

Southfork Property Owners Association

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

John Sabell	Jake Gerow	Eileen Williams	Paul Zimmerman	Lyle Scott	Debra Sabell
President	V. President	Treasurer	Web/Computer	Member @ Large	Secretary

Homeowners Meeting

There will be a homeowners meeting April 14th 2018 at 9:00 am. The meeting will be at the Meridian Fire Department building located at Meridian and Highway 24. There are chairs and tables, however it is suggested to bring your own chair.

Voting

There are new members on the board that are temporary until the April 14th 2018 meeting. They will need to be voted onto the board. These will be two-year terms.

Dues

Dues will be at \$60.00 for the 2018 fiscal year. We will be making efforts to clear up all past due accounts. The board has come to an agreement that all past due accounts must be cleared up prior to September 1st 2018. At that time a final letter requesting payment will be issued. If within 30 days the account is not caught up, it will be sent to the association's lawyer for collections. The board will work with any members that makes an honest effort to remedy the situation. If the account goes to collections you will be responsible for all fees, dues, and lawyer costs.

Dogs or any Household Pets

This last year it seemed that everyday there were instances of pets running loose within the subdivision. Below is the requirement within the covenants that cover this issue.

22. Use Restrictions (Sub M). 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).

Policing the Neighborhood

The board will from time to time go through the neighborhood to make sure that homes, structures, appearance, and vehicles are within the guidelines of the covenants. If there is a problem the board will make every effort to remedy the issues in a way that is in compliance with the covenants. This will be done either in person or by a letter. It is the goal of the board to work with the homeowners and not alienate, threaten, or put unreasonable terms on any homeowners.

Garage Sale

This has been a very popular event within our community. The dollar amount to the community is minimal being advertising is the main cost. The only problem that has come up is lack of participation. This is not because people do not want a garage sale, but dates do not always fit our schedules. The most successful garage sale we ever had was years back. We put in a big effort and had maps drawn up and people stationed at the entrances to hand them out. I would like to do something along those lines again. We don't need people just boxes with the maps inside. Also, we could have a Summer and Fall garage sale so more people could participate. Please come up with ideas to make these events worthwhile.

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Speeding

Vehicle Rules within Southfork

THE SPEED LIMIT WITHIN SOUTHFORK IS 25 MPH!

I have been in contact with the El Paso county Sheriff and they are willing to come and patrol our community with radar. Excessive speed 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. Suggestion: teach your children to walk on the side of the road facing traffic. I watched a youngster step out into the roadway and almost get hit on Southfork. He was walking with traffic with ear buds in his ears and just stepped out. Nobody ever wants to hit an individual for any reason.

Drainage Ditches

It is the responsibility of the homeowner to clean debris from and maintain the drainage ditches. It is the counties responsibility to mow from the road to the center of the ditch. The red rocks that are in the ditch are there to slow water in case of heavy rains. They were put there by the county. If these are removed and damage is caused by rushing water, it will be the responsibility of the homeowner to pay for water damage past their property.

Roads

I have already been in contact with the county in trying to find a solution to all the cracks in the roads some are reaching six inches wide. Working with the county is a lot of back and forth jabber and seems like endless red tape. I will continue to work with the county and post via the website (www.southforkpoa.com) and (www.nextdoor.com) any progress or answers that I receive from them.

Meeting

Starting at the April 14th meeting, all meeting will follow the format of, "Robert's Rules of Order." You can preview these at www.robertsrules.com. The reason behind this is because I have received numerous calls that people do not want to come to the meetings because they are either non-productive, shouting, no order, or people talking over other people. We are going to try to keep the meeting to a civil tone and recognize everyone has a voice. The meetings will be organized and if an issue cannot be resolved, it will be tabled and continued at the next meeting

Important Issue

The only issue that will not be addressed at this or any future meeting is the legitimacy of the **SFPOA and the SFPOA Board**. Both of these are time consuming and have been proven, excepted with the state, and at this time are in good standing. If you have an issue with this, you can take it up with the SFPOA attorney at your own cost.

Partial Agenda for April 14th

- 1) Vote for new members
- 2) Explain decision on management company
 - a. Still open to a management company or alternatives.
 - b. Hiring of accountant
- 3) Vote on budget
- 4) New business
- 5) Better ways to contact the community
 - a. Mail
 - b. email
 - c. Website or Nextdoor
- 5) Homeowner forum

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ATV's

It has been brought to the boards attention about the ATV's that are being driven within the community. Most are being driven by children. Speed and stop signs are not being adhered to, which is dangerous to community traffic and pedestrians. ATV's are not allowed on county streets. It will be up to individual homeowners to file a complaint with the Sheriff's Department. SFPOA Board will NOT take any action.

Proposed Budget 2018/2019

Insurance Due 9/18/2018	\$1200.00
Website	\$17.00
Legal Fees	\$2000.00
Mailbox due 02/16/2019	\$384.00
Postage and Mailings	600.00
Office Supplies	\$50.00
Phone due 12/15/2018	\$240.00
Mowing	\$1800.00
CONO annual membership	\$100.00
Tax Prep	\$200.00
Training Classes for Board	\$500.00
Reserve – 10% of budget	\$960.00
Accountant/Bookkeeping Services	\$1800.00
Secretary of State	\$10.00
Miscellaneous	\$200.00
DORA Dept. of Reg. Agencies	\$40.00
Total Budget	\$10101.00
2018 fiscal year: Dues \$60.00	
175 homes	\$10500.00
160 homes **	\$9600.00
**Historically, about 10% of homeowners do not pay their dues.	

Homeowners Meeting

April 14th 2018

9:00 am

Meridian Fire Department building
Located at Meridian and Highway 24.

Please bring a chair

Donuts and coffee will be provided.

Please look at the ballot on the back page. This will not be an official vote. The purpose will be to give the board an idea on what the community wants as far as using a management company or an association accountant. There is a self-addressed stamped envelope with the ballot, please return to us no later than March 31st 2018

Thanks

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No Names or Addresses PLEASE!

Ballot # _____

Management Company (\$900 monthly)

Dues will be a minimum of \$110.00 the first year and adjusted as needed pending on the cost of the management company and community costs.

- 1) We will police our area; however, they will send out violation letters at an extra cost.
- 2) Questions about Southfork billing will be handled by management company.
- 3) All questions about covenants will be directed to management company.
- 4) News letters will be written by the board and mailed by the management company at an extra charge.
- 5) All association bank accounts will be monitored by SFPOA board; however, all bills will be paid by management company.
- 6) Taxes will have to be done by an outside company at an extra cost.

Place an "X" in the box if this is your choice.

Are you the registered homeowner?

Place an "X" in the box if your answer is YES.

You cannot vote if you are not the home owner

Registered Accountant (\$150 monthly)

Dues will stay relatively the same. Moderate increases based on community and accountant costs.

- 1) The association will police the area and handle violations with contact or letter.
- 2) Questions about Southfork billing will be handled by accountant.
- 3) All questions about covenants will be directed to SFPOA board.
- 4) News letters will be written by the board and mailed by SFPOA.
- 5) All association bank accounts will be monitored by SFPOA board; however, all bills will be paid by accountant.
- 6) Taxes will have to be done by the accountant for at an extra cost of \$200.00.

Place an "X" in the box if this is your choice.

Are you the registered homeowner?

Place an "X" in the box if your answer is YES.

You cannot vote if you are not the home owner

This is **NOT** an official ballot. Its only purpose is to give an idea which direction the association's board will go to get the needed help to move forward in the most efficient way. The results will be discussed at the April 14th homeowner's meeting. **Please mail back in the self-addressed stamped envelope.**