

SOUTH T-BAR RANCH Newsletter

www.south-t-bar.com

A Publication of the South T-Bar Ranch Property Owners Association

Volume 5, Issue 3

September 2005

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President's Corner

I recently saw an advertisement for a property that was for sale on the South T-Bar Ranch. It caught my eye because it referred to the ranch as a "prestigious" development. I have used a lot of adjectives to describe the ranch, but I had not really thought about the ranch as being "prestigious" until then. I started trying to figure out what it was about South T-Bar that made it qualify as "prestigious"...

A quick review of several other real estate ads told me that Mother Nature is responsible for much of what makes South T-Bar such a great place to be. Large trees, amazing rock formations, breathtaking views, and abundant wildlife are high on the list. The temperate climate with limited snowfall and "over 320 sunny days a year" are a big plus, too. The ads frequently mention the attractions that are close by -- camping, hiking, fishing, hunting, shopping, sight-seeing, recreation, and "cultural events" (maybe that's a reference to the 4th of July celebration in Guffy?). They also mention the pristine condition of the area, the seclusion and privacy, and even the high success rate for well drilling. And you get all this for prices that you couldn't even dream about at other Colorado "hot spots", like Aspen or Durango!

But there are a lot of other things that make South T-Bar "prestigious" that we can attribute to something other than Mother Nature. The real estate ads give South T-Bar kudos for underground power and phone lines, low property taxes (e.g. grazing lease), building covenants that are minimal but still protect property values, the electronic gated entry, on-site firefighting equipment, trash service, and especially the well-maintained roads. For these things, a large part of the thanks goes to the past and present POA Board and committee members.

The South T-Bar POA Board and the members of its various committees have worked diligently to maintain and improve the ranch. They have spent countless hours re-negotiating the grazing lease to keep our property taxes low. They work closely with contractors to keep the roads in excellent condition and to keep the trash service on track. They keep the gate in working order and the security codes up-to-date. The Board has taken the lead on getting firefighting equipment on the property, which keeps our homeowners insurance rates low. It's the POA Board that has the difficult and sometimes thankless jobs of enforcing covenants, collecting annual dues, paying bills, keeping records, hosting the annual meetings, updating the web site, and publishing the quarterly newsletters. And the Board has managed to do all this and keep the POA solvent without raising the annual dues! Wow!!!

The real estate ads challenge you to compare South T-Bar to other properties and developments. After all, what good is it to be close to "shopping, airports, and recreation" if the roads are so bad that your vehicle takes a beating in the summer and you can't get out at all in the winter? What good are fabulous views if your neighbor decides to open a used car lot on their property? What good is being "off the beaten path" if the nearest electricity is 15 miles away?

As a STB property owner, I would like to take this opportunity to salute all the current and previous Board and committee members and thank you for a job well done. While I can't give you credit for the high "bull-to-cow" ratio among our elk, I can say that you have set the standard by which other developments are judged. As the incoming President of the POA Board, I look forward to continuing the work that has earned South T-Bar its well-deserved reputation as a "prestigious" ranch!

-- Ann Eulert

2005/2006 POA Board

Officers:

Pres. Ann Eulert (ahoulert@yahoo.com)
VP Mark Sobczak (mtsobczak@msn.com)
Sec. Lucy Thurston (lucythurston@netzero.net)
Treas. Betty Sue Cornella (Bettscorn7@msn.com)

Directors:

Virginia Groome (vgroome@msn.com)
Bill Wendt (William_wendt@comcast.net)
Anelladee Spencer (dee82263@netzero.net)
Jack Davis (jrdavis43@comcast.net)
Jan Cressman (cres1840@msn.com)

Committees:

Roads - Virginia Groome, Dan Ainsworth, Ted Groome

Trash - Anelladee Spencer, Virginia Groome

Security - Virginia Groome, Tony Revack

Covenant Review - Mark Sobczak, Bill Wendt

BLM ROW & Easements - Bill Wendt, Candi Knopp

Financial - Betty Sue Cornella

Secretarial - Lucy Thurston

Web Site - Jack Davis, Andrew Lane, Gene Lamb

Walker Gravel Pit - Virginia Groome

Fire - Anelladee Spencer, Virginia Groome

Newsletter - Jan Cressman, Lucy Thurston

Utilities - Jack Davis, Curtis Eulert

STB Maps - Jack Davis

Security on the Ranch

We have had reports of a few outside people who feel they have "rights" to enter South T-Bar whenever they wish and the Board needs to address this ASAP! The orange hangtags that you see hanging from the rear view mirrors are very important. They immediately identify a car as belonging to owners at the South T-Bar. Please use them when you are at the ranch so it's easier to see who is an owner and who may be just visiting or may not be authorized to be on the ranch at all.

Weather Words from Anelladee

Summer at the Ranch has been HOT and dry ... until we had several really good rains in the latter part of July and early August (as of this writing, 8/11/05). The early-browning hills decided to put their green shirts back on. One of our "official" rain sites (a.k.a. Tony and Susan's place!) reported that one storm gave us 1.5 inches. But it also seems that the rain clouds like some parts of the Ranch better than others – they drench some areas and barely sprinkle on others! Some of the wild flowers that usually make an appearance earlier in the summer are now blooming; some that usually bloom later are also blooming; and some of them have just decided to wait until next year.

I think the flowers are not the only species confused by the weather. The critters seem to me to be more aggressive this year than usual. We've had a bear visitor this summer that seems to really like hanging around in our area of the Ranch – he's nearly impossible to scare away! And the coyotes have been observed, "ganging" up on the cattle. As I speak to other full-time residents, we agree that some of the animals' natural food supply is scarce due to the early hot temperatures. However, Mr. Coyote, there are PLENTY of rabbits around!

Rainy days make for cool nights – perfect sleeping weather! Come see for yourself!

Anelladee Spencer

STB History

I would like to ask any owner who might have any interesting historical information about the South T-Bar area to contact me via phone or email. Thanks!
Mark Sobczak 303/693-0575 or
mtsobczak@msn.com

It's Hunting Season!

Hunting season is upon us and several of us will be at the ranch pursuing deer, elk, turkey, grouse, antelope and bear. While hunting is enjoyed by many, most hunters usually go home empty handed. The real thrill is the enjoyment of being in the great outdoors!

All limited deer and elk licenses are available only through the drawing and application deadlines were in April 2005. Remember that you must have permission to hunt on private property. Permission can be verbal or written. Please respect landowners and call and obtain permission before hunting or otherwise entering private property.

Deer and elk archery season runs from August 27th thru September 25th. Muzzleloader season is September 10th thru the 18th and there are several combined deer and elk rifle seasons in October and November. Fall turkey and blue grouse season runs for the month of September. A limited bear season also is in effect for September with some limited bear hunting during the deer and elk seasons as well. There are a few "late seasons" so don't be too surprised if you see hunters at the ranch as late as January.

Rifle hunters must wear 500 square inches of florescent orange so don't be too alarmed if you see a big blob of florescent orange in the woods at South T-Bar this fall, it just might be Dean Cornella or me...

Bill Wendt

Insurance News

South T-Bar has a fire truck and three 1500-gallon cisterns on the property for firefighting purposes. If you have a home or are considering building on the ranch, mention this information to your insurance company. It's possible that you may qualify for a 20% discount!

New Neighbors on the Ranch

Julia & Gary Hawley	98
Stacy and Aaron Raymond	3
Don & Debbie Galarowicz	69
Ron & Patricia Rico	4

Gate Codes
July through September – 0709
October through December – 1816

COLORADO DIVISION OF WILDLIFE ...

Did you know that it's illegal to leave out items that attract bears? The Colorado Division of Wildlife has a regulation that states:

"No person shall fail to take remedial action to avoid conflicts with bears which may include securing or removal of outdoor trash, cooking grills, pet food, bird feeders or any other similar food source or attractant, after being notified by the DOW that bears are in the area and advised to undertake such remedial action."

WE HAVE BEEN SO NOTIFIED YEARLY AT OUR ANNUAL MEETING BY THE DOW. This regulation is in addition to any other ordinance that might be in effect for our area or county. (This information was printed on a flyer from the DOW dated 5/1/2002, provided to us at our June 2004 annual meeting.)

Natural food for the bears is scarce this year due to hot weather earlier in the season, but it is still illegal to feed them or neglect to take precautions against attracting them. This puts the bears and all of us in danger of being harmed. We live in the bears' domain and this REQUIRES that we all know and observe the safe and legal way to live with these beautiful creatures.

Trash Tidbits

Your POA Board has made special arrangements with the Bar J ranch that allows STB property owners to put tree branches and wood products in the Bar J burn pit (on the old sheep ranch). If you have questions about whether any materials are suitable for the burn pit, contact Ann Eulert (719/275-1765), Anelladee Spencer (719/275-1508), Virginia Groome (719/275-1515), or Tony Revack (719/269-9978) for more information. The "big burn" is currently scheduled for sometime in January, after which, **the burn pit will be permanently closed**. Forestry products only! No metal, plastic, or construction debris will be allowed, or our permission to use the burn pit will be revoked!

Construction debris should be taken to a landfill for disposal, such as the Fremont Disposal Transfer Station at 1639 Mariposa Road in Canon City (719-275-5999) or the Twin Landfill Corporation at 2500 County Road 67 in Penrose (719-372-6671). Call for pricing!

Some reminders regarding the use of the dumpsters:

- Household trash only, no building scraps or property clean-up items.
- Put trash inside the dumpsters.
- Replace the bars that lock the tops of the containers. Report dumpsters that are damaged and cannot be locked to Anelladee Spencer at 719-275-1508.
- Break up cardboard boxes so they lie flat.
- Be careful when disposing of spoiled food and other "smelly" garbage:
 - All trash with food smells should be double-bagged.
 - If you are camping or just up for the weekend, take the smelly trash out with you and dispose of it someplace where bears are not a concern.
 - Trash with strong odors can also be frozen and put in the dumpsters on the morning of "trash day".
 - Spoiled food can also be buried if you are willing to dig down several feet so that the bears will not dig it up.

The trash enclosure has been painted with stain/sealer to help preserve the wood and new signs have been installed to reflect who has permission to use the dumpsters. The area

surrounding the enclosure has been re-graded and improved to allow for easier access.

Thanks to Lynn Fish, Virginia Groome, and Dan Ainsworth for these improvements.

Hope you had a great summer! Have a fun and safe Autumn. *Anelladee Spencer*

Wildlife News

Two cows (cattle, not elk) were killed, apparently by rattlesnakes.

Six pigs got loose from an adjoining property and roamed South T-Bar for a while this past month. However, when the owner was located, the pigs couldn't be found. A few bears were questioned, they weren't speaking but were all smiles. ;-)

One or more bears successfully entered the trash enclosure and feasted on ...well stuff. Please be sure that the retaining bar is in place when you are done disposing of trash. Use extreme caution when disposing of raw, spoiled or highly fragrant food in the trash bins as these greatly increase the level of attractiveness to hungry bears.



A bear left its claw marks on our newly stained dumpster enclosure when it climbed the wall to get to some tasty trash!

Selling Your Property on South T-Bar?

Whenever a piece of property changes hands, the POA needs to prepare several documents for the sale, which may include:

- Statement of Assessment for Transfer of Ownership
- Buyer's Acknowledgement of Receipt of Protective Covenants
- Covenants and Bylaws
- Notice of Outstanding Violations or Notices to Correct
- South T-Bar POA Financial Statement

These documents protect the Buyer by letting them know about any outstanding liabilities (such as unpaid dues) when they purchase their property. This also provides notification to the POA to update their records so that newsletters and dues statements will be sent to the correct address. It is important to have your Realtor or Title Company notify the POA in advance that you are selling your property so that these documents can be ready in time for closing. The POA charges \$50.00 to prepare these documents, or \$75.00 if they are needed in less than 3 days.

It is the responsibility of the seller to provide the buyer with their 2 remote gate openers and orange hang tags at closing. The POA Financial Statement will include a note to remind you to transfer the remotes to the new owner. Should the seller fail to transfer the remotes to the buyer, replacements may be purchased from the POA for \$50 each. These measures are required to provide better security for owners and to discourage former owners from keeping their remotes. If new hangtags are required, they will be provided at no cost.

Should a current owner wish to purchase additional remotes to replace defective or broken units, they are available at a reduced cost.

Who Let the Cows Out?

Please make sure the gate closes behind you when entering or leaving the ranch! If you use the combination lock, make sure the dust cover is in place, too.

Dues Update

One of the duties of the POA Board is to properly and efficiently collect the Annual Dues from property owners. The money from our dues is used to maintain the roads and other common areas on the ranch. We are happy to report that all dues for 2005 have been collected.

Ranch Roundup

Hangtags - Remember the hangtags 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 –Report gate problems to Virginia Groome 719/275-1515, or to our gatekeeper, Tony Revack 719/269-9978. Make sure the gate is closed after 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: Virginia Groome (719/275-1515), Anelladee Spencer (719/275-1508), or Susan Revack (719/269-9978). **These numbers are NOT general complaint phone numbers.** If you see suspicious activity, call the Fremont County Sheriff's Department at 719/276-5555. To report a fire, call the Tallahassee VFD at 719/275-3058.

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

Dan Ainsworth
Excavation/Aggregate/Water Systems

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Need Some Work Done?

If you have projects that need to be done on the ranch, or in the surrounding area (such as painting, staining, cleaning, any kind of outside clean up or landscaping) give me a call.

I'm a full time resident at the ranch and excellent at all kinds of odd jobs. I also have experience in animal care, both domestic & livestock, if you need help in that department.

References available upon Request.

Contact me at: Lynn Fish 719/269-8111



AZCO PIT (719) 372-6872

Driveway gravel - \$2.00 per linear foot

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Mark Trotta – Associate Broker

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Mark@westernlandproperties.


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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! No charge to property owners!

Other Advertiser's Fees:

1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

Contact: Lucy Thurston, 1045 Golden Hills Road, Colorado Springs, CO 80919. Phone: 719/531-0773. Email lucythurston@netzero.com

2005-2006 STB POA Contact List

Ambulance	911
Auto Accidents	Contact your Insurance Agent, if injuries see Ambulance
Cars without Hang Tags	Ask if assistance is needed, if suspicious email license # to president@south-t-bar.com
Change of Address, e-mail, and/or phone	Lucy Thurston - 719/531-0773 or secretary@south-t-bar.com
Change of Ownership - request Statement of Assessment when Parcel is sold	Betty Sue Cornella at 719/269-3407 or treasurer@south-t-bar.com
Covenant Questions	Mark Sobczak – 303/693-0575 or vicepresident@south-t-bar.com or Ann Eulert – 719/275-1765 or president@south-t-bar.com
Criminal Activity	Fremont County Sheriff - 719/276-5555
Emergency Contacts on the Ranch	Virginia Groome - 719/275-1515, Anelladee Spencer - 719/275-1508, or Susan Revack - 719/269-9978
Fire - Reporting Wildfire	Tallahassee VFD - 719/275-3058
Fire Ban Status	Fremont County Sheriff - 719/276-5555
Forestry, Colorado Department of	719/275-6865
Gate Problems	Virginia Groome - 719/275-1515 or Tony Revack – 719/269-9978
Hang Tag - Request New	Lucy Thurston at 719/531-0773 or secretary@south-t-bar.com
House Plan Review	South T-Bar Ranch POA Attn: Covenant Review Committee P.O. Box 1431 Cañon City CO 81215-1431 or Mark Sobczak - 303/693-0575 or vicepresident@south-t-bar.com
Mailbox (US Postal Service) Questions	Anelladee Spencer 719/275-1508 or dee82263@netzero.net
Medical Emergency	911
POA President	Ann Eulert - 719/275-1765 or president@south-t-bar.com
Road Problems	Virginia Groome 719/275-1515 or vgroome@msn.com
Sheriff - Fremont County	719/276-5555
Trash/Dumpster Questions	Anelladee Spencer – 719/275-1508 or dee82263@netzero.net
Trespassing / Criminal Activity	Fremont County Sheriff – 719-275-????
Trespassing / Ranch Security	Ask if assistance is needed; if suspicious, e-mail license # to president@south-t-bar.com
Webmaster	Andrew Lane – 303/699-9247 webmaster@south-t-bar.com
Wildlife, Colorado Department of, Non-Emergency	719/544-2424 (State Patrol) www.wildlife.state.co.us or 303/297-1192
Wildlife, Colorado Department of, Emergency	Bob Carochi, Game Warden - 719/269-8710

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