

SOUTH T-BAR RANCH Newsletter

www.south-t-bar.com

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

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President's Corner

My biggest concern about the 2006 Annual Meeting is that the Board did not send out enough information in advance on the topics that ended up being voted on at the meeting.

So, you might ask, if you are the President of the Board, why wasn't the appropriate background information sent out with the Agenda?

The answer is that (with one exception) at the time the Annual Meeting Packets were sent out, the Board did not know what motions were going to come up at the Annual Meeting. The Board has no control over what individual property owners choose to bring up, and this is the way it should be. The POA is a democratic organization, and it is not the Board's role to stifle discussion on any topic of general interest to the membership.

The one exception to this was a proposal to change the by-laws to reflect a legal requirement that had not been finalized, so any background information on that would have consisted of a lot of guesswork!

For those of you who were not at the Annual Meeting, there were several motions made from the floor that were discussed, amended, and voted on. This is a sign of a healthy democratic process, and we should be proud that our POA can address complex issues where there are a wide range of passionately held opinions, and still remain friends and neighbors at the end of the day. Yes, there was disagreement. With a group of this size, there will always be disagreements. But as long as we all seek to act in the best interests of the POA, there will always be common ground, too.

As a matter of courtesy to your neighbors, I would like to request that, in the future, you let the Board

know well in advance of any topics you would like to be voted on Annual Meetings. In order for the Board to include background information on a topic in the Annual Meeting Packet, we need to start working on it no later than March, which means that we need to know about it in February. This is not intended to deter last-minute requests, just to let you know how much time it takes to get these things done.

In the past year, I have learned that the Board can stay focused on POA business for about 2 ½ hours at our monthly meetings (unless we run out of donuts before then). This means that there is a limited amount of business that we can conduct each month. If the Board does not get something done as quickly as you would like, please keep in mind that we may be struggling to address complex legal requirements or considering difficult covenant questions that take priority over other issues. If you disagree with our priorities, please let me know. I will not be able to accommodate every request, but at least I can let you know what other issues are competing for the Board's attention.

Meanwhile, I would like to extend my personal thanks as well as thanks on behalf of the entire POA to outgoing board members Mark Sobczak, Bill Wendt, and Anelladee Spencer. I salute you for your contributions to STB and thank you for service. – ae

Gate Codes

July through September — 9312
October through December — 6853
January through March — 7040

2006/2007 STB BOARD

Officers:

Pres. Ann Eulert (aheulert@yahoo.com)
VP Gary Lack (GAL4839@aol.com)
Sec. Lucy Thurston (lucythurston@netzero.net)
Treas. Betty Sue Cornella (Bettscorn7@msn.com)

Directors:

Virginia Groome (vgroome@msn.com)
Jack Davis (jrdavis43@comcast.net)
Jan Cressman (cres1840@msn.com)
Mark Trotta (trottamountain@aol.com)
Tony Revack (AspenWindsRanch@mesanetworks.net)
Gary Hawley (rambodoc1103@earthlink.com)

Committees:

Roads – Tony Revack, Mark Trotta & Gary Hawley
Trash/Mail Virginia Groome, Betty Sue Cornella
Security - Virginia Groome, Tony Revack
Covenant Review – Gary Hawley, Jack Davis
BLM ROW & Easements – Gary Lack, Mark Trotta, Steve Perez
Financial - Betty Sue Cornella
Secretarial - Lucy Thurston
Web Site - Jack Davis, Curtis Eulert
Walker Gravel Pit - Virginia Groome
Fire - Gary Lack, Gary Hawley
Newsletter - Jan Cressman, Lucy Thurston
Grazing Lease – Gary Lack, Bill Wendt
Legal – Gary Lack, Mark Trotta

Did You Know?

Did you know that failing to secure a dumpster is a covenant violation? An unsecured dumpster creates a hazardous situation for wildlife and is therefore prohibited by our covenants. If a dumpster is damaged and cannot be secured, please report it to Virginia Groome at 719-275-1515.

If you are currently building or plan to do so in the near future, remember to tell your contractors to haul out any food trash every day. Otherwise, you may find that your new home comes with its very own built-in bear!

New Neighbors on the Ranch

Dan & Darcy Struck – Elk View # 1

Putting the Web To Work

In order to communicate effectively with owners, the Board will be making extensive use of the STB

web site this year. We will be posting meeting minutes, topics where we are requesting owner feedback, governing documents, and other assorted topics, as well as a forum for owners to post questions to which they would like the board to respond. In addition, we hope to get a forum working soon where owners can post pictures.

If you have not yet registered for the STB Forums, go to www.south-t-bar.com and click on **Forums** to register.

We will continue to publish the STB Newsletter quarterly, but sometimes it does not make sense for the board to wait until a newsletter can be published before taking action. If you want to provide feedback on actions the board is considering or get information that is not a month or two old, you will need to use the web site. If you do not have internet access at home, please take advantage of the services available at most public libraries to get the latest news and keep up with the happenings at the ranch.

Your Board is currently working to develop a list of requirements for a new web host.

Noxious Weed Report

The Canada Thistle is # 1 on the state's Noxious Weed List, and landowners are required to take steps to keep this pesky weed under control. The STB weed-spraying program for 2006 has been completed. However, it will require several years of treatment to rid our ranch of this weed.

STB Owner Butch Thurston has done the spraying for 2006 and has also agreed to do the spraying for 2007. Many thanks to Butch for his contributions to South T-Bar Ranch!

In addition to the thistle that was growing along the side of the road, there were four additional infestations that were visible from the road, but were outside the scope of what the POA could treat. The landowners where these patches of Canada Thistle were noted are being contacted so they can take further action.

For more information on Colorado's noxious weed list, see the Colorado state Department of Agriculture web site at:

<http://www.ag.state.co.us/csd/weeds/weedpublications/noxweeds.html>

Goals for 2006-2007

In addition to conducting the normal business of the POA, the Board has adopted the following goals for the 2006-2007 term:

1. Renew the Grazing Lease
2. Meet the legal requirements of the new Colorado state laws, SB 100 and SB 89
3. Resolve the issues with the BLM Right-Of-Way Easement
4. Resolve the issues with the STB Web Site and begin using it as a communication tool with owners
5. Install a Parcel Box at the Mailbox Location
6. Update the bylaws to enable the board to approve emergency expenditures
7. Upgrade the firefighting equipment on the ranch
8. Resolve the issues with the Infrastructure Fund
9. Convert POA records to an electronic format

Weather Words

A warm spring with some very hot days progressed into summer with no rain on the ranch. The fire danger was classified as extreme, and with no moisture there was little pasture growth. Local ranchers had major concerns for their livestock as the grazing conditions were poor.

However, the weather changed quickly when the monsoons came early in June and prayers of thanks were sent upstairs. The grass seemed to grow overnight, the cows fattened up, and the ranchers breathed a sigh of relief.

SouthT-Bar Ranch received at least six inches of rain over a three-week period in July. The rains have continued almost every afternoon keeping the fields and mountainsides lush and green. The trees have been washed clean and everywhere you look is a spectacular sight—truly “Colorado.” The winds have been mild and have kept us cool and comfortable.

From this writer's perspective, both the weather and the summer have been beautiful. I am sure fall will be equally as spectacular!

Gary Lack

FINAL NOTICE



That's right, the Gate Remote code has been officially changed. Your remote will open the gate, only if you've made the new code change. Of course, we will still be publishing, in the quarterly newsletter, gate codes that can be used at the keypad.

For assistance with gate issues contact Tony Revak (AspenWindsRanch@mesanetworks.net) or Virginia Groome (vgroome@msn.com).

They'll be happy to assist you!

Trash Tidbits

Dumpster Goes on Field Trip

On Monday, July 24, an STB Owner noticed that the gates on the dumpster enclosure had been left open. When he went to close them, he found that there were only seven dumpsters in the dumpster enclosure, where there should have been eight.

Lone Wolf was contacted to see if they had removed one of the dumpsters for repairs, but this was not the case. On Thursday, July 27, while preparing to report the theft to the Sheriff, a final check of the dumpster enclosure found all eight dumpsters safe and sound where they belonged. The prodigal dumpster had mud splashes on it that indicated that it had not been in the dumpster enclosure during our recent rains.

We are happy to have all our dumpsters back, however, all dumpsters have been asked to refrain from wandering in the future. If you need a dumpster for use on your parcel, call Lone Wolf disposal at 719-942-3001 or Howard Disposal at 719-275-6955 for pricing. If you notice suspicious activity around the dumpster enclosure, please make a note of license plate numbers and report it to Virginia Groome at 719-275-1515, Ann Eulert at 719-275-1765, or call the Fremont County Sheriff at 719-275-5555.

Ask The Board

Dear Board, As an STB Owner, what ranch property can I use?

Dear STB Owner, You can use your own parcel (subject to applicable covenants and laws), the roads, dumpster area and BLM access easement.

All owners are reminded that no matter what the reason or activity, you need to obtain permission to go on someone else's private property. This includes but is not limited to hunting, hiking, horseback riding, and 4-wheeling. Please be a considerate neighbor and get permission first. Just a reminder that the BLM access across lot 65 is for South T-Bar Ranch owners only. All others need to obtain permission from the property owner.

Dear Board, Are property owners limited to hunting on their own property?

Dear Hunter, Many hunters greatly appreciate the opportunity to spend time at their property and having the chance to hunt turkeys, antelope, deer, elk, bear or mountain lions.

Unfortunately, not all pieces of ground have any or all of these species so the hunter may wish to seek permission from other owners to see if those critters can be found on their property.

The best and recommended way is for the owner to sign a simple card providing the hunter with permission to hunt on their property (The Division of Wildlife has sample cards that can be used). Hunters can then verify with those they encounter that they are not trespassing and are protecting the rights of the owner from those who shouldn't be there!

The ranch has had problems with a few people who seem to think they can go on any property and do whatever they want. The written permission card will go a long way to eliminate these occurrences.

Gate Codes

July through September – 9312
October through December – 6853
January-March – 7040

Wildlife Corner

What other hoofed creatures besides cattle, horses, elk and deer might I see at the ranch?
Wildlife Watcher

Dear Wildlife Watcher, Keep an eye out for Antelope - alias Pronghorn. They are small graceful animals with a large head and prominent laterally positioned eyes. Their color is generally pale red-brown to tan with a prominently white rump and two broad white bands across the throat.

In males, the dorsal surface of the muzzle is often dark, and black jaw patches are visible on the side of the cheeks close to the neck. Males are about three feet tall at the shoulder and weigh 85 to 165 lbs. Adult females weigh about 75 to 105 pounds.

The antelope is considered the fastest animal in the Western Hemisphere and can run up to sixty miles per hour. They eat mostly forbs and browse and occasionally include cactus and grass. The most common diet is sagebrush and bitterbrush that are abundant in mid-grass prairie areas. Typical lifespan is from 7 to 10 years.

Mark Sobzack

Wildlife News

Preventing the poaching of wildlife at STB.

Poachers illegally take animals many times for just the antlers, horns or other trophy parts.

The Division of Wildlife encourages the public to report suspicious activity that could be related to poaching. These things may include:

- People shining spotlights or flashlights or projecting their headlights into pastures and along roads at night.
- Cars that suddenly speed up when approached by vehicles traveling at normal speed or are parked where they shouldn't be.
- Hearing shots after dark from firearms.
- Finding headless carcasses with the rest of the animal left.

Contact the County Sheriff or call Operation Game Thief Hotline at 1-877-265-6648

Mark Sobzack

FIRE WATCH SUMMARY

The month of July has been a very quiet month. The afternoon rains have kept fire danger down and have created lush fields and mountains that are green and beautiful. The Ranch is gorgeous and with the growth that the rain brings comes possible future danger. If hot weather returns for any length of time without interspersed rain, everything can become dry virtually overnight and an extreme fire hazard would be the outcome. As we moved into August, there had been an almost daily occurrence of rainstorms with a great deal of lightening. Because lightening can create a fire almost anywhere here, please be alert to signs of smoke.

In the months of June and July, there were three fires reported on or near the Ranch:

- June 21 - Cabin Creek: Approximately three miles outside of the Ranch gate just off Tallahassee Road. BLM responded along with the Tallahassee Fire Dept. The fire was due to a lightning strike on a single tree and resulted in covering approximately a quarter acre. The fire was quickly under control.
- June 23 - Hall Gulch: Approximately two miles north of the Ranch. This was another lightning strike and was responded to by our own Tallahassee Fire Department and was approximately one-half acre in size. The fire was moving toward the Ranch when, fortunately, it was spotted by someone flying over in a helicopter. The pilot took it upon himself to help out by making a couple of water drops. The fire was controlled in six hours and turned over to the Fremont Sheriff Department Fire Division.
- July 1 - Fire on the Ranch: Again, another lightning strike. The fire was immediately reported by, Terry Hartman who saw the lightning strike the tree. Responding to the scene, Terry and his neighbor had the fire under control by the time firemen Ted Groome and Gary Lack responded with lights flashing on Engine #4. Great show by the fire crew, but the fire was out. A big thanks to Terry and his neighbor—they did an outstanding job!

- **To REPORT A FIRE call (719) 275-3058.** If you are not sure of the fire source or have questions, call the Tallahassee Rural Fire Protection Association at (719) 275-9697.

Reminder: The TRFPA is a voluntary department and is funded only with the membership contributions of the rural community property owners (\$50.00/year for vacant property and \$100.00/year for property with a structure).

Gary Lack

Ranch Roundup

Hangtags - Remember the hangtags for your car when you visit STB. 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 or Tony 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.

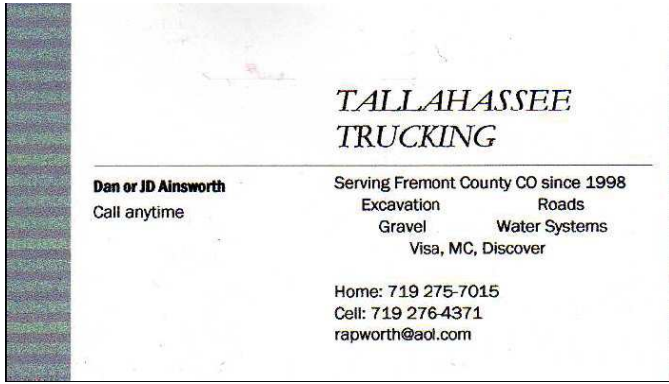
CLASSIFIED ADS:

GET 'ER DONE CONSTRUCTION

Tony Revack

General Contractor
1631 South T-Bar Trail
Cañon City, CO 81212
719.269.9978

AspenWindsRanch@mesanetworks.net
Numerous References Available



TALLAHASSEE TRUCKING

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Call anytime

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Cell: 719 276-4371
rapworth@aol.com

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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



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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

Jan Cressman 1840 Rue De Trust, Erie Co. 80516.

Phone: 303/828-3360. Email cres1840@msn.com.

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	Gary Hawley (rambodoc1103@earthlink.net) or Jack Davis (jrdavis43@comcast.net)
Criminal Activity	Fremont County Sheriff - 719/276-5555
Emergency Contacts on the Ranch	Virginia Groome - 719/275-1515 vgroome@msn.com or Tony Revack - 719/269-9978 AspenWindsRanch@mesanetworks.net
Fire - Reporting Wildfire	Tallahassee VFD - 719/275-3058
Fire Ban Status	Fremont County Sheriff - 719/276-5555
Colorado Department of Forestry	719/275-6865
Gate Problems	Virginia Groome - 719/275-1515 vgroome@msn.com or Tony Revack – 719/269-9978 AspenWindsRanch@mesanetworks.net
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 Jack Davis jrdavis43@comcast.net or Gary Hawley rambodoc1103@earthlink.net
Mailbox (US Postal Service) Questions	Virginia Groome – 719/275-1515 vgroome@msn.com
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	Virginia Groome 719/275-1765 vgroome@msn.com
Trespassing / Criminal Activity	Fremont County Sheriff – 719-275-5555
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
Property for Sale

The following vacant lots are currently available:

Lot 22	\$124,900
Lot 25	\$85,900
Lot 56	\$129,000
Lot 26	\$120,000

In addition the following homes are for Sale:

1024 Cimarron Crossing E	\$485,000
442 Cimarron Crossing E	\$685,000
Tallahassee TR S. (additional acreage available.)	\$290,000

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

Return Postage guaranteed

The average time on the market for vacant ground is between 12 and 18 months. This is largely due to the remote location of the ranch. We have had a strong market for the first eight months of the year and expect to see this trend continue. In spite of the press associated with collapsing bubbles in metropolitan areas, in the rural areas are not impacted by the same issues.

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