

# Southfork Property Owners Association

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

John Sabell  
President

MichealSchneekloth  
Vice President

Chrys Leary  
Treasurer

Paul Zimmerman  
Web/Computer

Jennifer Johnson  
Social Events

## 2011 Dues and Incentives

We will be offering three incentives for those that fill in the required paperwork and return their dues by April 20<sup>th</sup> 2011. All properties are required to submit an Architectural form prior to building, fencing, or doing certain types of excavating on your property. Included in you packet will be a form that you can use to draw what you have on your property currently. This **will not** be used to have anyone remove what is already there but to update our records. All we want is where your house, fences sheds, and etc. are located. This is a requirement from our covenants. If this is returned to us prior to April 20<sup>th</sup> with your dues you will have the following choices. We have included an addressed envelope for your convenience.

**Please check 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> choice. Incentives will be delivered on a first in first out basis.**

**Cut out and return this section with dues and choice: Your address**

**ACC = Architectural Committee Form**

**\$10.00 off 2011 dues(\$50.00 with ACC)**

**\$ 5.00 off 2011 dues and one Forrest Service tree (\$55.00 with ACC)**

**\$ Pay dues in full receive 2 Forrest Service trees (\$60.00 with ACC)**

1 <sup>st</sup> Choice	2 <sup>nd</sup> Choice	3 <sup>rd</sup> Choice

**During the month of March we will be going through the neighborhood and recording issues for the following three violations.**

The board has agreed after meeting with the concerned residents of Southfork, the following three issues need to be fixed as soon as possible. Even with living in the country comes responsibilities with you property within the subdivision. There are many homes in the neighborhood for sale and/or in foreclosure. In order to keep what is left of our home values we all need to make an effort to insure we are all doing our part, making Southfork the community people want to move to and live in.

### **Non-Operating Cars**

Except in the case of emergencies, no automotive repairs or maintenance may be conducted within or upon a unit in such a manner as to be visible from any point outside the unit. Abandoned or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of Southfork Subdivision.

**What you have behind a fence that cannot be seen from the street is not in violation. We are only looking for violations that can be seen as people drive by properties.**

### **Appearance**

The exterior of all buildings shall be constructed of or finished with manufactured finished material natural stone or brick and shall be painted or stained upon completion so that all exposed surfaces shall have a finished appearance. All units shall be kept at all times in a sanitary, healthful, attractive and safe condition. Units shall not be used for storage of material or equipment. The accumulation of garbage, trash or rubbish of any kind, except for normal residential requirements or incident of construction of improvements thereon is

prohibited. All yard equipment shall be stored properly and all storage piles (including wood) shall be maintained in a neat and attractive manner.

### Animals at large

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.

### 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. **They expressed to me that if they do there will be zero tolerance if you are pulled over.** With that being said I think 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.

### Our August Garage Sale Event

We would like to continue this as an annual event with many community members being very happy this past year. It is always nice to pocket a little extra money from the stuff we no longer use. This is an event that is paid through your association with no added expense to the homeowners.

### Web-Site

We are nearing the completion of the new and improved website for the Southfork subdivision. We hope to have this completed in the very near future that will allow residents, real estate agents, or families looking for a great community easy access to covenants, newsletters, and yearly budgets.

### Advertisements

If you want to advertise your business on the website it will be free to all Southfork residents. This can be a great asset if you have or are starting a small business.

Our very first advertisement in our newsletter. This is from Diane and Bill, longtime residents of Southfork. This is a free service for all residents.



Say what YOU want to say on clothing, banners, bumper stickers & more!

**The Emporium**  
Distinctive Crafts, Gifts and Collectibles

offers an extensive variety of collectibles and gift items made by local crafters.

Custom orders welcome!

(719)495-7455      Tues-Sat 9-6  
7119 McLaughlin Road, Falcon, CO 80831  
TheEmporium@qwestoffice.net      www.FalconEmporium.com

What I REALLY want to say!  
Original designs in embroidery and print

## April Homeowners Meeting April 16<sup>th</sup> 2011

**New budget to be voted on, temp in place now voted on in August (expires end of April).**

### Important News

**District 49 – For updates and information on all new announcements please visit [www.d49.org](http://www.d49.org)**  
There are a lot of new things going on in the school district. This is your chance to have a voice in the new direction the district is going. Please be involved and be a part of your child's education.

# SouthforkProperty Owners Meeting

10:00 AM

SATURDAY APRIL 16<sup>TH</sup> 2011

5784 SOUTHFORK DR.

## AGENDA

- 1) VOTE ON BUDGET
- 2) VIOLATIONS
- 3) CURRENT FILING WITH THE STATE
- 4) DISCUSS SMALL CLAIMS COURT VS.  
PROPERTY LIENS ON PAST DUES
- 5) OPEN FORUM
- 6) ACCEPT AND DISCUSS CURRENT DUES

*After the meeting I will be glad to stay and answer any questions I can on what is going on with D-49. I can't answer all but I will tell you what I know on the upcoming changes in the district with the innovation plan.*