

# Southfork Property Owner's Association

John Sabell President	Jake Gerow V. President	Craig Ashcroft Treasurer	Paul Zimmerman Technology	Debbie Sabell Secretary	Lyle Scott Mem@Large	Robert Ruston Mem@Large
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## Dues

Dues will be collected for the 2021 fiscal year. Because of the COVID 19 Pandemic we were not able to put out a budget for this fiscal year. According to the covenants we can use the previous year budget until we can vote/pass a new budget. We are still unsure when we can have a community meeting so we will implement the rule this year. The dues will remain at \$60.00 for the year 2021. We will also introduce a pay online feature at no extra cost.

SFPOA Covenant 21.h: If the board fails for any reason so to determine the budget for the succeeding year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

Significant progress has been made in the collection of past dues. At the beginning of fiscal year 2020 we had over \$3800 owed in past dues. At the present time, we only have four residents that have an outstanding balance. The total owed to the Southfork Association is \$500. We will continue to collect past dues without court proceedings unless all other means are exhausted. We will also continue the practice of avoiding putting put a lien on a home for past dues.

The budget for the 2021 fiscal year appears later in this Newsletter.

## Invoicing and Paying On-Line

Invoices for 2021 dues are included with this newsletter. You will have an option this year to pay online. Instructions on Invoice. Payments can still be made by mail if you prefer.

## Community Board Meeting

Because of COVID 19 we are not currently planning a community board meeting. As restrictions ease and vaccination levels increase, it may be possible to hold a meeting this fall, but that remains to be determined. If you have any concerns or requests, you can reach a board member by going to [www.southforkpoa.com](http://www.southforkpoa.com) and clicking Contact Us. You can also call (719)-884-1262 and we will get back to you within 24 hours. Most calls are answered immediately or returned the same day.

## Garage Sales

In the past we have had one or two garage sales. This past year this was not a possibility. I know a lot of you including myself would love to have one this year. We will keep our garage sale options open dependent on homeowner requests with dates in late July or August. We will leave this open without a commitment until we can see if it will be possible. As in the past, this will be free to homeowners.

## Signs

This year we are going to install signs at the three entrances of the Southfork Subdivision. The signs had already been approved; however, we did not install them last year. The reason was without incoming dues, and extensive outstanding dues we did not want to put that demand on our bank accounts. The entrance signs are similar in design to the other signs. They are smaller and emphasize the "No Soliciting" within our subdivision. These will be visible at all the Falcon Highway and Curtis Road entrances. Signs will not impede vision for entering or leaving the subdivision.

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## Mowing

We will be using Jack Pring Mowing services again this year. In the past two years he has done a great job. We have never had a complaint. He has indicated he will do it without an increase of price. Again, this will be our perimeter outside the fence and the perimeter of the two holding ponds.

## Southfork Issues/Complaints

In the past year we have had two complaints that needed the intervention of the board. For the first issue board members held a meeting with both parties to discuss issues and solutions. At this point, the first complaint is resolved.

The second issue is still ongoing and is not resolved. This issue has been reported to the county and hopefully with their help we will be moving toward a resolution soon.

## Avenues for Complaints

All complaints or issues should be put on a Covenant Violation Complaint Form. This form can be found on [www.southforkpoa.com](http://www.southforkpoa.com). Click on POA Documents to obtain the form. After you print and fill in the form you can mail it to:

Southfork Property Owners Association  
11605 Meridian Market View, Unit 124 PMB 147  
Falcon, CO 80831

The other option is to bring it to my house or put it in my mailbox. If you do not know where I live, please call the Southfork number (719-884-1262) and I will give you my address.

## ACC Forms

Before you erect or build any structure on your property please print and fill out an Architectural Request Form (ACC). This form can be found on [www.southforkpoa.com](http://www.southforkpoa.com). Click on POA Documents to obtain the form. Mail it in or bring to my house. Either one is fine.

## Violations

I have still received calls on the speeding in Southfork. Lately I am also getting numerous calls about children on small motor bikes and ATV's. As I have stated in the past, these are not the type of issues that the Southfork Board can get involved with. These are complaints that must be reported to the El Paso County Sheriff Department.

The following covenant requirements are the main areas we will continue to work on. We are not going out on our own to find these violations. They must be brought up to the board with a complaint and the proper complaint form. No phone call complaints. The forms are on [www.southforkpoa.com](http://www.southforkpoa.com).

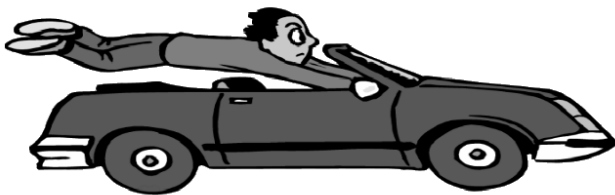
1) SFPOA Covenant 22.p Except in the case of emergencies, no automotive repairs or maintenance may be conducted within or upon a unit in such a manner as to be visible from any point outside the unit. Abandoned or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of Southfork Subdivision.

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2) SFPOA Covenant 22. j 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.

3) SFPOA Covenant 22. q No motor vehicles and trailers of a type generally used in a trade or business or other commercial purpose including, without limitation, tractors, trucks, busses, and trailers and construction equipment shall be parked or stored on any public street, right-of-way or unit unless such vehicle can be enclosed within a closed approved garage or storage building.



Please slow down. So many community members, children, and pets around. School is out for the summer soon. There is no good reason to speed within our neighborhood.

## Budget for 2021

<b>Southfork POA 2021 Budget</b>	
Fiscal Year May 1st, 2021 - April 30 <sup>th</sup> , 2022 Budget year January 1st, 2021 - December 31st 2021	
Checking and Savings Balance	\$17,789.78
<b>Insurance</b>	<b>\$1,200.00</b>
<b>Website</b>	<b>\$100.00</b>
<b>Legal Fees</b>	<b>\$200.00</b>
<b>Mail Box Paid through May 2022</b>	<b>\$384.00</b>
<b>Postage and Mailing</b>	<b>\$600.00</b>
<b>Office Supplies</b>	<b>\$300.00</b>
<b>Phone</b>	<b>\$240.00</b>
<b>Mowing</b>	<b>\$2,800.00</b>
<b>Online Payments</b>	<b>\$400.00</b>
<b>CONO Annual Membership</b>	<b>\$100.00</b>
<b>Tax Prep</b>	<b>\$200.00</b>
<b>Meeting: Misc. food and drinks</b>	<b>\$100.00</b>
<b>Subdivision signs, entrance</b>	<b>\$3,300.00</b>
<b>Secretary of State</b>	<b>\$10.00</b>
<b>DORA Dept. of Regulatory Agencies</b>	<b>\$40.00</b>
<b>Total of this year's budget</b>	<b>\$9,974.00</b>
<b>Total left in Checking and Savings after budget</b>	<b>\$7,815.78</b>
<b>Projected from collection of dues (\$60 per property)</b>	<b>\$10,500.00</b>
<b>Projected total of outstanding dues from homeowners</b>	<b>\$390.00</b>
<b>Projected total of funds for Fiscal Year 2021</b>	<b>\$18,705.78</b>

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To Southfork Residents,

I know this has been a very trying year for everyone. It is the hope of the Southfork Board that we will return to a somewhat normal existence soon. We plan to have a meeting as soon as the COVID restrictions are at a point that we can assure that it is safe for all of us to meet. Even with no meetings in about a year, it is important that you know that the board is still here and actively working. As the newsletter stated, we have resolved and/or continue to work on any issues that are brought to us. We will continue to do this as if everything was/is normal. We just need your understanding that issues and complaints do not get solved quickly. Some can take weeks or months. Unfortunately, we sometimes deal with residents that feel the covenants do not apply to them. Others we can find ways to work out our differences. We do live in a covenant community and a high majority support this. We as the Southfork Board will continue to do our best in following these covenants to the best of our abilities.

I do want to pass on some news about home sales in our community. When a home for sale is listed the realtor sends us a status letter to make sure dues are current and the home and property is SFPOA Covenant compliant. Two points to make here. When I mentioned earlier about the collection of past dues, a large amount of what was owed was collected when homes were sold. My second point is that the sale of homes in our community are at an all-time high and on the market an average of under 30 days. We have had houses sell in the high \$300,000's and one for over \$400,000. Therefore, it is so important to keep our community looking clean and presentable. When realtors call me, it is not unusual to have them compliment our subdivision compared to many nearby areas.

In closing, I hope to see everyone soon. At our next homeowner meeting we will try to do something special. Maybe a BBQ and a get to know everyone meeting. I wish the best for everyone. Stay safe and healthy.

Sincerely,

John Sabell  
President  
SFPOA