



NEWSLETTER

A Quarterly Newsletter for Silverheels Ranch Owners Association /Vol 39/ Issue #2/ Fall 2015

A copy of this Newsletter and lots of other important up to date information is always available on the SROA website www.silverheels.org.



Summary of Annual Meeting on 9-12-15

The social hour was well attended. Those who returned their feedback sheet commented that they enjoyed the food, socializing, information and especially the discussion with Mark Lamb from the DOW. Feedback also included positive comments on the good turnout and the organization, brevity, information and idea sharing at the meeting.

And, the coffee was so good this year that we ran out!

President Foss Smith called the meeting to order, introduced new SROA members and established a quorum with 34 members in attendance and 24 proxies. Secretary/treasurer Mike Peterson gave the treasurer's report reviewing the income and

expenses from last year and explaining the changes reflected in the new budget that was approved by a unanimous verbal vote of the membership.

Reports by Philip Tatar (ACC), Allan Pederson (maintenance), Mike Peterson (web site and fish stocking) were given. A discussion about unauthorized fishing and/or exceeding the fish/person/day limits at the augmentation pond resulted in many good suggestions that the Board will research this winter. Page Tatar (directory) then finished up the reports.

Business items included updates on the natural gas project, wood removal and fire mitigation, email communication, newsletter changes, the new South Park HOA organization, and weed control.

Next on the agenda, elections were held with Allan Pederson and Todd Scholl elected to the ACC, Rick Bremer and Mike Peterson elected to the BOD and Jackie Burghardt was elected as BOD alternate.

Everyone enjoys the door prizes that are given out during the social hour and meeting. The following businesses provided items this year: Asian Fusion, Chocolate Moose, Java Moose, Dorothy's Tamales/South Park Lanes, High Alpine Sports, Mason's High Country BBQ, Salt Licking Goat, South Park Brewery, and True Value Hardware. Be sure to say "Thanks" to those folks on your next visit.

As always, the complete minutes from the Annual Meeting are available online or by request from any BOD member.

Following the annual meeting, the board held a meeting to elect officers for the coming year. Kim Bundgaard was elected President; Rick Bremer Vice President; Mike Peterson Secretary-Treasurer; Page Tatar agreed to continue as the secretary assistant and 'doer of all things needed'.

BOARD & ACC MEMBERS 2015-2016

President, Kim H. Bundgaard
719.836.3322
khbundgaard@msn.com

Vice President, Rick Bremer
719-836-1595
rrbremer405@gmail.com

Secretary-Treasurer, Mike Peterson
mikep_silverheels@q.com
719.836.2465

Asst. Secretary, Page Tatar
303.771.9462 • 719.836.7042
page_72@q.com

Board Member, Foss Smith
719.836.1546 • smithdfoss@q.com

Alternate Board Member, Jackie Burghardt
jburghardt@comcast.net
719-836-1948, 303-503-8094

Architectural Control, Philip Tatar
ptatar@enduringresources.com
303.506.8627
Todd Scholl
719.836.2965
Todd@tschollfinewoodworks.com
...And Maintenance, Allan Pederson
719.836.0852

Silverheels Directory Update

Update your contact information! Please let us know if any of your information has changed. If you are participating in the directory, you do not need to fill out a new form each year. If you would like to sign up or make changes, you can use the form available on the website at www.silverheels.org on the Documents Page under Applications. Or you can contact Page Tatar by phone or email directly. Thanks!

BEARS

This is a reminder that the bears have not yet gone into hibernation. Please, please follow guidelines on the storage and disposal of your trash. Remove all bird feeders from your property until the dead of winter. Keep your home and pets safe by not inviting the bears in.

Hunting season is in full swing!

Deer, bear, elk, late elk, pronghorn, and moose seasons each begin and end at various dates from September 2015 through January 31st, 2016. So the bottom line is to be a considerate hunter yourself, and if hiking or biking be cautious and wear orange when in the national forest. Please report any illegal activity to law enforcement: 911 or 719-836-2494



Remember, it is illegal to discharge firearms in Silverheels Ranch.

New Newsletter Item: RECENT SALES

Starting with this issue of the newsletter, the SROA will provide the latest listing of home and lot sales in our community. All information is from Park County Assessor records.

Lot 177 661 Lumberjack Rd
Sold 4/2015 \$389,000
6.0 acres Residential
Seller: Bartholomew
Buyer: Pfeifer, Clarence P Jr.

Lot 123 672 Little Baldy Circle
Sold 7/2015 \$72,500
5.0 acres Vacant Land
Seller: Dilallo
Buyer: Rohrig, Every J.

Lot 115 1216 Little Baldy Drive
Sold 2/2015 \$259,000
5.0 acres Residential
Seller: Rank
Buyer: Mears, Patricia

L168 50 Lumberjack Road
Sold 8/2015 \$313,000
5.78 acres Residential
Seller: Kassay
Buyer: Gyza, Peter Jr & Janet

L88 1028 Little Baldy Drive
Sold 8/2015 \$205,000
6.56 acres Residential
Seller: Krawczuk
Buyer: Watt, Lucas

Lot 34 157 Buzzsaw Lane
Sold 4/2015 \$340,000
5.0 acres Residential
Seller: Thede
Buyer: Gile, Timothy

Lot 186 587 Little Baldy Drive
Sold 9/2015 \$345,000
5.0 acres Residential
Seller: Coleman Trust
Buyer: Garite, Tome & Ginger

Got A Project? Get An App!

Compared to other communities, our covenants are remarkably easy to comply with. The enforcement of our covenants allows us to build and maintain the value of all of our properties and our community as a whole. Contact us now if you are planning to add solar panels, repaint, reroof, or build a new fence, wall, corral, shed, etc. You must obtain pre-approval before starting any work. Its easy to contact us with our new email address: ACC@silverheels.org We've created a simple form for you to complete and it is available via mail, e-mail, from the SROA website, www.silverheels.org, go to the Documents Page, then the Applications section. Or contact an ACC member. Remember, it is the responsibility of the property owner, not the contractor, to complete and submit the form. If your project requires county permits, you will also need to obtain those before start up.

SROA Fishing Policy Reminder

There continues to be confusion about the policy, the key points we want to emphasize are:

1. Each lot owner may obtain an automobile sticker from the Secretary/Treasurer of the Board.
2. The lot owner may request up to 4 passes from the SROA Secretary/Treasurer. **A pass must be in the possession of the people fishing at the pond.**

We ask all lot owners accessing the ponds help monitor the appropriate use of the ponds. We are having issues with folks from outside the community taking fish from the ponds and depleting this resource. Infractions of this policy

should be reported as trespassing to the Park County Sheriff. These ponds are maintained and stocked by your dues to our Association and are maintained for the use of our members. If you have any questions or need to report something, please contact Mike Peterson 719-836-2465 or Rick Bremer 719-836-1595.



Fire danger!!

The combinations of a wet spring and early summer with the lack of rain in the late summer and fall have placed us in a high fire danger. We have been on high, very high, and banned fire status for the last several months. The board has been made aware of inappropriate burning that has taken place in the community and is striving to change that.

We ask that anyone considering burning (either open burn or a fire pit/camp fire) to please review the rules and appropriately register with the Northwest Fire Protection District. All information, including information on the slash pit at the transfer station, and forms can be found at <http://www.nwfpd.org/>

Wood Clearing

There is a great deal of fallen and standing dead wood in the community, which adds to the potential wild fire hazard and impacts property values. It is to everyone's benefit if lot owners

work on clearing this dead wood. Please give attention to this issue for your property.

The Salvation Army organization in this area will haul away dead wood cut in 3-4 foot lengths. They provide the wood to needy families in South Park. The Salvation Army wood retrieval contact is **John Redmond 719-836-1676.**

Listed below are three residents of our community that are willing to come on your property and clear the large dead wood for use in their wood furnaces – please give them a call:

Patty Schoville 719-836-3447

Rick Bremer 719-836-1595

Charlie Schultz 719-836-7171

The CUSP **slash pit** at the county transfer station near the firehouse is open on Saturdays only from 9 a.m. to 4 p.m. for accepting slash. The cost is \$6 for a pickup truck load.

CUSP also provides a Wood Chipping program, where they will bring a wood chipper into our subdivision for a small fee. You need to schedule it ahead of time and if you have more than one person it will be easier. For more information go to their website:

<http://cusp.ws/slash-sites/>

Natural Gas Implementation in Silverheels - 2015

This summer Colorado Natural Gas (CNG) installed a natural gas supply line along the roads west of Silverheels Road. The project went

smoothly with minimal disruptions. Natural gas lines were connected to houses at no charge where the owners had sign up with CNG. Homeowners are not required to convert to natural gas and for some the continued use of propane provides the best economic impact; the assessment really varies with the specific heating requirements for each homeowner. We have not heard of any issues with this project. CNG's current plan is to install their supply line along Silverheels Road (from the second cattle guard to the National Forest entrance), Dry Creek Road and Buzzsaw Lane during the Spring / Summer of 2016.

Everything is communicated by Email

To insure you are receiving all of our emails, check your spam folder and add us to your approved sender list. All emails sent from us will say from: Silverheels Ranch Owners Association
board@silverheels.org

