

FALL 2015

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

STATE OF THE RANCH

September 21, 2015

At the annual STB POA meeting in June of this year I was elected President of the STB POA Board. I will try to serve as well as all of the previous and current individuals who have made the STB Ranch such a successful development. We all have different reasons for being owners at STB and it is important to recognize the differences and balance required to keep the Ranch successful. We are all volunteers and welcome the active participation of the owners.

The State of the Ranch is good. The financial situation is in control with operating budgets in balance and reserves in line with generally accepted POA guidelines. The Ranch infrastructure (roads, drainage, gate, trash facilities, etc.) is in good shape and being maintained properly.

There are some challenges, of course. A new road maintenance contractor and snow removal contractor will be required. Our thanks to Tallahassee Trucking (exiting the business) for the years of good service. We have a few projects that we are studying: new and replacement fire protection cisterns, improved snow and nighttime road markers, consideration of ranch emergency phone service. The Board welcomes your input and active participation.

Please call or email me or other Board members with your recommendations to keep South T-Bar Ranch a great place to live and visit.

Will Hoskins,

President, South T-Bar Ranch Board of Directors

president@southtbar.com

719-275-1596

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



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

**GATE
AND
TRASH
4372
(effective
annually
July 1st)**

Table Mountain Bighorn Sheep Transplant

Bob Carochi, Game Warden from the Dept of Wildlife gave an informative presentation at the Annual Meeting including information about the Big Horn Sheep project in our area. Below is a follow-up report on our neighbors.



COLORADO

Parks and Wildlife

Department of Natural Resources

Table Mountain Bighorn Sheep Transplant

In February, 2014, CPW staff and volunteers captured and transplanted 21 bighorn sheep (15 ewes, 4 lambs, and 2 rams) from the Mt Maestas herd in DAU S-50 to the Table Mountain area in DAU S-7. Table Mountain, standing high above the Arkansas River between Salida and Canon City, is an area falling within historic bighorn ranges and previously identified by biologists as good bighorn habitat. With a combination of open benches and mesas providing quality forage, and steep, rocky terrain for lambing and escape habitats, CPW estimates the Table Mountain area to be capable of sustaining a sizeable herd of bighorns.

Since the reintroduction efforts, the Table Mountain herd has done quite well. Adult survival of the transplanted sheep has been good, and the group recruited 8 new lambs (lambs surviving to one year of age) into the population this past year. CPW biologists will continue to monitor lamb survival and growth of the herd in coming years, but so far the future of the newly established Table Mountain bighorn population is looking bright.



Sheep along the Arkansas this summer.

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

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New gate signs installed this year to help warn visitors of private property.

Quick Communications... STB POA BOARD IN ACTION

Annual Meeting Follow-up Items:

1. **EMERGENCY RANCH PHONE:** At the STB Annual Meeting, a suggestion of providing an emergency telephone at the front gate was proposed. Discussion and research on moving forward to install an emergency phone anywhere on the ranch was made at the August and September Board Meeting.

Cost to Install and Maintain Phone: Vendors could provide a phone with costs ranging from \$400 to \$6,000 for the equipment. Installation \$35 and a yearly billing of \$300.

Benefits of Emergency Phone: Reaching emergency services by dialing 911.

Questionable: Would have to reach emergency phone from back to front of ranch. What would be the practicality of that?

Current status: Use of land lines of existing residents or cell phone service where available.

Discussion: Past experiences on the ranch of emergencies, (ATV running off road on back of ranch could not have made it to front gate; a resident was stranded during a snow storm on ranch road, 2 miles from gate, but could not leave vehicle because of very poor visibility) prompted that no further action on this issue be taken.

Board's decision to POA membership: The POA Board unanimously agreed that there would not be any further action taken on the installation of an emergency only phone. Instead, an informational brochure and communication will be provided on how a guest or resident can respond in an emergency will be addressed and details will be provided showing where full time residents and land lines are available for 911 calls.

2. **Taxation Issue.** After speaking with the county assessor's office, the following explains the advantage of having the Agricultural Vacant Land Status that the Grazing Lease provides our ranch properties.

On a 35 acre property for vacant land, for land worth \$85,000 which is an average asking price for several properties currently for sale, the county formula computes to a possible annual tax of \$1216. This is approximately what we would pay for property if it were not agricultural land. So in essence, it is saving the average property owner without a home on the property about \$1200 a year.

3. **TVFD cistern status.** The POA purchased 2 of the 10,000 gallon water tanks offered from the TVFD. Discussion is proceeding on installing the tanks: 1 to replace the leaking cistern near parcel 37 and adding 1 somewhere between Eulert's and Cornella's.
4. **Trespass Signage:** 4 No-Trespassing signs have been made and installed at the Gate. Property owners with power line right of ways will be contacted for permission of posting the rest of the signs.
5. **Weed Control:** A BIG THANK YOU to Curtis Eulert who has been spraying weeds along the roads.
6. **SAFETY:** Rob Scott, Owner Lot #72 has offered to do a CPR 1st Responder Class for anyone interested. Contact Rob for more information at rwmascott@msn.com



RANCH HUNTING GUIDELINES

⇒ **HUNTING GUIDELINES** The POA Board recognizes that there is not an Official STB Policy to address hunting on private property. BUT in the vein of the Board responsibility to protect individual property owners and their rights, the Board believes a voluntary program of Safety, Awareness, Advance Notification of hunting permission given and Respect is encouraged between all property owners. While an official policy is not in effect, the Board encourages first and foremost:

- ◆ ALL property owners to respect the rights of others by following the DOW Rules and Regulations for Hunting on Private Property. See here: <http://cpw.state.co.us/aboutus/Pages/RulesRegs.aspx>
- ◆ The Board supports ethical hunting as described by the CO DOW and recognizes that all [Colorado Parks & Wildlife Rules and Regulations](#) must be followed. The Board will support prosecution of any illegal activity.
- ◆ **Please familiarize yourself, family members and guests that you give permission to hunt on YOUR PROPERTY with the following:**
 - ⇒ *Unknown strangers on the ranch will be stopped and asked for their credentials. Violators will be turned over to the Sheriff and / or Game Warden.*
 - ⇒ *South T Bar Ranch is all **Private Property** and will be treated as such.*
 - ⇒ *Safety of individual owners on their OWN Property must be respected.*
 - ⇒ *Crossing property lines without permission is TRESPASSING and in no circumstances allowed – this includes always using road access to a designated property.*
 - ⇒ *Property owners must be present with the hunting party or give advance notification. Hunters must either be a STB property owner or have written permission from a STB Property owner to hunt on STB Ranch noting the dates and parcel number permission is given for.*
 - ⇒ *Each hunt needs to be noted and permission by the property owner given in writing. Email is accepted.*
 - ⇒ *Property owners are encouraged to give **advance** (not after the fact) written email notification to the POA Board of permission granted to non-property owners to hunt their private property stating the parcel number, tag dates, name, address and phone number of hunter(s).*
 - ⇒ *It is the property owners responsibility to ensure their guests are aware of and understand their property lines, and approved boundaries and permissions and hunt in accordance with DOW ethical guidelines.*
 - ⇒ *The POA board will manage common access (roads).*
 - ⇒ *POA board has the responsibility and duty to protect all property owner rights*
 - ⇒ *Third party hunters do not have a 1 time fits all permission to access the ranch or hunt.*
 - ⇒ *Contractors do not have a 1 time fits all permission to access the ranch or hunt.*
 - ⇒ *Residents may be notified by the board of impending visiting hunters to the ranch.*
 - ⇒ *Power line access is private property.*
 - ⇒ *Trespassing rules will be enforced and violators will be prosecuted to the full extent of the law.*

While our properties at South T Bar Ranch provide owners with immeasurable outdoor activities and opportunities, it is up to each Property Owner to keep our Ranch safe.

Please do your part in respecting all owners, their beliefs, property and safety.