

Southfork Property Owners Association

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

New Web Site: www.southforkpoa.org

John Sabell
President

MichealSchneekloth
Vice President

Chrys Leary
Treasurer

Paul Zimmerman
Web/Computer

Jennifer Johnson
Social Events

Spring 2012 Newsletter

Summer Homeowners Meeting (Budget)

July 28th 2012

10:00 am

5784 Southfork Dr.

Southfork Dues

Upon acceptance of the budget for 2012-2013, invoices will be sent out for yearly dues. Only past due invoices will be sent out, there will be **NO DUES FOR 2012.** All past due accounts of 2 or more years will be turned over to the county for immediate court dates and liens after Sept. 1st 2012. This was the decision of the homeowners voting at the last meeting.

Replacement of Board Members

There are four board members that are resigning as of August 1st 2012. It is time for new members to step up and take over Southfork covenants and violation duties. Because we are a covenants neighborhood we must at all times retain a working board. If we do not have new board members at the end of the meeting in July, the old board will remain on for 30 days and then turn the Homeowners' Association over to a management company. This will increase homeowner's dues; they could range from \$600.00 to \$1000.00 per year. I do not see this happening because many homeowners have shown interest in becoming board members. Under the new Colorado laws (DORA) there is no option here. This will be discussed at the meeting.

Roads

I have been in contact with the DOT for the county for the last three years trying to get the cracks in the roads fixed. We have finally come to an agreement that the larger cracks will be fixed over the summer. The smaller cracks need crack ceiling and can only be done in the winter. This will be started in Oct-Nov. of this year.

Architectural Committee

To save time and aggravation, please fill out the ACC form and submit 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.

Horses

Ownership: you are allowed to have three horses within Southfork. You can get a waiver for a 4th horse if needed. You cannot under any circumstances maintain, board, or care for horses that are not owned by you. Southfork is not zoned for this and this rule is going to be strictly enforced starting in August.

If you own horses it is your responsibility to keep your property clean and all waste must be disposed of within a reasonable amount of time. This is a must prior to winter so the waste does not leach into the water supply. **This 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.

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Riding Lawn Mower

The SFPOA has purchased the 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.

Driver's License or picture ID is required to sign-out mower. We will start this up again in May.

Loose Dogs

SFPOA is doing everything we can to curb the loose dogs in the neighborhood. Even though this is open range it does not cover the roaming of loose dogs.

Dogs will be picked up by the Human Society and the owner will incur a fine when picking up their dog. This was a last resort but needed to be done.

With school being out and past incidents with aggressive dogs, this seems to be the only option.

Non-Licensed Cars and RV's

The El Paso County Code Enforcement did come out during the months of June and July looking for cars or any licensed vehicle without current plates. They are coming back out next month and they will write citations. Cars cannot be stored in Southfork Subdivision. Help is available through Goodwill Industries.

Call Bill Martin at 633-1988

Southfork Property Owners Meeting

10:00 am

Saturday July 28th 2012

5784 Southfork Dr.

Agenda

1) Vote on Budget

*a. The budget for 2012-13 is * \$5500*

2) Violations

3) Accept and discuss current dues

4) Open Forum

5) Replacement of 4 board members in August 2012

** Breakdown of budget and Agenda will be supplied at meeting*

New Website URL: