

Southfork Property Owners Association

11605 Meridian Market View, Unit 124, PMB 147 Falcon, Colorado 80831 (719) 884-1262

New Web Site: www.southforkpoa.com also still www.southforkpoa.org

Michelle Strauss President	Ashley Ruston Vice President	Heather Schofield Treasurer	Paul Zimmerman Web/Computer	Carrie Johnson Social Events
Joan Wilson Secretary	Dan Carlson Member at Large	Jake Gerow Member at Large	John Sabell Water Board Liaison	

Winter 2014 Newsletter

Southfork Property Owners Association Meeting

Saturday, March 22nd 2014 at 2:00pm

6480 Crebs Drive

Southfork POA Property Assessments (Dues)

Upon acceptance of the budget for 2014, invoices will be sent out in late April for the association annual assessment. The amount of the 2014 assessment will be \$60 per property. All past due accounts may have a lien placed on the owner's property. This decision will be made by a vote of the homeowners at the next meeting if liens will be imposed.

Additional Association Board Members

There have been many board members that resigned through 2012 and 2013. After last homeowner's meeting, and asking for new members to step up and participate in the association board, we have had a great turnout. We are now a full board with lots of ideas and concern for our neighbors. Because we are a covenanted neighborhood we must at all times maintain a working board. If the board is not functional it would become necessary to turn over the Homeowners' Association to a management company. This would almost certainly increase homeowner's dues. Under the new Colorado laws (DORA) there is no option here.

Architectural Control Committee Members Needed

Architectural Control Committee members need to be elected during the association meeting. If you are interested in becoming a member, please contact the association or be sure to be at the association meeting. If you are going to be doing any construction on your property, save time and aggravation by filling out the ACC form and submitting it to the board prior to putting up structures on your property. In most cases these can be approved quickly. Remember you are responsible for all permits needed through the county.

Election of New Bobcat Meadows Metropolitan District Board Members

Three new members for the water board will be elected at the association meeting. If you are interested in becoming a water board member, please contact the association and plan to attend the association meeting. The new water board members will be elected for a two year term.

Nextdoor Website

In addition to the association website, southfork.nextdoor.com also provides a community forum for neighborhood discussions, community events, and other items related to Southfork. To access the website, it is necessary to be a resident of Southfork. To get access to the site, please contact the association board.

Horses

Ownership: Residents are allowed to have three horses or three large animals within Southfork. It is possible to get a waiver for a fourth horse if needed; this must be submitted to and approved by the association board. You may not under any circumstances maintain, board, or care for horses that are not owned by you. Southfork is not zoned for this and enforcement will be performed by the county. If you own horses it is your

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responsibility to keep your property clean and all waste must be properly disposed of within a reasonable amount of time. This is a must prior to winter. Waste can not be allowed to leach into the water supply. Waste cannot be piled on your property or stored behind barns. This is governed by the Division of Water and the Clean Water Act. Don's garden will take some for a fee; they use it in their garden soils etc. There are no PIGS or other FARM animals allowed in the Southfork area.

Non-Licensed Cars and RV's

The El Paso County Code Enforcement states that cars, trailers and recreational vehicles cannot be stored in the Southfork subdivision without a valid registration. Vehicles maintained on properties for extended periods must be owned by the property owner. If vehicles are found not in compliance, El Paso County will take action and issue fines.

Riding Lawn Mower

The SFPOA has a riding lawnmower for residential usage. This is a free service to the residents of Southfork and the only cost is the price of gas. You must be the homeowner or renter to sign-out the mower. Once at your home anyone over 16 can use the mower. A Driver's License or picture ID is required to sign-out mower.

NOTE: The individual signing out the mower will assume all responsibility for any damage to the mower.

Vehicle Rules within Southfork

THE SPEED LIMIT WITHIN SOUTHFORK IS 25 MPH! The El Paso county Sheriff has been contacted and they are willing to come and patrol our community with radar. **They expressed that if they do, there will be zero tolerance if you are pulled over.** With that being said, we believe we can monitor ourselves without going to this extreme. **There are a few residents on the lower half of Southfork Dr. that think this is their personal speedway and this must STOP.** This is a practice that must stop with all the school children that are walking outside at all hours since school resumed. Also children on bikes must obey the same laws. Please don't ride your bike down the middle of the street with your iPod and not even realize you have a car behind you wanting to get by.

18 Wheelers:

In the covenants in Article 22-Q it states: No motor vehicles and trailers of a type generally used in a trade or business or other commercial purpose including, without limitation, tractors, trucks, buses, and trailers and construction equipment shall be parked or stored on any public street, right-of-way or unit unless such vehicle can be closed within a closed approved garage or storage building. This does not include passenger cars, trucks or vans. Parking of commercial construction equipment is only allowed during construction.

4 Wheelers:

The 4 wheeler RV's have to stay out of the runoff ditches. Any change of runoff that causes damage to a home or property, will be the responsibly of the homeowner that caused the damage. The ditches are maintained from the center of the ditch to the street by the county. It is the homeowner's responsibility to make sure the culverts are free of dirt and that water can flow unobstructed trough the pipe.