



# NEWSLETTER

A Biannual Newsletter for Silverheels Ranch Owners Association /Vol 37/ Issue #3/ Winter - Spring 2014



A copy of this Newsletter and lots of other important up to date information is always available on the SROA website [www.silverheels.org](http://www.silverheels.org).



### 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 the board will say from: Silverheels Ranch Owners Association [board@silverheels.org](mailto:board@silverheels.org)

### Board of Directors Meetings

Guests are always welcome, so please consider joining us at any of our board meetings. The meetings are usually held on a Saturday at 9:30am in one of our homes. Here are the tentative dates for this year:

Nov 15<sup>th</sup>, Feb 21<sup>st</sup>, April 11<sup>th</sup>, and July 18<sup>th</sup>. The annual meeting will be held on Sept 12<sup>th</sup>, 2015. Contact one of us to confirm the date, time and location if you would like to attend.

### What We've Been Up To

- Collecting Dues and managing HOA financial resources
- Controlling weeds
- Enforcing the covenants and bylaws
- Inspecting and repairing fences
- Monitoring local and county issues and providing updates to the membership
- Planning the annual meeting
- Publishing the newsletters
- Supervising community maintenance
- Updating the directory, Kiosk bulletin board and website
- Working with R&B to improve road conditions and snow removal
- Working with the town of Fairplay on the Disc Golf Course
- Reporting water use information to the Water Commissioner
- Releasing water from the augmentation pond as directed by the Commissioner

### 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.

### **BOARD & ACC MEMBERS 2014**

**President, Foss Smith**  
719.836.1546 • [smithdfoss@q.com](mailto:smithdfoss@q.com)

**Vice President, Kim H. Bundgaard**  
719.836.3322  
[khbundgaard@msn.com](mailto:khbundgaard@msn.com)

**Secretary-Treasurer, Mike Peterson**  
[mikep\\_silverheels@q.com](mailto:mikep_silverheels@q.com)  
719.836.2465

**Asst. Secretary, Page Tatar**  
303.771.9462 • 719.836.7042  
[page\\_72@q.com](mailto:page_72@q.com)

**Board Member, Rick Bremer**  
719-836-1595  
[rrbremer405@gmail.com](mailto:rrbremer405@gmail.com)

**Alternate Board Member, Jackie Burghardt**  
[jaburghardt@comcast.net](mailto:jaburghardt@comcast.net)  
719-836-1948, 303-503-8094

**Architectural Control, Philip Tatar**  
[ptatar@enduringresources.com](mailto:ptatar@enduringresources.com)  
303.506.8627

**Architectural Control, Todd Scholl**  
719.836.2965  
[Todd@tschollfinewoodworks.com](mailto:Todd@tschollfinewoodworks.com)

**Architectural Control, and Maintenance, Allan Pederson**  
719.836.0852

**Annual Meeting Report**  
**Saturday, Sept 13, 2014**

**Annual Meeting Summary**

Thanks to all of you who sent in your proxies! At our annual meeting, held on September 13<sup>th</sup> this year, we were able to establish a quorum with 26 members represented by proxy and 28 members in attendance for a total of 54. Mark Lamb of the DOW started off the meeting by sharing information and answering questions about local wildlife including moose, bears, ground squirrels, and mountain lions. **The complete minutes are posted on the website.**

**Business:**

**Treasurer's report:** The full Treasurer's report is available on the website for review.

**ACC:** Projects this year included construction of a garage, an outbuilding, and a fence in addition to repainting and replacing roof shingles on several properties.

**Maintenance:** Updates on the dam repairs, weed control, the kiosk, road conditions and snow removal were given.

**Web Site:** Content, the email process, communication through the site and the problem of unopened emails were reviewed.

**Fish Stocking:** The augmentation pond was stocked twice this year for a cost of \$1000 each time. Questions from the floor about guest passes, fishing licenses, and how to access Dry Lake were addressed.

**Directory:** Members were invited to join and directed to forms and a draft of the new directory.

**Wood Removal:** The recent CUSP wood chipping project, future clearing and chipping, and concerns about slash disposal were covered.

**Natural Gas:** Allen Ross gave an update on the proposal to bring natural gas to Silverheels and encouraged people to sign up to receive information on the project.

**Disc Golf Course:** Information about the new disc golf course located on out lot A near the ball fields was presented. Topics of discussion included trash, maintenance, future expansion, events and traffic.

**Cell phone and wireless service:** Members shared questions and comments about the quality and availability of these services in Silverheels Ranch.

**Service Provider List:** The possibility of compiling a list of businesses for the newsletter and/or web site was discussed and has been deferred to the nextdoor site – see article below.

**Burn Pit:** The BOD agreed to inquire into the possibility of building a private burn pit within Silverheels, as several other communities have recently done. In checking with the Northwest fire district, we have been told that the idea of a subdivision burn site is highly discouraged. The potential for the misuse of such a site would have to be considered as well as the need for fire department permit and supervision for any large burn in order to assure that it did not get out of control and cause damage to the area.

**Elections:** After nominations and introductions, the following nominees were elected by acclamation: Philip Tatar to the Architectural Control Committee, Kim Bundgaard, Foss Smith and Page Tatar to the Board of Directors. Jackie Burghardt was elected BOD alternate by a written ballot vote.

**Door Prizes:** **Thanks to all the local businesses and individuals who generously donated the items that were given out during the breakfast and business meeting. Asian Fusion, Dorothy's Tamales/So Park Lanes, Java Moose, and Mason's High Country BBQ donated gift certificates. Calamity's Cabin,**

**High Alpine Sports, Salt Licking Goat, South Park Brewery, and True Value Hardware donated a wide variety of gift items.**

**Feedback:** Comments from 16 members who returned their forms indicated that they were very pleased with the meeting. We received positive comments about the food (16), the socializing (9), the exhibits and information (10). There were 32 comments about what members liked and two suggestions for change. The only three negative comments were regarding the coffee.



**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 keep in mind that winter living conditions can exist anywhere from October 1 to June 1 every year. We are a hearty bunch ;-).

### **Moose vs. Dog**

At the annual meeting in September, Mark Lamb of the DOW offered many helpful tips about dealing with wildlife. He reported a large increase in reports of moose/dog encounters in our area. Because moose perceive dogs as wolves, they can become very aggressive when approached by a dog, especially if the dog is barking. He suggests keeping your dog on a leash at all times when hiking. If you see a moose, do not approach it. Instead calmly move away. He also recommended that if an attack is eminent, you should let the dog go and get behind a tree. For bear and mountain lion encounters, he suggests that you back away slowly instead of running. If you are attacked, fight back; don't "play dead." He said that pepper spray is also effective, but be sure to practice with the product so that you will know its range and how to use it most effectively. He also suggested that with hunting seasons continuing through Christmas, it is always a good idea to wear orange when hiking during this time of the year. Mark gave his number, 836-2207, and asked us to report dangerous encounters with animals or hunters to him.

### **A New Tool**

Silverheels Ranch neighborhood owners can now employ a tool known as Nextdoor. [www.silverheelsranch.nextdoor.com](http://www.silverheelsranch.nextdoor.com) Many of us have already signed up for this free service, which allows anyone to create a post that goes to the whole neighborhood on any subject. This will be the forum for sharing trusted service providers, hints on getting better cell or internet service, etc. It can let us all know about animal activity in the area, things happening with roads, the pond, fishing and any other activities which affect all of us. You can give as little or much information as you want.

If you have questions about this, contact Jackie Burghardt ([jaburghardt@comcast.net](mailto:jaburghardt@comcast.net) or 303-503-8094). Or sign up and send her a post!

### **Fishing**

#### **SROA FISHING POLICY SUMMARY**

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 must request a pass request to 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](http://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.



### **Weed Control**

The Board has a continuing effort to control the Canadian thistle weed infestation in the subdivision. We will begin spraying in the spring when first growth appears; however we want the thistle to have opportunity to get some growth. 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. So far the spraying has been fairly successful in controlling the Canadian thistle, but it is very important to stay vigilant. It can get out of control quickly and destroy the native plant population. Please report any Canadian thistle you see along the roads or on your property to me (Rick Bremer 719-836-1595 & email: [rrbremer405@gmail.com](mailto: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.

## **ACC FAQs**

The ACC will be featuring Frequently Asked Questions (FAQs) in the next few newsletters. Most items are clearly spelled out in the covenants; however, several require some interpretation. As always, information and forms are available on the website or from any ACC or BOD member.

### ***Q: What colors are allowed in Silverheels Ranch?***

A: The Covenants say, "Structural color schemes will be compatible with the natural environment of the subdivision. Natural or earth colors (shades of brown or green or natural wood) are required." Shades of blue, purple, yellow, orange, red or shiny metallic colors are not interpreted by the ACC as natural colors. Some variations of grey and red-brown have been approved provided they blend with the environment. The best way to avoid a misunderstanding is to submit a color chip with your application.

### ***Q: How come my neighbor's house is blue?***

A: Your neighbor didn't follow the rules. That doesn't mean you should break them too. If you wish to file a formal complaint, the ACC and Board of Directors will approach your neighbor with a request that they bring their home color into compliance.

### ***Q: What if I change my mind about something after I have ACC approval?***

A: If your project requires a change or you simply change your mind about something, don't be shy. Give us a call.

## **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 for accepting slash. The cost is \$6 for a pickup truck load and proportionally higher for trailers; the cost which is estimated at the time of delivery. The wood chipping site is now closed for the season but will reopen in the spring. If you have an interest in participation in the **CUSP wood chipping** program next summer, contact Jim Miller.

## **Directory**

We recently sent out the newest version of the directory via the mass email program for the first time. Unfortunately, many of you did not open the email from us. If you did not receive your directory, please be sure to look for any items from Silverheels.org in your mail box and

check your junk mail. Contact Page directly and we will try to solve the problem. Our directory currently has 112 entries representing 119 lots! If you would like to participate or make changes to your entry, forms can be obtained from the website or by contacting Page Tatar at [page\\_72@q.com](mailto:page_72@q.com) or 303-771-9462.

## **Cattle**

We have cattle coming into the subdivision again as of November 5<sup>th</sup>. This winter we have the full cooperation of the cattle owner in trying to keep the cattle contained. Please call the SROA Board if you have cattle on your property and they will contact the owner. This is a reminder that Colorado is a "fence-out" state; it is the responsibility of lot owners that border the National Forest to maintain a legal fence in order to keep the cattle out of our subdivision. The definition of a legal fence is a 4-wire fence with firm posts approximately every 20 feet. The Board wishes to thank those lot owners that have repaired / strengthened the fence along their property line. Please monitor the fence condition and address any deterioration that occurs. Thank you!

## **Speed Limit 25 MPH!!!**

Please drive the speed limit in our community whether you are in a car or on a dirt bike. Be sure to remind your contractors, guests, and family speed limit is 25 MPH throughout our community.