

# Southfork Property Owners Association

Southfork Property Owners Association 11605 Meridian Mkt Vw, Unit 124, PMB 147 Falcon, Colorado 80831 (719) 884-1262

President	Co-Vice President	Co-Vice President	Treasure	Secretary	Web Computer	Member @ Large	Member @ Large
Duane Beyer	John Sabell	Steve Krech	Angie Bowers	Colleen Lark	Paul Zimmerman	Jake Gerow	Deb Boston

## Fall - Winter 2016 Newsletter

### Southfork POA Meeting

Saturday November 5<sup>th</sup>

9:00 A.M.

5876 Oil Baron Dr.

This is an information meeting for clarity on what is being done since the Southfork POA Board is now fully staffed. There will not be a mailing due to the rescheduling of the November meeting. Please spread the news to your neighbors.

### Agenda

- 1) At the last board meeting it was discussed having insurance for board members as required by the covenants. Because the two holding ponds are also owned by Southfork they will be included in the insurance for an additional \$200.00.
- 2) Covenants - we are not changing them, just cleaning them up. We are not under CCIOA law. We do need 75% of community and 1<sup>st</sup> mortgage holders to approve changes to covenants. We can have a covenant letter on website with the new rules. We want to remove "the declarant" from the covenants. Board approved Angie meeting with attorney, it will be less than what the community approved for rewriting the covenants on 8-13-16.
- 3) We need to be registered with DORA to file liens on property for having dues that are not paid. We will be discussing the procedure on how this will be done.
- 4) ACC – We will be discussing the rules on having improvements, fencing, outbuildings, etc. and the procedure before work can be started.
- 5) Discussions on what we can do as a board on implementation and enforcement of the covenants. This has been discussed at every homeowner meeting and procedures are going to be put in place that aligned with the current covenants.
- 6) The mailing out of a form for what is now on properties so this can be grandfathered in and filed with the SFPOA. (Ex: Out buildings)
- 7) The building and placement of two new signs at the Creb's entrance and the Clifford entrance similar to the one on Southfork. These will be informational signs that tell prospective buyers this is a covenant community.

- 8) We will continue to contract the services of Jack Pring for the common areas of Southfork to be mowed.
- 9) We will be discussing a neighborhood block party for the spring as a meet and greet your neighbors. These were done in the past and well received by the membership.
- 10) Open Forum.

Joan Wilson resigned as co-treasurer. We want to thank her for her dedication and hard work for the time she was on the Southfork POA Board.

### **Property Damage**

Thanks to the last hail storm we had excessive hail damage throughout the community. This also means lots of people coming into our neighborhood. We are asking homeowners to keep an eye out for anything that does not look right. Here is a quick guide.

- Check to make sure the company is licensed in Colorado.
- Some warning signs:
- Comes door to door and try to get you to sign something immediately.
  - Uses high pressure sales tactics.
  - Makes offers of a free roof or siding — or offer a way around paying your insurance deductible. Has out-of-state tags on their vehicles or have out-of-state driver's licenses. You can and should ask to see a driver's license to verify identity.
  - Is unable to produce recent, local references or references from before the storm.
  - Is unable to produce a local supplier reference. Always check the references from a potential contractor's suppliers because if a supplier isn't paid in a timely fashion by a contractor, they can legally place a lien on your home.
  - Is unable to provide proof of contractor registration, liability insurance or worker's compensation insurance.
  - Asks to submit your insurance claim for you. Never allow a contractor to submit your insurance claim for you because your insurance company can only accept a claim from you – the customer.

### **Vehicle Rules within Southfork**

Again I will bring this up, **THE SPEED LIMIT WITHIN SOUTHFORK IS 25 MPH!** Speeds at times exceed 50-60 MPH on the one mile length of Southfork. This is a practice that must stop. We have school children that are walking outside at early hours and late afternoon with school busses coming and going throughout the community. Remember it is now dark in the morning when our children are waiting for the buses. On Nextdoor Southfork people have called out speeders and this has upset some and gotten praise from others. The boards feeling on this after the last meeting was to let people vent their frustrations. I stopped a Dominos delivery driver the other day by flagging him down. His wheels were squealing around the curve on Southfork. Everyone has a right to use their voice. If you don't like what someone writes, ignore it, or at least be respectful.

## **Dogs**

During the meeting we had numerous complaints about the amount of loose dogs within the community. I recently talked with the El Paso County Animal Control; I found out that dogs are **not covered** by the open range law. Dogs need to be kept on the owner's property and not allowed to run loose. Ownership of dog/dogs comes with responsibility and that responsibility is with the dog's owner. Remember you as a pet owner are responsible for any damage or injury caused by your pet. I have noticed the great communication on Nextdoor when a dog is loose how quickly it is posted and people/owners are made aware.

## **Sec M in the covenants:**

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.

## **Water Board and Southfork.**

It has come to our attention again that the water board wants to combine both their board and the SFPOA board. This has been discussed in the past and settled many times and for whatever reason seems to be an issue every time they meet. SFPOA will be taking steps to settle this once and for all and this will be discussed at the November 5<sup>th</sup> Meeting.

## **Last but not Least**

We had an anonymous letter go out to the community last week. It seemed to be aimed at the SFPOA board in general. Unfortunately, a lot of what was in the letter was false and **NOT** the way the board does business. The board is well aware of how we have to do procedures to stay within the guidelines of the By-Laws and covenants. We cannot change, delete, or add language to the documents without the permissions of the residents and mortgage holders. This type of information does nothing to bring communities together. What it does do is start a chain of misinformation that only leads to more misinterpretations of what the SFPOA does and the people of Southfork want for a cohesive and unified community.

There will be no mailing because of the short notice of the rescheduling  
for this meeting.

**Fall - Winter 2016 Newsletter**

**Southfork POA Meeting**

**Saturday November 5<sup>th</sup>**

**9:00 A.M.**

**5876 Oil Baron Dr.**