



NEWSLETTER

A Quarterly Newsletter for Silverheels Ranch Owners Association /Vol 38/ Issue #1/ Summer 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.



Newsletter Format Change

The Board of Directors have decided to change the format of our Newsletters, changing from 2 per year to four shorter, more timely editions. Starting with this Summer 2015 edition, we will provide information on construction projects, fishing, weeds, fire mitigation etc. that are relevant for the summer season. Although each issue may be shorter, we feel that these changes would allow us to get time sensitive information out to you more quickly. Please contact us if you have topics you want discussed.

Got A Project? Get An App!

Compared to other communities, our covenants are remarkably easy to comply with. 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. The county can and will

“red flag” your project, stopping construction, until the required permits are obtained. You may submit an incomplete ACC application form; however, your application will not be approved until all necessary permit numbers are supplied.

SROA Fishing Policy Review

Please note the complete fishing policy of Silverheels Ranch Owners' Association is available on the SROA website. There is confusion about the policy, and we want to make it clear to protect all of our homeowners.

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. Guests of lot owners must be accompanied by either the lot owner or have a guest pass.
3. No fishing license is required for the small augmentation pond. No live fish from this pond may leave the subdivision without a **receipt from a SROA Board member**.
4. The Division of Wildlife regulates all fishing in Colorado and if you are caught outside of the subdivision with fish and no license you will be fined.
5. The Dry Lake pond near 285 requires a fishing license for all those 16 years old and above. Fish caught in these waters are subject to state fishing regulations. Please see the Colorado Division of Wildlife fishing regulations for details. www.wildlife.state.co.us or call (303) 297-1192
6. The daily limit for trout is 4 per day or aggregate in your possession is 8. While loosely monitored, infractions of this policy should be reported

either to the SROA Board and/or 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.

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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

Weed Control



The Board has a continuing effort to control the Canadian thistle weed infestation in the subdivision. We will continue spraying this summer, after the first growth appears. We use a product that is very selective and can be sprayed in areas where livestock graze, as well as near ponds and streams. The thistle tends to get started on the roadway and then spread into the property.

Please report any Canadian thistle you see along the roads or on your property to our weed control Board Member (Rick Bremer 719-836-1595 & email: rrbremer405@gmail.com) and it will be treated. If you are not sure what to look for, the two pictures included here are pre-bud stage on the left and on the right shows the buds. The buds are purple in color. We want to be sure to treat the plant before they can go to seed and blow around your property. You can get more information on noxious weed in our area from the CUSP website. Go to: <http://cusp.ws/weeds/>

Check Fence Lines:

We expect cows again this year. If your property borders the National

Forest, please check your fence and make sure it is in good repair.

Clean Driveway Culverts:

It is the homeowners' responsibility to keep their culverts free of debris to promote proper drainage. Now is the time to check yours. Clogged culverts will mean water turning to ice on the roads next winter.

Wood Clearing

There is a great deal of fallen and standing dead wood in the subdivision, which creates a 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 fire house 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/>

Colorado Natural Gas Update

Colorado Natural Gas (CNG) has begun the installation of natural gas service in Silverheels Subdivision. Construction has been completed along Silverheels Road to the 2nd Cattle Guard and they are working up Little Baldy Drive. Phase 1 is forecast to be completed by mid-

July. The exact route approved for implementation in Phase 1 is as follows:

- US 285 to the 2nd Cattle Guard then Little Baldy Drive up to Little Baldy Circle
- West side of Little Baldy Circle up to Lot 127
- All of Iron Mountain Road
- All of Sawmill Lane
- Palmer Peak Road from Iron Mountain Road intersection (on the East side) to Little Baldy Drive
- Crossbuck Way to Lot 109
- Lumberjack Road from Little Baldy Drive to Canthook Lane
- All of Canthook Lane

You should have already received information forms on how to apply for a free service line; for 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

Annual Meeting Reminder

September 12th, 2015
Park County Fairbarn
Continental Breakfast at 9:00 am
Meeting begins 10:00 am

Silverheels Directory Update

Update your contact information! The BOD is currently updating our records and the neighborhood directory prior to the annual meeting in September. 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 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!