

Southfork Property Owner's Association Newsletter

January 2019

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|-------------|----------------|-----------------|----------------|---------------|-----------------|-----------------|
| President | Vice President | Treasurer | Website | Secretary | Member at Large | Member at Large |
| John Sabell | Jake Gerow | Eileen Williams | Paul Zimmerman | Debbie Sabell | Lyle Scott | Robert Ruston |

Homeowner's Meeting at State Bank (2nd Floor)

7495 McLaughlin Rd, Falcon, Colorado 80831

Meeting Dates

Saturday February 16th 9:00am and Tuesday February 19th 7:00pm

Homeowner's Meeting

As you can see above there will be two homeowner's meetings. The reason for this is because we had numerous responses that people could not attend the Saturday morning meetings. We have decided to try an additional night meeting. This comes with some hesitation. We have done this in the past and nobody showed up. I am asking our board members to take time from their busy schedules for this meeting. If it turns out that it did not make a difference in attendance, we will cease to have weeknight meetings.

Dues

Dues for fiscal year 2019 will remain at \$60.00. We will be voting on the budget at the February meeting. The budget is included in the newsletter, however there may be modifications if other issues or expenses come to the attention of the board.

Cars going from point A to B

Since people seem to get upset with the word speeding, I thought I would name it something different. We still seem to be having the same problems with the irresponsibility of individuals and their speed. This time we had two casualties. One was the sign board on Clifford Dr. and the other the speed limit sign on Southfork. The reason I called these casualties was not to make light of the issues. It was to hopefully bring attention to the fact that it could have been children instead of replaceable objects.

Trash

We have very high wind out here on the plains. We have had numerous complaints from individuals having trash blown into their yards. Please do what you can to secure your trash, so it does not blow away prior to pick up.

Ditches

We have different ditches in the Southfork community. We have one that runs between our homes and the county street. The county is responsible for mowing the street side of the ditch, however with budget constraints I would not count on that again this year. The other ditches are the ones that go from the street and run in-between houses. These ditches are to remain clear of all trash and debris. This includes trees, branches, scrap wood (crates), basically anything that can impede or change the flow of water. Any water that is diverted because a ditch is blocked will be the responsibility of the homeowner or homeowners of the property in which the ditch blockage is located.

Architectural Control Committee (ACC)

All new construction or landscaping must have a current ACC form approved and on file. Permits are the responsibility of the homeowner. The counties approval does not replace the need/approval of the ACC form.

Per our covenants:

The Architectural Control Committee is created to promote conformity and harmony among structures within Southfork Subdivision as to external design, quality and type of construction, materials, color, location in relation to surrounding structures, height, topography, grade and finished ground elevation and all aesthetic considerations herein set forth. No

structure shall be constructed or exist on Southfork, except on any portion of Southfork while owned by a county or other political subdivision of the State of Colorado, except in strict compliance with this Article and until the requirements thereof have been fully met and until the approval of the Architectural Control Committee has been obtained.

Dogs

No more than (3) large animals (e.g. Horses) of any kind shall be kept, raised or bred on any unit of Southfork, except dogs, cats or other household pets (the kind and number of which may be regulated, permitted or prohibited from time to time by the rules and regulations promulgated by the Board). Household pets, such as dogs and cats, must be contained upon owners' unit, and such pets may not be permitted to run at large and any time. Approved fencing or a fenced run may be required to assure that household pets do not stray from the unit. Pedestrians within Southfork Subdivision who are accompanied by dogs must have the dog under the pedestrian's direct control by use of a leash not to exceed 15 feet in length. Horses and livestock must be kept securely enclosed by a sufficient corral or fence (not barbed wire).

Mowing

We will be entering into a contract for the perimeter mowing of Southfork. It will be for three cuttings and a fourth if need. It will be the same company we used last year.

Meeting

It is so important to have homeowners come to the meetings. It is better to be informed at the meeting than by second hand accounts. Again, we are doing two meetings to hopefully accommodate everyone's needs. Please note that for the February 16th meeting, in order to not disrupt State Bank's operation, meeting attendees are asked to park behind the Urgent Care Clinic across the street. Hope to see you there.

Dues

We still have several homeowners that owe past dues. Last meeting, we discussed options on what the board would do to bring these homeowners current. We have decided that we will no longer use the assistance of a lawyer. We found it to be ineffective and very expensive. The 2019 dues invoice of \$60.00 will go out the 1st week of April. Anyone with a past due amount will also receive a letter of Demand of Payment. The board does not like the wording used but Demand of Payment is needed for the collection of a dept.

- 1) Dues are considered outstanding if not paid within 30 days of receipt of invoice.
- 2) We will send a second invoice no later than May 15th if payment is not received by May 7th.
- 3) Homeowners that owe two or more years, that would include 2018 and 2019, will receive a letter (as stated above) with options.
 - a. Pay bill in full

- i. If under three years late charges will be waived.
- b. Call and discuss payment plan.
 - i. Plan cannot exceed six months
- c. Dues will be addressed; a complaint will be filed with El Paso County Small Claims Court.

Budget

We will be voting on this budget at the meetings

| Proposed budget Southfork POA Fiscal year runs May 1 to April 30th Proposal for 2019/2020 | |
|---|--------------|
| Insurance | 1200 |
| Website | 17 |
| Legal fees | 500 |
| Mailbox | 400 |
| Postage and Mailing | 1100 |
| Office Supplies | 800 |
| Phone | 240 |
| Mowing | 2800 |
| CONO annual membership | 100 |
| Tax Prep / Accounting | 300 |
| Meetings - Misc food and supplies | 100 |
| Reserve | 1079 |
| Subdivision signs | 2,100 |
| Secretary of State | 10 |
| DORA Dept of Reg. Agencies | 40 |
| Total Budget | 10786 |

Dues = \$60/unit

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On 2nd Floor

7495 McLaughlin Rd,
Falcon, Colorado 80831

Meeting Dates

February 16th 9:00am

February 19th 7:00pm

Building
Entrance

