



NEWSLETTER

A Biannual Newsletter for Silverheels Ranch Owners Association /Vol 37/ Issue#2/Summer 2014 - Fall 2014

July 2014



This Newsletter and lots of other important up to date information is always available on the SROA website

www.silverheels.org



Annual Meeting - Agenda

Saturday, Sept 13, 2014

- 9:00-10:00 Continental Breakfast Buffet, Exhibits & Information
- 10:00-10:10 Call to Order, Introductions, Establish Quorum
- 10:10-10:30 Treasurer's Report and Budget for 2014-2015
- 10:30-10:45 SROA Business/Committee Reports Architectural Control Committee Maintenance Website Fish Stocking Directory
- 10:45-11:15 New Business
- 11:15-12:00 Election of Board of Directors Members and Board Alternate Completed Terms Nominations and Introductions Election
- 12:00 Meeting is adjourned

Communicate via email
Board@Silverheels.org

Everything is communicated by email

The change in policy for all association communications to be provided by email has gone relatively smoothly since the board switched to Express Email Marketing from GoDaddy.com. One remaining issue is that more than half of the emails sent out have never been opened according to the email tracking software the board uses. To insure you are receiving all of our emails, be sure to check your spam folders and add us to your approved sender list. All emails sent from the board will say from: Silverheels Ranch Owners Association - board@silverheels.org

Natural Gas

The Board of Directors received an update from Colorado Natural Gas on the potential of bringing Natural Gas into the subdivision. Tom Barrett, the local CNG representative informed us they were working on the plan for Silverheels and have submitted their work the company engineers for review. They anticipate final approval of the plan in March 2015, then they will contact us with their plan, including a minimum number of lots required to sign up for their service in order for them to proceed. Mr. Barrett said he will keep the Board informed of the progress.

Fishing

Our two ponds were stocked this summer with over 500 pounds of 12"-16" rainbow trout and the fishing has been good. Please remember that the private ponds are available for use by you and your guests only. If you wish to allow guests to access the ponds when you are not with them they MUST have a fishing

pass in their possession. Each property owner is allowed 4 passes. Owners and guests must adhere to all aspects of the SROA fishing policy. (The fishing policy is available on the website and it also posted in the Kiosk at the entrance to the subdivision)

BOARD & ACC MEMBERS 2014

President, Foss Smith

719.836.1546 • smithdfoss@q.com

Vice President, Kim H. Bundgaard

719.836.3322
khbundgaard@msn.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, Rick Bremer

719-836-1595
rrbremer405@gmail.com

Alternate Board Member,

Bea Rush

303.343.7539
bearish@msn.com

Architectural Control, Philip Tatar

ptatar@enduringresources.com
303.506.8627

Architectural Control, Todd Scholl

719.836.2965
Todd@tschollfinewoodworks.com

Architectural Control, and Maintenance, Allan Pederson

719.836.0852

Vandalism

We regret to report that the port-o-let that SROA pays to have at the small pond as a convenience to our members, has been vandalized. The provider, Jewel Septic has cleaned up the facility and it usable. We extend our thanks to Jewel for the prompt response... while asking all of our members to help monitor the respectful treatment of our community.

Upcoming Elections

Currently, there are three openings for the Board of Directors (two year terms), one opening for an alternate BOD member (one year term) and one opening on the Architectural Control Committee (three year term). Current BOD members Kim Bundgaard, Foss Smith, and Page Tatar and ACC member Philiip Tatar have all expressed an interest in serving again. At this time, we have no additional volunteers for any of the positions. If you are interested, we would like to hear from you. You do not need to be present at the annual meeting to be nominated or elected. You can nominate yourself or another SROA member by contacting any BOD member prior to the election or during the election process. You can also send us an e-mail expressing your interest and providing us with a short bio to share. If you are nominating someone else, please make sure that they are willing and able to serve.

Proxy Voting

Every year the Board of Directors encourages SROA members who cannot attend the annual meeting to submit a proxy voting form. These are provided with the newsletter, on the website, in a reminder email and also can be obtained from any BOD member. Yet, every year we find ourselves in danger of not having enough attendees and proxies to establish a quorum. (A quorum for

SROA is 1/5 of the paid members) At the annual meeting of 2013, there were 27 lots represented in person but only 15 proxies for the remaining 174 lots. And many of those were sent in after personal reminder calls from BOD members. **This is a very serious problem!** If we do not receive enough proxy ballots, we will not be able to establish a quorum. If that happens, we cannot hold elections or vote on other business matters. You can vote for specific people on the form or you can designate a BOD member or another property owner that you know and trust who will be attending the meeting to vote on your behalf. Proxy ballots can be sent by mail, email, given to a BOD member or turned in by your designee at the annual meeting. **Please be sure to complete your proxy ballot!**



Weed Control

The Board has a continuing effort to control the Canadian thistle weed infestation in the subdivision. We started spraying the last part of July as this allows the thistle to have opportunity to get some growth. If we spray too early we can miss the small thistle. 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: **Rick Bremer 719-836-1595 & email: rrbremer405@gmail.com**. Rick will be sure it is treated. If you are not sure what to look for, the picture above left is the pre-bud stage and the one on the right shows the buds. You may not be able to tell from the picture but 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.

Disc Golf Course

At the April BOD meeting, the Town of Fairplay presented a plan for a disc golf course to be located on its property near the airfield and existing baseball diamonds. At the June 2 Town Council Meeting voted to provide start up funds for the project. The only structures needed would be the T poles with baskets and the tee boxes, as the existing parking lot and rest rooms at the ball fields would be used. The Board and ACC approved the first nine holes to be constructed on the property on the far side of the baseball field, away from the road and the Silverheels lots. Further approval from SROA includes the stipulation that a 200-foot buffer zone will be maintained between the course and the road and any private lots. The town has agreed to contact the county/state agencies in regard to the wetlands in that area and adjust the location of the poles and tee boxes if necessary.

Wood Chipping

Jim Miller headed up the wood-chipping project in the subdivision. The CUSP chipper was in Silverheels Ranch on August 9th. Seven property owners participated in the project and cleared the wood from their property.

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.

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

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. We've created a simple form for you to complete and it is available via mail, e-mail, from the SROA website, or 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.

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Directory

The 2014 directory will be redistributed by e-mail soon and we need your help to keep the information as up to date as possible. You do not need to fill out a new form each year, but please let us know of any changes to your mailing address, phones or e-mails. If you are considering whether or not to include your e-mail address, remember that it can be published in the directory or remain confidential. Just let us know which option you prefer. Remember, only those property owners who participate will receive copies of the directory and it will not be published on the website. If we do not have your e-mail address, you can request a paper copy by sending us a SASE (self-addressed stamped envelope) with postage for an extra ounce. You can also pick up your copy at the annual meeting if you request it at least one week ahead of time, as we need to know how many copies to print. Forms can be obtained from the website and from Page Tatar at page_72@q.com or 303.771.9462.

Cattle

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!

**Park Sheriff Non-Emergency line
719-836-4125.**

Nuisance ATVs on Roads

There have been reports of ATVs (and dirt bikes) speeding on the roads, trespassing on private property, and damaging fences in Silverheels Ranch. A call to the Park County Sheriff's Department recently confirmed that unlicensed ATVs are not allowed on county roads, and that would include all public roads in Silverheels Ranch. Violators will receive a summons to appear in court where fines and penalties will be determined. ATVs being used in the National Forest should be trailered to the parking area at the entrance gate. Vehicles crossing private property without permission can be prosecuted for trespassing. If you witness a violation, please note the location and direction plus a description of the ATV and the rider and report the incident to the Sheriff number above. Again we ask the property owners to communicate with guests and family the importance of showing regard for the safety of our community.

Wildlife in Silverheels

There have been an increasing number of moose sightings in the subdivision this year. YEAH! Please be mindful of your pets and how they may interact with the wildlife in our beautiful community.

Speed Limit 25 MPH!!!

Please drive the speed limit in our community whether you are in a car or on a dirt bike. If you witness someone speeding or driving/riding recklessly, please call the Sheriff number above and report the license plate number of the offending vehicle. Be sure to remind your contractors, guests, and family the speed limit is 25 MPH throughout our community

