's cows. However, gun shots were found. We communicated to Mr. Taylor how serious we, the Board and POA of STB, take this matter. Accordingly, the Board has decided to reimburse Mr. Taylor for the three cows that were killed in the amount of \$1,519. Again, please alert any Board member of any suspicious activities that you see occurring on the ranch. In addition, you can also call the Sheriff's Dept (number listed on bottom right of page 1). Should you encounter that the cows are harming your property, please fence it in instead of shooting the cattle. STB Ranch is at risk of losing our grazing rights if this activity continues!

PROTECTING WILDLIFE FROM DOMESTIC PETS

Reminder: It is illegal to allow any dog to chase, harass or injure wildlife in the State of Colorado. Wildlife officers and law enforcement officers are authorized and empowered to shoot dogs chasing wildlife, and the fines for allowing a dog to harass wildlife can be substantial.

Uncontrolled pets are one of the biggest threats to wildlife. Most people do not realize that their dog(s) have a natural instinct to run after wildlife. When left to roam, dogs form packs and harass or kill wildlife. In winter months, dogs can run on top of crusted snow, but deer, elk and antelope break through, making them easy prey. These wildlife use up their critical reserves of energy which may make them more vulnerable to the harsh winter.

Domestic cats kill many thousands of small mammals and birds every year. Keep cats under control, especially during the spring bird-nesting season.

Dogs and cats are a constant threat to wildlife all year-round, so please watch them carefully.

NEWSLETTER COMMENTS:
Send suggestions/comments to
NASCAR3644@aol.com.

HUNTING

With hunting season upon us, everyone on the ranch needs to be aware of the hunting season. South T-Bar is a draw only area for big game hunting. Thus hunters have to draw a tag for the area and just because you own property on South T-Bar does not necessarily allow you to hunt on the property. Contact the Colorado Division of Wildlife if you have questions. Tips:

1. Only hunt on your property or property that you have obtained permission to hunt on. This should also be the case in shooting game, only shoot game that is located on property that you have obtained permission to hunt. Adjoining BLM property is also open to hunting.
2. Be sure of your target and what is beyond it before shooting. Bullets can travel a long way and may be deflected off nearby objects creating a danger. Many of our neighbors like to enjoy the ranch and may be walking or riding in the area.
3. It is illegal to fire a firearm within 50 feet of the center of a roadway. Do not fire from your vehicle.
4. Just because you own the property does not make it legal for you to do anything you want.