

FALL 2016

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

September 21, 2016

Our annual meeting was well attended with a somewhat smaller group than we normally see. A number of very useful discussions occurred and the Board is following up on those discussions. As in the past, I encourage everyone to come to Canon City and attend our annual meeting, make your plans now for a Colorado vacation!

This autumn a new 10,000 gallon fire cistern will be installed on Parcel 96, Tallahassee Trail South, in conjunction with the fire department's plan to improve their services. The Board has also approved a license agreement with the fire department to ensure that all of the fire cisterns on the ranch are kept full by the fire department.

Our road contractor, Triple B Colorado, LLC, has been on the ranch grading roads nearly every time it has rained this summer and they are in good condition. Good driving practices, following the posted speed limits and driving gently through the curves can help minimize wash boarding and reduce maintenance costs.

Some of you may have heard about or seen the work being done adjacent to the STB trash enclosure just outside our front gate. The Bar J Property Owners Association is building a trash enclosure for their members on Bar J property. The enclosure will be for the exclusive use of Bar J POA members. They plan to have it completed by early 2017.

I would like to thank the Board members, past and present, for their commitment of time and energy to our little community and I would like to thank all of our other volunteers who help on a daily basis reporting issues and needs and maintaining our infrastructure.

Please remember to log into the South T-Bar Ranch Property Owners Association website, www.southtbar.com, to read the latest news and information.

Thank you

Mike Wolfe

President, South T-Bar Ranch Board of Directors

president@southtbar.com

RECYCLING RULES

The POA Board has arranged to have a recycling container placed in the dumpster enclosure for recycling of any type of **metal, including steel, tin cans, aluminum, copper**, etc. Please place metal to be recycled in the container provided. If you have something that is too big for the container, please place it next to or behind the container. Please help us ensure that no trash is placed in the recycling container. Although it is not required to wash out cans, it is strongly recommended that they be at least rinsed out to make it less tempting for bears to enter the enclosure and go rummaging for food. Please note the following items should be recycled and NOT placed in the dumpsters to keep our costs down! See related article on next page!



NOTE: There may be a cost associated with disposal of some items.

Recyclable Items	Recycling Location
Corrugated Cardboard Only	Juniper Industries
Pasteboard (i.e. cereal boxes), chipboard, cardboard, etc	Howard Disposal, Twin Enviro
Newspaper	Upper Arkansas Recycling, Howard Disposal, Twin Enviro
Glass	Upper Arkansas Recycling
Plastic	Howard Disposal, Twin Enviro
Office Paper	Howard Disposal, Twin Enviro

Addresses and Telephone Numbers for Recycling and Disposal Locations: (Call for Hours)

Howard Disposal (275-6955) – 2100 Forge Road, Cañon City

Twin Enviro (372-6671) – 2500 County Road 67 (Phantom Canyon Road, 2 miles north of US 50), Penrose

Habitat for Humanity Restore (275-1787) – 727 S. 8th Street, Cañon City

Tiger Recycling – Back Side of Canon City High School, Door 24, 1313 College Avenue, Cañon City – check web site for days of operation

Tire Stores – Various locations

Auto Parts Stores – Various locations

Sonny's Ace Hardware (275-1544) – 3090 E. Main Street, Cañon City

Juniper Industries – Dumpster behind Royal Gorge Regional Museum and History Center, 612 Royal Gorge Blvd, Cañon City

Upper Arkansas Recycling – Containers in 2 locations: with Juniper Industries as above; Parking lot in front of the Big R store, 1711 Fremont Drive, Cañon City



IMPORTANT NOTICE ON DUMPSTERS

Did you know that when old tires are left in the dumpster enclosure, the POA must pay extra for the disposal of these items? Did you know that our trash service provider (Lone Wolf) charges extra for picking up trash that is not inside the dumpsters? Did you know that Colorado law prohibits disposing of things like televisions or computers in landfills and hence Lone Wolf cannot accept them?

The number of full-time residents on the ranch has been increasing. However, the POA can delay the need to add more dumpsters if everyone uses the trash facility according to these rules:

- ◆ Dumpsters are to be used for **Household Trash Only**. Below is a list of items that are prohibited in the dumpsters along with alternate disposal locations for those items
- ◆ Lone Wolf requires that anything that is put into the dumpsters be in a bag.
- ◆ All trash must be placed inside the dumpsters. There is an extra charge for picking up trash that is not in the dumpsters.
- ◆ To reduce the load on the main dumpsters, there is a separate dumpster for metal items, i.e. aluminum or tin cans. Only metal items should be placed in that dumpster.
- ◆ All empty boxes should be broken down and flattened so they take up less room in the dumpsters.
- ◆ Consider recycling other items, such as corrugated cardboard. A list of items that can be recycled and locations that will accept those items is ON PREVIOUS PAGE.

Following these rules will ensure that the dumpsters are available for use by all POA members and help control the cost of providing the service to the POA.

Prohibited Items	Examples	Alternate Disposal Location (addresses below)
Construction Materials	Waste Materials: siding or board fragments, leftover shingles, cement, old, dried out paint	Howard Disposal, Twin Enviro
	Usable Materials: cabinets, doors, building supplies, such as leftover nails or screws	Habitat for Humanity Restore
Electrical/Electronic Components	Home entertainment components, TVs, Computers, Fluorescent light bulbs	Tiger Recycling
Tires	All types of rubber tires	Tire Stores
Hazardous Materials	Used Motor Oil, Lead-acid batteries	Auto Parts Stores
Medical Waste	expired prescription drugs, used medical supplies (i.e. syringes)	Hold for drug take-back days. Watch local newspaper
Liquids	Old paint or stain, mineral spirits, urethane	Sonny's Ace/Knecht Home Center
Tree Branches/Yard Waste		Twin Enviro, Howard Disposal



Stay in Touch with the Ranch Year Round

South T Bar FACEBOOK Page

Please do **NOT** dump ashes in- to the dumpsters at any time! Not only is this not wise, it is a huge fire danger.

If you use Facebook, the South T-Bar Ranch POA now has a Facebook page to help communicate information of some urgency to members of the community. For example, the recent implementation of a Stage 1 Fire Ban by Fremont County and the BLM was posted to the page as well as information and pictures from the Hayden Pass fire in the area. This is an open Facebook group, so just go to <http://www.facebook.com/southtbar> and "like" to have updates appear on your timeline - no approvals required. This will not replace the web page, <http://southtbar.com> which will still be the on-line repository for POA documents, Board and Owner Meeting Agendas and Minutes, as well as on-line forms for address changes and the like.

South T Bar POA WEBSITE

If you have not looked at or registered for a login to access our new South T Bar website you should do so. It is very easy to get around and all POA Documents are available for review. NOTE: When you register, you will get an email from the site with a link to click to prove that your email address is valid. If you don't get it in a few minutes, be sure to check your junk email folder in case it gets routed there. <http://southtbar.com/stb/>

SOUTH T BAR POA BOARD OF DIRECTORS

President...Mike Wolfe
Vice President...Margaret Scott
Secretary...Martha Parkey
Treasurer...Betty Sue Cornella

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dee82263@netzero.net
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eightoar88@hotmail.com
lucy_thurston@q.com

The Board is available to take questions and comments from members at any time and are a wealth of information about past and present issues.

GATE

AND

TRASH

6015

**(effective
annually
July 1st)**

Just Wondering...answers to members questions

What is the purpose of the Hangtags?

For more than 10 years, the POA has used orange hang tags to identify vehicles as belonging to a South T-Bar or adjacent properties owner. The use of the hang tags is strongly encouraged, especially since we've had some hunting and other security issues on the Ranch. We have installed a camera near the gate which allows us to monitor people coming onto the Ranch, so using your hang tag will identify you as someone who belongs on the Ranch. Contact Curtis Eulert, 719-275-1765, or email curtis@eulert.name if you need additional hang tags, or need replacements for sun-damaged or lost ones.

Why do the Roads always look Nice for the Annual Meeting?

Have you ever noticed that the POA's roads always seem to look freshly-graded for the POA's Annual Meeting? But may look less well-maintained during other parts of the year? I used to think it was because the POA wanted the roads to look especially nice for those who came to the ranch only once a year. However, I have learned that this is not the case. As always, it's more complicated than it first appears...

There are 3 times when the roads cannot be graded:

- 1- When they are frozen, which is roughly from sometime in November until sometime in May.
- 2- When they are too dry. This can occur any time of year. If dry conditions persist for too long, the POA can pay to have the roads watered so they can be graded. However, this is expensive and the Board prefers to wait for rain so it can manage the POA's funds more effectively.
- 3- When they are too wet. This can occur when snow is melting or if we have too much rain.

Since the roads can't be graded effectively in the winter, the POA waits anxiously through the winter and into the spring for the roads to thaw and then for some nice rains. As soon as the conditions are right, the roads are graded. The first opportunity to do this often happens in late May or early June. Other maintenance, such as pulling the ditches, is done at the same time so the equipment only has to be 'mobilized' once.

The POA's roads do often look freshly graded for the Annual Meeting in late June, but it's because of the local climate and not some sinister plot to trick POA members into thinking that the roads always look freshly-graded.

MEMBER COMMENTS & Questions from the Annual Meeting:

What if member has a marijuana grow in their basement? Answer: if it is for personal use and follows the county rules, it is legal.

Has the board considered approving tiny houses? Answer: needs to follow covenants at this time.

What is the wi-fi status on the ranch? Answer: Satellite internet.

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

Quick Communications... STB POA BOARD IN ACTION

Annual Meeting DRAFT Minutes Snippets:

(See the full draft minutes on the Website under library/owner-meeting-documents/2016)

Fire Cisterns have not been installed yet. The project was put on hold due to TVFD requesting license agreements between property owners and TVFD. The POA has previously done easements with the property owners to install the fire cisterns, so the agreement has been changed. Also frozen ground last winter halted the project from continuing as well as the focus of the board was to get a new Road Contract in place. A POA member asked if the Fire Cisterns would allow any insurance benefits to the members. Curtis Eulert explained no, that the insurance companies use a 5 mile limit to a type 1 fire station as a gauge for insurance rates. The Fire Cisterns are for wildland fire use; to get the fire under control before it gets to the structures. It is best to check with your individual insurance companies to see what mitigation around your residence and structures they desire.

INFRASTRUCTURE COMMITTEE report: by Curtis Eulert

Roads...We received a letter this past September that our road contractor, Dan Ainsworth, had decided to retire effective October 31, 2015, leaving us to scramble for a new contractor for the winter season. We prepared an RFP and solicited bids from 4 contractors, ultimately settling on Triple B Colorado (Buddy and Bill Taylor). A new contract was negotiated and signed in December. Currant Creek Partners provided interim services for snow removal until the new contract was in place. Our new road contractor has done a good job so far. Snow was removed in a timely manner. This spring was dry, and when a couple spots got fairly deep corrugations, we did approve using water to grade those spots out. Cost was \$450 including the water.

The Board decided to forgo any gravel replacement for 2016 due to the amount we've spent the last 4 years to give us a chance to replenish the reserves.

As a test, last fall Michael Omohundro assisted Curtis Eulert. in straightening up T-posts between Curtis' house to the gate, replacing some that were lost or beyond help, and then applied new reflective tape to those posts. The board seemed satisfied with the result, so now we need to work on doing that on the other 26+ miles of road on the ranch.

Trash Our dumpster provider (Lone Wolf) has raised rates by 14% for 2016. That, coupled with the need to keep all four dumpsters open all year has raised the amount we spend on trash over the last year. Please understand that in trying to keep trash service cost under control, the dumpsters may be full after a holiday weekend or toward the end of the cycle just before the dumpsters are emptied every two weeks.

* Please take note of the items that cannot be put in the dumpsters. These are enumerated on signs inside and outside of the enclosure. Last year, someone left 2 old CRT type TV's inside the enclosure. Since Lone Wolf would not take them, it cost the POA \$106 to properly dispose of them (see article on page's 2 & 3 for recycling information)

Security...Owner gate code for 2016/2017 is 6015.

Weed Abatement...The State of Colorado will help share the cost and will be researched by Curtis. Property owners are responsible for control of noxious weeds on their property. Fremont County's website has pictures of noxious weeds.



Quick Communications... STB POA BOARD IN ACTION

Volunteers...The infrastructure committee especially can use the services of members who are not board members to help with tasks around the Ranch. Please, if you have are or will be on the Ranch and have some time available, consider volunteering to help out. A couple of areas might be in installing reflectors as mentioned above, spraying weeds, repairing the dumpster enclosure, or any other tasks that you see might need to be done.

I would like to acknowledge the help of Ralph Spencer who is a back up volunteer for keeping the gate operating and also helps monitor the trash, and Rob Scott who installed a camera near the gate to monitor what kind of trash is being put in the dumpsters and, since we had a suspicion whether someone from outside the South T-Bar might be using the dumpsters.

LEGAL COMMITTEE report by Mike Wolfe

The Grazing Lease was extended....BLM Easement: There has been no formal agreement made this year between the BLM and STB POA on the easements. All filings and applications have been made that were required of the POA....Fire Evacuation policy is still in place.

GUEST SPEAKER Jim Aragon - Colorado Department of Wildlife, Area Supervisor - out of Salida Jim gave a very informative talk about our local animal friends including the bears, mountain lions, bighorn sheep, lynx, and moose.

DOW Contact for STB: Bob Carochi - bob.carochi@state.co.us and cell #719 276-8844

WESTERN URANIUM PRESENTATION

Russell Fryer and George Glasier gave a presentation on the current status of the Uranium Mining and a look forward. The acquisition of Black Range Minerals by Western Uranium was finalized in September 2015. Western Uranium moved the ablation technology equipment to Colorado. The only uranium mill is located in Utah. Uranium prices continue to go down and higher prices (\$60) are needed to make the mining economical. The permit for exploration by Western Uranium was rejected by the State of Colorado. The state is taking comments until July 22 from the public and will then consider whether to go forward with the 2nd attempt at a permit.

If the exploration permit is granted, a weather station will need to collect data on the ranch for 1 year before applying for the final mining permit. This ablation technology has never been used in mining before. It is environmentally safe and not ugly to the area being mined. Government agencies are interested in this technology to clean up existing toxic sites. Western Uranium is changing its stock listing in May to be 100% in the US. Property owners and roads will be address once the mining permits are approved. George confirmed that the Hanson deposit on the ranch is very important to Western Uranium and the feel there will be a deficit in uranium inventory by 1Q of 2017, which should drive the price up.

MEMBER COMMENTS

Recommendation that board think about a hunting policy.

Discussion that the BLM sign at the gate should be reworded and larger.

Suggestion to consider researching software to govern the gate code making it valid for 24-48 hours. It could track who is coming on the ranch, since security and poaching in an ongoing issue. Other suggestions: set another camera at the gate, register license plate and track vehicle with other cameras on the ranch.