

SOUTH T-BAR RANCH Newsletter

President's Corner

Greetings everyone from your new Board President!

At our annual POA meeting on June 26th, four new Board members were elected by the POA, and one member was re-elected. Five members are in the middle of their two-year terms. We now have a ten-member Board, as follows:

Candi Knopp, President

returning member, one year remaining

Mike Wolfe, Vice President

returning member, one year remaining

Betty Sue Cornella, Treasurer

re-elected member, two years

Lucy Thurston, Secretary

returning member, one year remaining

Virginia Groome, returning member

one year remaining

June Greenwood/Ginny Merchant

returning member, one year remaining

Mark Sobczak, newly elected, two years

Bill Wendt, newly elected, two years

Anelladee Spencer, newly elected, two years

Jack Davis, newly elected, two years

Officers were elected by the Board immediately following the annual meeting, during our first meeting of the new Board. Contact information for these Board members is available on the owner's roster you received at the annual meeting, and will become available shortly via the new web-site.

This new Board is ready and raring to go on all the tasks we have in front of us this year. In order to manage everything, we have created committees within the Board to better track all of our activities. Our current activities include: grazing lease

completion; road maintenance and improvements; fire prevention; covenant review and compliance; easements and roads right-of-way agreements; newsletter production; web site; trash; ranch security; utilities (including on-going internet investigations). That is just a cursory overview of our master "project list".

We would like to encourage all POA members to volunteer your help on any committee or task you have an interest in. The Board members cannot accomplish everything on our own – we need your help! In addition, we believe staying involved with the on-going issues on the ranch is the best way for you to stay informed about what's happening with your property, and a way for you to get the most out of your experience on the ranch. If you have any questions about what you could do to help, please contact one of the Board members. We'll have lots of ideas!

Hope to see many of you on the ranch over the next several months.

Candi Knopp, President

STB POA Board of Directors

Newsletter – Mailing Options

You will have received this newsletter via email, if we have an email address for you. If you received a hard copy via slow mail, but would prefer an email delivery, please advise our secretary of your email address (lucy@covatech.com).

The board has been discussing ways to save money and be up-to-date with new technologies. This is considerable savings by reducing copying and mailing costs. Maybe we should also publish on our web page????!!

Covenant Review - Trailer Update

An informal poll was taken at the annual meeting to get the membership's opinion on Article X of our protective covenants – the Temporary Residences (trailer/camper) dilemma.

It is evident from this poll that property owners are pretty equally divided on how the issue of Article X should be dealt with. The Board has the difficult duty to make the determination of how to best serve the entire membership on this issue. Whatever decision will be forthcoming, some owners will not be happy.

To enforce any provision of the Bylaws and Covenants, the Board needs to prove a violation has occurred and then prepare a civil lawsuit for compliance. There is no authority to simply fine owners for violations of our protective covenants. As in any legal conflict, the difficulty will be in proving the case, and that the provision is both reasonable and enforceable. Even a simple case may be expensive for both sides, with figures that could reach significant amounts. A wise Board knows that one of its jobs is to protect its members' monetary contributions. We cannot start jumping into lawsuits unnecessarily, especially ones where even if we win the lawsuit, what good will it have done for the entire POA membership? This Board's job now is to determine how to interpret Article X in the best interest of the POA, and to set forth the interpretation in writing to the membership, including a plan for enforcement.

We would like to remind everyone that we are all neighbors, part of a wonderful community of property owners. Working together at getting along with each other, especially when opinions differ, is the key to keeping our mountain community running smoothly.

Please contact us if you have any questions or comments.

Covenant Review Committee

Gate Codes

Effective until September 30, 2004 -**4287**-.
The code for the fourth quarter, 2004 is -**3510**-
effective from October thru December.

Cattle Grazing Lease Update

Well, the saga continues. Unfortunately, we cannot report that the new grazing lease is complete and in place. We've made progress, but the wheels of the legal world turn slowly. We do have an extension to the original lease in place.

Why do we want to keep a cattle grazing lease in place at South T-Bar? Good question. It would be a lot easier if we didn't have one. However, the financial advantages are significant, keeping our property taxes to just a few dollars compared to several thousand per parcel without the agricultural status the grazing lease provides for us. So we continue to take on the task of creating and managing a cattle grazing lease on the ranch.

When the renewal process began, the Board took on the task of offering to include in our grazing lease with the Taylor's, every property owner adjacent to South T-Bar. Three short years ago that included three or four owners, all of whom were familiar with the process of grazing cattle. After many long hours of investigation, trips to the county assessor's office, driving the ranch boundaries, studying maps, and countless telephone conversations with current and former property owners, we've determined that those three or four have turned into fifteen or more, most of whom know little or nothing about cattle grazing in Colorado, and many of whom have changed ownership at least once since we started the process. Yikes!!

Needless to say, it's been daunting and difficult. The Taylor's have been very helpful, and patient with us in our efforts. A legal draft has been completed, marked up by both parties, and is in the hands of our attorney once again for the next draft. Once the final agreement is negotiated, it will be signed by the Board on behalf of the POA, and each adjacent property owner will sign individually. We'll keep you informed of our progress.

Grazing Lease Committee

Weather Words from Anelladee

IS IT REALLY AUGUST???

Well, the calendar says so, but the weather's been more like spring - - you know, April showers, May flowers!! If you haven't been to the Ranch this summer, or since the POA meeting, you'd be amazed at how green everything is - and wildflowers EVERYwhere. We've had LOTS of rain since early July and right now (early August) the fields and hills are drenched with prairie sunflowers and what I think are yarrow, ragwort, golden asters, and other yellow varieties! (I'm not much into plants or gardening and my little bitty wildflower book doesn't expand my knowledge very much, so I'm guessing more than a little at types of flowers!)

Currently, Fremont County has lifted the fire ban throughout the county. The Ranch "ceiling" is star-drenched, the evening air is soft and pleasant and filled with bird serenades - great camping weather! Come on up and enjoy the Ranch at least one more time before the cold weather sets in!!

Tallahassee Volunteer Fire Dept

How to Call in a Fire

These apply to controlled burns and/or any type of fire you report!

1. **Call the TVFD Dispatcher to report the fire.**
The dispatcher will let you know if burns are permitted by Fremont County and any related info. The dispatch station phone numbers:
Central Fire Station Dispatch - 275-7015
2. **After notifying the TVFD Dispatcher, immediately contact the Fremont County Sheriff's Office (FCSO) at 276-5555.** This is very important! During various times throughout the year the FCSO issues fire bans for a number of reasons, including dry or windy weather conditions, low humidity, and during the peak fire season months of May through September. Violation of fire bans can result in a citation and/or fine.

Message from Covenant Review Committee

Covenants - Construction Review

A quick review of STB POA's building requirements is in order. Whether you're a new owner, or someone who's just embarking on the rather daunting task of building at the ranch, here are the main points in our protective covenants relating to residential construction.

1. The minimum size of a primary residential dwelling shall be 1,000 square feet.
2. Mobile homes are not permitted as permanent dwellings.
3. Manufactured homes must conform to the UBC and Fremont County Guidelines (Section 1.5.94).
4. The dwelling must be on a permanent footing and foundation.
5. No structure may be erected within 75 feet of the right-of-way of any road, nor within 50 feet of any side or rear line of any parcel.
6. No structure shall be allowed which will become a nuisance or unreasonable annoyance to neighbors.
7. All applicable County regulations shall be followed.
8. All dwelling construction plans shall be approved by the STB Board prior to starting construction. Submittal requirements are:
 - a. Site plan showing location of structure on property, with setback dimensions from the property line.
 - b. Plan views of the structure drawn to scale, indicating square footage, and indicating the required permanent footings and foundation.
 - c. Submit plans via mail or FAX to:
Candi Knopp, FAX #303-763-5237
735 S. Braun St.
Lakewood, CO 80228

The Board will review the submitted plans and respond with a letter via regular mail within 10 days of receipt of the plans.

Please contact us if you have any questions or comments.

Covenant Review Committee

New Owners at the Ranch

Lot 175 (Fremont) Heather & Ron Peterson
Lot 31 Tamara Sorley
Lot 23 Mike & Janice Cressman

Change of Address, Phone, Email, Etc.:
Contact our Board Secretary Lucy Thurston
Mail: 1045 Golden Hills Road
Colorado Springs, CO 80919.
Email, lucy@covatech.com
Phone: 719-531-0773

Classified Ads

NEED HELP?

If anyone has a need for help building on the ranch (or other projects), please contact Tony Revack at 719/269-9978 or AspenWindsRanch@aol.com (parcel 24). Our cabin is completed and I am available to help with your building projects. I have been an electrician for over 20 years and have built numerous homes. Of course, my cabin on the ranch is my reference for you (other references available upon request). If you would like, I am able to send you digital pictures via email. Please contact me—no projects too big or too small.



Western Land Properties, LLC
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Cotopaxi, CO 81223

MARK TROTTA
Associate Broker

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Mountain Road Driving Techniques

Dan Ainsworth, owner and operator of Tallahassee Trucking, Inc., currently has our road maintenance contract. At our Annual Meeting on June 26th, Dan provided us with startling information about the future maintenance of our roads. We have 26 miles of road in South T-Bar; within the next 5 years, we could be looking at re-graveling most of those 26 miles. Looking at current costs, this could come to \$400-500,000; that expense comes out of our pockets. Dan has some ideas for us to consider so that we might hold off on this expense for much longer than 5 years.

“Dan’s Tips”

Without good maintenance and proper precautions, driving on gravel roads can be, at the most, quite dangerous and at the least, uncomfortable. If I may, I would like to offer some suggestions that will help preserve your roads, your vehicles, and your safety!

Snow and ice are obviously major concerns, but a more common problem with gravel is called "wash boarding", small ridges across the road surface causing it to become very rough. Dry weather is a factor that causes wash boarding; however, driving habits are a more prominent cause of this undesirable condition. Please help us help you by developing the following practices:

1. Keep your speed down - below 30 MPH.
2. Brake lightly and sparingly, use your transmission's lower gears to slow your vehicle on down grades and around curves.
3. Accelerate slowly and steadily, try not to spin your wheels.

POA Board Contact

For any questions, comments and kudos, your correspondence can be sent to:

Candi Knopp
Email cjk716@comcast.net
Mail: 735 S. Braun St., Lakewood, CO 80228,
Phone: 303-989-9345,
FAX: 303-763-5237

South T-Bar Ranch POA
P. O. Box 1431
Cañon City, CO 81212

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Your Ad Could Be Here

Yes! This Space is Available!

If you know of someone who wants to advertise their services to South T-Bar, or if you're thinking about selling your property, consider an ad right here.

Do you have a product or service that you would like to offer to South T-Bar property owners? Would you just like South T-bar folks to get to know you better? Then place an ad in the South T-Bar newsletter. Contact: Lucy Thurston, 1045 Golden Hills Road, Colorado Springs, CO 80919. Phone: 719-531-0773. Email her at lucy@covatech.com.

Ranch Roundup

Hang Tags - Remember the hang tag for your car when you visit South T-Bar. It makes it easier for residents and law enforcement to identify owners versus trespassers.

Front Gate – Remember to use contractor codes for temporary visitors. Report gate problems. Make sure the gate is closed when you enter or exit.

The POA Board – There are many things to be done for STB. Please help by volunteering your time, skills, and energy. Distance is not a disqualifier.

Emergency Contact Information: To report an event or issue that requires immediate attention at STB, call one of these people who are residents at the Ranch: Pat Trotta (719/275-6285). Susan Revack (719/269-9978). Ginny Merchant (719-275-0464). If you see suspicious activity, call the Fremont County Sheriff's Department at 719-276-5555. These numbers are NOT general complaint phone numbers, and if you bother these people unnecessarily, bad Ranch Karma will befall you!