



NEWSLETTER

A Quarterly Newsletter for Silverheels Ranch Owners Association /Vol 38 Issue #2/ Winter 2015-2016

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



Newsletter Frequency Change

REMINDER: The SROA Board of Directors decided to change the frequency of our Newsletters last year. We have gone from two newsletters per year to four shorter, timelier editions. This started with the Summer 2015 edition. Although each issue may be shorter, we feel that these changes allow us to get time sensitive information out to you more quickly.

Please contact us if you have topics that you would like to see addressed in the newsletter/s.

Snow traps authorized on Silverheels Road

Following consultation with Park County Road And Bridge, the SROA Board of Directors made the decision to authorized Road and Bridge to build snow traps along Silverheels Road between the Augmentation Pond and Dry Creek Road in an attempt to better control drifting on the road in that area. If the process is successful in keeping Silverheel Road more passable in this winder, the concept may be expanded to the paved entrance section of Silverheel Road for the next winter season (2016-2017). Road and Bridge has been provided with specific expectations on how and where the snow traps will be built in order to mitigate any impact to the open space area.

Homeowners Dues and Water Use Statement Due Now

Everyone should have received the annual property owners dues notice and water use statement envelope the end of December. We have heard from some of our owners who needed contact information changed since the notice went out. We thank you for keeping our records as up to date and accurate as possible. The dues should be paid by January 15, 2016. Thank you for your help in keeping us financial sound and in compliance with the expectations for water usage in our subdivision.

Snowmobiles and ATVs on Silverheels Roads

A recent call to the Park County Sheriff's Department confirmed that snowmobiles and ATV's are not allowed to drive on county roads. That includes all public roads in Silverheels Ranch. Those wishing to use the National Forest should trailer these vehicles to the parking area at the entrance, the only public access point. Those crossing private property without permission can be prosecuted for trespassing. If you witness a violation, please note the location and the direction plus a description of the vehicle and rider. Then call the non-emergency dispatch number (836-4125) to report the incident.

Everything is communicated by Email

REMEMBER- REMEMBER!
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

BOARD & ACC MEMBERS 2015-2016

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Reality of Winter Living at 10,000 Feet

Living at 10,000 feet elevation is wonderful...but it is also challenging. We have chosen not to live in the city, and with that choice comes the reality that services and options that exist in the city do not exist here.

It is important for everyone to also keep in mind that winter living conditions can exist anywhere from October 1 to June 1 every year.

We are a hearty bunch ;-).

Winter Driving Tips

Winter is a tough time to be a driver. Snow and ice are responsible for around 540,000 accidents and 140,000 injuries every year, according to a [U.S. Department of Transportation survey](#) of 10 years of weather-related accident statistics.

"[Winter driving] can be a challenge for people who aren't prepared for it," says Kurt Spitzner, operations manager of the [Bridgestone Winter Driving School](#) in Steamboat Springs, Colorado. "You need the right tools for the job." With that in mind, here are six ways you can avoid a winter fender bender, courtesy of Spitzner and Bridgestone.

Be prepared for the worst

Snow, ice and freezing rain can turn a short trip to the in-laws into a day-long odyssey. So before you hit the road, be ready for the worst. Make sure you bring along warm jackets, winter boots, hats and gloves. Your car should also be stocked with a shovel, flashlight (with extra batteries), tow strap and jumper cables.

Put winter tires on your car

In snow and ice, traction is key. And nothing grips the road better in cold temperatures than winter tires. They give you more control and help you stop your car much faster than their all-season counterparts, which can

be the difference between a near miss and an expensive collision.

Keep your eyes peeled

About 80 percent of collisions could be prevented if drivers had an extra second to react to a difficult situation, according to Spitzner. So don't fall into the habit of staring at your hood. Look as far down the road as possible and try to spot potential hazards—such as a car on the shoulder or a wayward moose—before they become a problem.

Don't rely on four-wheel drive

Many people think that if they have four-wheel drive, they're in the clear. But that's not necessarily true. While the system can provide you with more traction on snow and ice, it doesn't give you more braking power and cornering can still be tricky. So take it easy on slippery surfaces and don't rely exclusively on four-wheel drive to get you out of a sticky situation.

Keep a "safety bubble" around your car

It takes up to 10 times longer to stop on snow and ice than it does on dry pavement, says Spitzner, so stay far behind the car in front of you. If someone is on your tail, safely change lanes and let them pass. You don't want to fall victim to another driver's mistake.

Read the terrain like a rally car driver

Ice is a winter driver's worst enemy, so try to identify slippery patches before you hit them. Ice often lurks in the shadows of trees, buildings and billboards. It also forms quickly on bridges and overpasses, so tread carefully when approaching those structures.

Check Fence Lines:

Please remember, if your property borders the National Forest, you have a responsibility to check your fence and make sure it is in good repair. Many thanks

Directory

In the fall, we sent out the final 2015 version of the neighborhood directory. We have already had a number of corrections, failed emails and incorrect addresses. We are considering sending out an addendum this spring and would encourage everyone to check your entry. Please send corrections to board@silverheels.org or page_72@q.com.

Renew Your Burn Permit for 2016

It's a new year, so your old burn permit is no longer valid. If you intend to burn slash or have large bonfires, you will need to contact the North West Fire Protection District Station #2. It is located at 21455 Hwy 285 in Fairplay. The hours of operation are Monday-Friday from 8 to 5 and Saturday from 10-2. The permits cost \$10 and are valid until Dec 31st 2016. They do not accept credit or debit cards, so bring a check or cash. Forms can also be printed from their website nwfpd.net or call 719-836-3150 for more information. They also sell a great address number sign for \$10 during business hours. These have large reflective numbers and are preferred because they greatly improve the fire department's ability to find your property at night in case of an emergency.

Colorado Natural Gas

Phase I installation of gas lines on the west side of the subdivision is complete. Phase II will begin this spring. If you have any questions or would like additional information contact Tom Barnett at CNG at [970-389-6625](tel:970-389-6625) Or you can contact CNG at 303-979-7680 ext.703.

Contact the SROA Board of Directors if you have any comments or questions. Send us an email at board@silverheels.org

Wood Clearing

It is to everyone's benefit if lot owners work on clearing this dead wood. Serendipitously, there are folks in our community who can make good use of the wood that we don't want dead on our 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

ACC Reminder

The purpose of the Architectural Control Committee (ACC) is to protect and enhance property values based on enforcement of the covenants. Many items are clearly spelled out in the document, such as set backs, size of structure, etc.

No structure, including walls, fences, corrals or sheds, can be built or *altered* without written approval of the ACC. Regardless of the size of the structure and whether or not a county building permit is required, an ACC Construction Review Application must be filled out. Alterations include, but are not limited to, remodeling, repainting, reroofing. These also need ACC approval and an application must be submitted even if the existing color is not to be changed.

If you are considering a project for this spring/summer, plan ahead by contacting any ACC member for answers to your questions and applications. Information and forms are also available on the website.

Annual Meeting 2016

September 10, 2016 is the date to mark on your calendar.
Location TBD. Continental Breakfast at 9:00 am
Meeting begins 10:00 am