

FALL 2013

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

I miss being in Colorado fulltime after living there for 35 years. I miss going to the ranch every other weekend, miss the views and the people we would sometimes see, those who live there fulltime and those who visit like us. These thoughts got me thinking about our rural community and what it takes to keep things working, roads opened and people safe. Our community relies on volunteer efforts to get things done and we are all volunteers here in one way or another.

We are three months into our new Board's year and I would like to take this opportunity to thank the Board members, past and present, for their commitment of time and energy. We have elected a wonderful Board as we look forward from 2013 to 2014. We have two new members with fresh perspectives joining the more seasoned board members. This is a great combination for continuity as we address old and new problems.

Others support the community by volunteering with the local fire and emergency services, and while we don't want an emergency to arise we do think of them when we smell smoke or see images of fire flickering in the media. There are those who tend the gates and monitor the roads, who watch for poachers and try to keep the bears out of the trash. Whether we live on the ranch fulltime or not your eyes and ears are a great asset. I would like to thank all of you who form this community for your thoughts, opinions and input.

Your Board is a group of dedicated volunteers trying to do the very best they can for you. Please continue to help us with your observations, insights, perspectives and comments.

Some Current Information

- The new road maintenance contract is in place and the contractor has been cleaning ditches and culverts and getting our roads ready for winter.
- Fires in the vicinity this summer reminded us how precarious it can be living at the end of the county road. The Board is working with the Tallahassee Volunteer Fire Protection to understand the fire department's needs and how the POA can plan to help support them. We would like to ensure that our current fire cisterns are in operating condition, full of water and have outlet connections that meet the department's connection requirements.
- A Reserve Study is drafted and in our online documents for your review and comments. Many communities struggle with funding to maintain their infrastructure and may have poorly funded reserve accounts. Our community is in a unique position, created by the sale of mineral rights, to have funds that will allow us to plan for the maintenance of our community assets into the future.
- Black Range is currently advancing the high-grade uranium project on the ranch. You can learn more about this project at www.blackrangeminerals.com.

Please log into the South T-Bar Ranch Property Owners Association website, www.southtbar.com, to read the latest news and information (Site News), meeting agendas and minutes and to share your thoughts and photos.

Have a wonderful winter season wherever the season finds you, and keep your heart in Colorado.

Mike Wolfe
President

**GATE AND TRASH
CODE: 9197**

ANNUAL MEETING RECAP

The 2013 Annual POA Meeting was held at the Merlino's Restaurant in Cañon City, Colorado on June 29, 2013. There were 62 parcels represented by 55 attendees. The meeting opened after a meet and greet with the Pledge of Allegiance, after which the POA board President Joe Price introduced the Board members.

Some of the key issues that were addressed at the meeting are summarized briefly below. Minutes of the meeting are posted on the POA Web site.

- ◆ A new three (3) year grazing lease term of Feb. 7, 2013 through Feb. 6, 2016 was signed between Buddy Taylor and the STB POA.
- ◆ The gate and trash codes will change on July 1st. The new code is **9197**.
- ◆ Issued an RFP for a road contractor and awarded that contract to Dan Ainsworth of Tallahassee Trucking.
- ◆ Reserve study was developed.
- ◆ 3-4 miles of road were resurfaced.
- ◆ Work has begun on a rewording of the Collection (Dues) Policy as it stands in the Policy & Procedures. The current policy was explained and then the refinements that are being considered to have more clarity in the policy verbiage. This draft has been published on the member Web site for comments.
- ◆ In response to POA member requests, the Board will be posting additional supporting documents with the Board meeting minutes when applicable. These will include documentation of road contracts and reserve fund amounts paid for example.
- ◆ Board elections were conducted with the following results:
 - Re-elected: Joe Price
 - Newly elected: Will Hoskins & Michael Omohundro
 - Continuing Members: Betty Sue Cornella, Becky Renck, Anelladee Spencer
 - Steve Moreau, Curtis Eulert, Mike Wolfe

The POA business meeting was followed by two presentations: George Richert from the TVFD gave a talk on the TVFD role in wildfires and developments of their department. Secondly, Mike Haynes of Black Range Minerals talked on the exploration and mining process as it stands today.

We also want to thank Merlino's and Black Range Minerals for providing a GREAT Italian lunch for us!



WHO'S WHO AT THE RANCH

Hello, Neighbors.

When my wife Paula and I were dreaming and scheming about our retirement a couple years ago we knew that we wouldn't be staying in Houston. Houston was great but it was time to give up the heat, humidity, mosquitoes and traffic.

But where to go? After a lot of study and evaluation and comparison we came to the conclusion that the Cañon City area was the place to be because of weather, acreage, affordability, location (grandsons in Highlands Ranch). It was a fortunate turn of events that we ended up on South T-Bar and for that we are very pleased. The ranch, the setting, the scenery and the neighbors are wonderful and we remind ourselves every day how lucky we are.

And with good luck comes responsibility. I missed the annual POA meeting but our nearest neighbor, Ralph Spencer, called and asked if I would serve on the POA Board. I am aware of the effort the Board members put into the POA and I see the positive results in the way the ranch is maintained and am pleased to help in any way I can.

After all, this is our home and we like it.

Regards,
Will Hoskins
Neighbor and POA Board Member

Joyce and I moved from the South Denver Metro area, where we had lived for over 25 years. I was born in the Springs, and have always felt an affinity for Colorado. My background is in science and engineering, and after graduating from Annapolis and serving in the Navy, I began a career working for bank holding companies after finishing my MBA at Univ. of Oregon, then doing private consulting for scientific and engineering firms, especially helping them raise capital through private placements. As a veterinarian's son, I've especially enjoyed the Ranch's varied wildlife and livestock.

Joyce was raised on a dairy farm, where her family grew everything that the dairy herd ate, and was an accomplished rider as a child. She too, enjoys our native wildlife and cattle, as well as our lively cat, Romeo. Joyce was one of the first women to matriculate at the General Motors Institute in Detroit, and completed her BS in Computer Science as well as her MS in Engineering, at Univ. of Louisville (KY). She embarked on a career working for major defense contractors, and consulting for the Defense Dept. in software and artificial intelligence. After moving to Colorado, she completed her MS in Telecommunications, and joined senior management at Sun Microsystems (now Oracle). She now works online installing medical software in hospitals nationwide.

We hope to meet more of you in the months to come, and appreciate your warm, welcoming spirit!

Michael and Joyce Omohundro





WEATHER WORDS & "TRASHY" NEWS

Can't believe it is already October! The summer has flown by. The weather was wonderful all summer - at least once we got through the fires in June. Beginning in July we had significant amounts of rainfall that kept the fields and bushes green and the wildflowers blooming until August. I saw flowers that I have not seen for a long time! We had summer visitors who filled up their electronic devices and digital cameras with flower and Ranch scenery pictures.

The weather is now cooling down and the aspen leaves are just beginning to show their yellow leaves. I'm sure the other fall colors will not be far behind - probably by the time this newsletter is received by all of you! Anytime of the year is a great time at the Ranch, but fall is especially beautiful. The deer and elk are plentiful, but seem to know just when to disappear - whenever there is a hunter around! Weather forecasts say that snow is expected in the high country this weekend (October 5 and 6) and some of our Colorado mountains have already had some. I hope it stays away from us for a while longer. I've said it before - winter white is NOT my favorite color!

If you are not privileged to live here like some of us, hope you have the chance to visit the Ranch this fall. There is much to enjoy!

In the last month, we have had to do some minor work on the dumpster enclosure. The heavy rains we received in August and September caused a lot of mud to be washed into the enclosure and covered the concrete "floor", and also the gravel that was spread in front of the gate last year. Thanks to Ralph Spencer, who spent a number of hours with his backhoe, the enclosure has been cleared of most of the mud and the gravel resurrected! The code for the enclosure gate lock remains the same as the owner's code for the main gate. Please remember to be sure that the lock is securely closed and the numbers scrambled before leaving the enclosure.

October 1 starts our last quarter of the year and the number of open dumpsters will decrease from four to three. As always, please remember, dumpsters are for household trash only. Construction or property clean up trash is not permitted. Please break down empty boxes so they lie flat. Be sure to put trash in the dumpsters and close the lid and replace the rod that secures the top.

Please report to the board anyone whom you know or observe is using our dumpster who is not a STB or adjacent property owner who does not pay fees to use the dumpsters. Thanks for your help.

Anelladee Spencer

**GATE
AND
TRASH
CODE:

9197**

**(effective
annually
July 1st)**

WEB SITE NEWS

In response to member requests, your POA BOARD has posted several documents on the Web site for your perusal and/or comments. They include:

- ⇒ Reserve Study
- ⇒ Collection (Dues) Policy changes
- ⇒ Draft Annual Meeting Minutes
- ⇒ Newsletters
- ⇒ Current Grazing Lease
- ⇒ Current Road Contract



SOUTH T-BAR BOARD OF DIRECTORS

President—Mike Wolfe	president@southtbar.com
Vice President—Joe Price	4prices@gmail.com
Secretary—Rebecca Renck	becky@tortugama.com
Treasurer—Betty Sue Cornella	treasurer@southtbar.com
Anelladee Spencer	dee82263@netzero.net
Steve Moreau	flowerlandgc@yahoo.com
Curtis Eulert	curtis@eulert.name
Will Hoskins	william.hoskins@pa-int.com
Michael Omohundro	eightoar88@hotmail.com

PARCELS FOR SALE AT STB Ranch

We are creating a new ongoing spot here for Parcels that are for sale on South T Bar ranch to provide a service to both the sellers and other owners of parcels. Maybe you know someone that may be interested in buying and becoming a neighbor! If you would like your parcel listed here next newsletter or would like additional information, email becky@tortugama.com.

Current lots for sale and their asking price:

Parcel #		Parcel #	
2	\$127,900	26	\$120,321
3	Asking price not known	56	\$129,316
17	\$120,320	60	\$137,890
18	\$135,656	67	\$150,216
19	\$250,000	72	\$92,750
21	\$100,000	92	\$115,000
22	\$125,216	112	\$94,254
25	\$86,212		

Power Line Easement

A reminder to all STB and surrounding property owners and guests. The "roads" or trails that follow the power lines are easements for the power companies use ONLY and are on private property. Use by people other than the property owner and power company employees for any use without permission is considered trespassing. This includes all uses; driving on the trail by any vehicle including ATVs, hunting, hiking, etc.

GRAVEL 101

A little knowledge about gravel quality makes it easier to understand why it is important to use the right quality gravel on road surfaces. Here is some basic information about gravel:

Gravel (technically called aggregate) is composed of three different types of material:

1. **Stone** – Stone provides strength and stability to a road, especially in wet weather. Too little stone will cause the road surface to be weak and break down prematurely. Too much stone will cause the road to be rough and difficult to maintain.
2. **Sand** – Sand fills the spaces between the stones and provides stability to the road surface. Too little sand in the road surface will cause the road to be unstable as loose stones shift. Too much sand will allow loose stones to work their way to the top so that the road surface consists primarily of loose gravel.
3. **Fines** – Fines bind the stone and sand together to form a smooth hard driving surface that will shed water. If the road surface has too few fines, the gravel will not bind to form a smooth driving surface. If the gravel has too many fines, it will washboard and rut excessively during wet weather.

The quality of gravel is based on a number of criteria, some of which are described here:

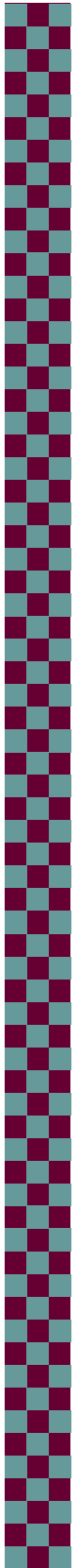
- ✦ Composition or grade is the percentage of gravel that is stone vs. sand vs. fines. This is determined by running a sample of the gravel through a series of sieves. Each sieve is progressively finer. The amount of material retained by each sieve is measured and the percent of each type of material is calculated.
- ✦ Another criteria in determining the quality of gravel is the percent of fractured faces on the stones. If the gravel has been crushed, the stones will have more fractured surfaces and will bind into the road surface better than gravel that has not been crushed. This will give added strength and stability to the road surface.
- ✦ A third criteria is the Plasticity Index of the gravel. This is a measure of how well the gravel will bind to itself to make a smooth driving surface. The Plasticity Index can be measured in a lab and is influenced by of how much of the gravel is fines and by the quality of those fines, e.g. whether they are clay or silt.
- ✦ Finally, the quality of the gravel used on a road surface must be consistent. If the gravel has pockets of material with larger stones, this will lead to rough areas on the road that are difficult to grade. Gravel must be handled properly at the quarry to achieve a consistent product and avoid segregation of material during processing and loading.

Different uses require different grades of gravel. Gravel with a high percentage of sand may be appropriate to use as fill material for a building site, but would not be good for use on a road. Gravel that is used for the foundation or "subgrade" layer of a road is different than what is needed for the surface layer. The subgrade layer needs to have more stone and little to no fines to allow for stability and drainage. The gravel that is used for the surface layer of a road (often called "road base") needs to have fewer and smaller stones and a higher percentage of the right kind of fines.

Over time, the fines in a road surface are blown away as dust. If a road surface will be subjected to dry and windy conditions, gravel life can be extended somewhat by using gravel with a slightly higher percentage of fines.

The best quality gravel is seldom the cheapest. However, the right gravel will form a better quality road surface that is smoother, lasts longer, and is more economical to maintain. It will require less grading and be easier to work with when it is graded. Using gravel with the right characteristics may be more expensive initially, but it will save money in the long run.

"The preceding is a summary of information contained in the "Gravel Roads: Maintenance and Design Manual" available in its entirety at http://water.epa.gov/polwaste/nps/gravelroads_index.cfm."



FALL 2013

South T-Bar Ranch Board of Directors
P. O. 1431
Cañon City, CO 81215

Return Postage Guaranteed

PLEASE DELIVER TO:

WWW.SOUTHTBAR.COM

CLASSIFIEDS

TALLAHASSEE TRUCKING

Don or JD Ainsworth
Call anytime

Serving Fremont County CO since 1998
Excavation Roads
Gravel Water Systems
Viss, MC, Discover

Home: 719 275-7015
Cell: 719 276-4371
rapworth@aol.com



AZCO PIT (719) 372-6872

Driveway gravel - \$2.00 per linear foot
Gravel a 12' x 100' drive for \$200 (material only)

Free delivery to South T-Bar Owners

Driveway & road building available

TONY REVACK

General Contractor
1631 South T-Bar Trail
Cañon City, CO 81212
719-269-9978

Coloradogirl2003@gmail.com

Numerous references available