

Southfork Property Owners Association

John Sabell
President

Jake Gerow
Vice President

Craig Ashcroft
Treasurer

Paul Zimmerman
Technology

Deby Sabell
Secretary

Lyle Scott
Mem@Large

Robert Ruston
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December 2019 Newsletter

Dues and Account Balances

At this time, we have ended the year on a good note when it comes to collection of 2019 dues. Currently we have five homeowners that owe 2019 dues and three homeowners that owe more than two years. Notices have been sent to all of the homeowners that still owe dues. The three that owe more than two years are on a final notice and if not received by the end of the year will be filed with the Small Claims Court in El Paso County.

As of this newsletter:

Checking Balance \$ 9,615.51
Saving Balance \$15,044.29

As of now the dues will remain at \$60.00 next year.

Neighborhood Concerns

A while back I asked for your input on what should be included in the newsletter. This was your feedback.

1) Trash. Please find a way to secure your trash. The wind does blow out here and we do get complaints on blowing trash in other people's yards. This is hard sometimes because certain companies do not allow the lids to be tied down. We are only asking for everyone to be aware of the issue.

2) Speeding. I know this is a subject that is talked about in every newsletter. Unfortunately, it continues to be a problem. Southfork on the south end seems to be the worst. I am working with the El Paso County Sheriff and legal counsel to see if we can start listing car make and model along with plate number. Right now, we are not sure of the legal ramifications, however neither the sheriff nor counsel has been able to find a law indicating we cannot do it.

3) People using their property for business. After the first of the year we will be working with the El Paso County Code Enforcement. There are to be no trailers that are used in a business parked on Southfork Properties. This is clearly written within the covenants and will be enforced.

4) People using their homes for business. After the first of the year we will be working with the El Paso County Code Enforcement. You cannot store cars on your property that are not yours or are not current in registration and licensing. Working on your own cars is not going to be enforced.

On a side note: You cannot have cars on your property that are shells. That is cars that are parted out and no longer functional. Enforcement will be enacted for any covenant violating trailer or vehicle visible from outside the owner's property. Those trailers or vehicles within an enclosure that cannot be viewed from outside the property will not be subject to enforcement.

Reason for above Enforcement.

We have 175 homes within Southfork. Out of the 175 there are a few that do not want to follow the covenants. That will no longer be a choice. The covenants are in place and must be enforced. It is only fair that the people that moved out here for this reason should not have to deal with the few that think they do not apply to them. The biggest reason when faced with a violation is, "We moved to the country to be left alone." I would say most of us feel that exact same way. We also moved to the country, but with the advantage of living in a community that did not have trailers, cars, trash, and unkept properties to look at. Having one company vehicle will be allowed due to so many businesses having employees on call. These issues have been discussed at most of the homeowner's meetings and it is up to the board to follow and enforce the covenants.

Have a Happy and Safe Holiday Season!

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11605 Meridian Market View, Unit 124, PMB 147, Falcon, Colorado 80831, 719-884-1262, www.southforkpoa.com

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Voting on Issues

After the beginning of the year the board will be getting together to come up with a way to include more homeowners in decisions that impact the community. We are going to discuss how feasible it will be to have mail in ballots for some of these. Last year when we did a ballot for the signs, we had about 90 come back. I am working with DORA to make sure that we word our ballots correctly, so we do not have to do them over. The only problem with mail in ballots is we must have a volunteer that is not on the board to count them. All ballots will be anonymous. They will be numbered so they cannot be duplicated, however they will not be tracked as to which home the number is attached with.

Fence Insurance

We have cancelled the fence insurance. The white vinyl fence had a \$10,000 policy on it. The fence is worth many times more than that. When it was damaged last year during the hailstorm, we were paid just over \$5000. We put the money in the bank and will repair the fence where it is needed the most.

Update: I have talked with a resident of Southfork who will be fixing the fence. We are not on a timetable at this point. He told me he has a few jobs to finish up and then he will fix the fence. The fence will be paid for from the check we received from the insurance from prior damage during the hailstorm last Spring.

Perimeter Mowing

We will be hiring Jack Pring again next year for our perimeter mowing. He did a fantastic job for us throughout the year. We have him on a contract that pays him within five business days of

completion of the job. We will start in May and continue through September. We have not negotiated the price for 2020, however Mr. Pring did not raise his price since 2018.

Signs

We are currently working on new signs for the three entrances to Southfork. At the last homeowner's meeting there was a misunderstanding on the purpose of the signs. After the meeting the board got together and found the cost was manageable to have signs put at the entrances and still stay within the 2019 budget. They will have Southfork information and have, "No Soliciting" clearly on the signs.

Things for Next Year

- 1) At least two homeowner meetings
- 2) 1 or 2 garage sales, Spring and Fall
- 3) Possible Spring cleaning with dumpsters
- 4) Summer BBQ
- 5) Environmental cleanup and electronic recycle for electronics

Remember

You need an ACC form before building on your lot. They are on the southforkpoa.com website.

Keep up on your neighborhood information and events on nextdoor.com.

Find covenants, meeting minutes and forms on southforkpoa.com.

Contact Southfork POA (719) 884 -1262



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