

# Southfork Property Owner's Association

John Sabell President	Jake Gerow V. President	Craig Ashcroft Treasurer	Paul Zimmerman Technology	Diana Stone Secretary	Lyle Scott Mem@Large	Stephanie Sylvia Mem@Large
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## **Invoicing and Paying On-Line:**

Invoices are attached to newsletter with detailed directions how to pay on-line. You can still mail payment in if you prefer. Last year we had about 50% of homeowner's pay online. It is simple, easy and every year you get your invoice in your email and all you must do is follow the link and pay. There is no charge to the homeowner to pay online. If you did not pay online last year, you can call me at 719-660-2787 and we can set you up using a valid email address. It takes about five minutes. You can pay by credit card or bank transfer. If you paid online last year and did not get an invoice, please call me to see if we have your correct email.

## **Dues:**

Dues will be \$60.00 again this year. We were able to vote on the budget for 2022 at the last homeowner meeting. We are having to make some adjustments because of the ongoing spike of inflation. We will do our best to stay within the budget in terms of dollars, however we may need to move funds from one line item to another to compensate for higher costs in other areas.

## **Issues with the Budget:**

One example is the lawnmowing of the perimeter and two holding ponds. In speaking with the company that did it last year the price was \$600.00 per mowing. This consisted of four mowing with the fifth on a as needed basis only. This year the bid came in at \$940.00 per mowing. We only allocated

\$3000.00 in the budget. We are short \$740.00 for the normal four mowing and no fifth even if we need it. I will be talking to him again next week and there is a possibility we will need to put this out for another bid for this year.

## **Status Letter:**

We will continue to charge \$100 at closing. This includes closing old account and setting up new account. Also includes any transfer of funds or clearing violations. We also collect any past dues and late fees.

## **Past Dues:**

From an outstanding balance of \$3800 in past dues being owed to the association, we have \$300 outstanding at this point.

## **Community Homeowner Meeting:**

We plan on having a meeting in late May or early June. We can try to have something special like a BBQ. We have a lot of new homeowners, and this would be a great time to meet the new families and welcome them to the community. I will be putting out the message at the entrances, Nextdoor, and send postcards. If we have a family that wants to host the meeting, we prefer an indoor garage if possible. **Something new!** Whomever hosts the meeting will receive a \$50.00 gift certificate from a place of their choosing.

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## Welcome Signs:

When the new signs were put up, there was a misunderstanding as to the placement and size of some print. That meeting and discussion was held in our last homeowner meeting prior to the pandemic. At that time, we agreed to also add new signs to the entrances of our community.

Unfortunately, as with everything else they were put on hold. At the meeting we had August 28th the options for signs were put out and everyone had a chance to see them and pick the ones they liked best. These signs will all be different and have a western theme. We are only ordering the signs. The framing and installation will be done by volunteers from our community. These signs are not in the 2202 budget but are in the previous budget.

## Complaints:

At the last board meeting you were asked to provide the community with complaints that were sent to the board and what was being done to remedy the situation. We agreed with doing this, however we will not give out the names, address of the complaint, nor the person that sent in the complaint form.

- 1) A home that has numerous cars and trailers all over the lot. Junk parts. Loose dogs. Panel truck with graffiti all over it. Misuse of property easements. We have made progress; however, we are still not at where we can say the complaint is closed. This should have a remedy within 60 days.

## High Fire Warnings:

One thing we cannot stress enough is the high fire danger. Low moisture, dry grass, and high winds is a catastrophe just waiting to happen. We dodged a bullet a couple of weeks ago with the fire just south of us. There are not rules in Southfork about riding motorbikes or quads in your own yards. These machines do not have spark arresters and can quickly start a grass fire that will quickly spread out of control. Remember, you are responsible for damage to any property outside of your own if damage is caused by negligence. This is not a covenant or rule, just a plea to be very careful during these drier than normal days.

## Trash Cans:

22-r) Refuse shall be deposited in closed garbage cans or sealed garbage bags and taken to the edge of the street for scheduled collection not more than 12 hours before such collection is scheduled to occur. Emptied cans shall be removed from the edge of the street as soon as practicable following pickup by collectors. I know a lot of you leave very early for work. The night before is acceptable, just be aware of the winds. If your trash company allows you to tie your lid down, please do so. A bungy and a small drill hole through the lid work great. Springs Waste would not allow this. The company that bought them out has no problem. Once your trash is picked up, please move your trash back to your home and away from the street.

## Website: [www.southforkpoa.com](http://www.southforkpoa.com)

Remember you can get almost any answer you need from the Southfork website. This site also contains any forms you may need. You can print

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an Architectural Control Committee (ACC) form, complaint form, or look up covenants.

## Why do we talk about our covenants?

This is a simple answer.

Houses are continuing to sell for high prices and in record time. We have topped the \$500,000 mark. One reason is because we have horse properties. Another is that we are a clean community that respects the way we are viewed when people come to look at homes that are for sale. Remember, cars need to be registered, licensed, and owned by the homeowner. This includes RV's and trailers. Properties need to be mowed and kept up. This is in the covenants. Un-mowed lots are also a potential fire hazard.

## ACC Form: Important

Remember that you need an ACC form for any changes to your property. This is for any type of construction, some landscaping, and painting of your house and outbuildings. Listed below are the covenants that cover this. We have a majority that follow this. Then there are a few that do not think the covenants apply to them. Remember, the ACC committee approves plans. It is still the responsibility of the homeowner to get county approval and permits.

## 15. Architectural Control Committee:

a) An Architectural Control Committee of three persons is hereby created. Said committee shall exist and exercise the controls herein provided for Southfork Homeowners Association Restrictive Covenants Last Update 11/11/16 Page 8 of 26 For reference only, not a legal copy a period of 30 years from the date hereof. The Declarant shall initially appoint the three members and those

members during the period of Declarant control.

c) The Board shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the Architectural Control Committee.

d) The Architectural Control Committee is created to promote conformity and harmony among structures within Southfork Subdivision as to external design, quality and type of construction, materials, color, location in relation to surrounding structures, height, topography, grade and finished ground elevation and all aesthetic considerations herein set forth. No structure shall be constructed or exist on Southfork, except on any portion of Southfork while owned by a county or other political subdivision of the State of Colorado, except in strict compliance with this Article and until the requirements thereof have been fully met and until the approval of the Architectural Control Committee has been obtained.

## Important, I wanted to include it again:

**Kindness** The board is made up of volunteers that do this on their own time. We do our best to please everyone and answer questions to the best of our ability. Since I have been President it is a rule on the board that none of us has any more authority than anyone else. In other words, any of us can decide and the board will stand behind it. This is so you as a homeowner do not have to chase down a specific member to get an answer. If you get a board member that may not know the answer, he or she will give another member a call and we will make sure we get the correct information to you. If you need me, my personal phone number is (719) 660-2787. Please give me

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a call. I normally get back to you within a couple of hours if I don't pick up the call right away.

## Volunteer

This is a fantastic proposal from one of our homeowners. Daun Fleming is offering his services to our residents again this year to assist them in mowing their property. He will cut the grass but no trimming or weed whacking. This service is for people that are unable to mow because of physical or medical limitations and are unable to pay. Donations are always welcome. Daun's brother-in-law is also willing to help people who need assistance with repairs to mowers or small engines. The only cost for this service will be for parts. Contact info: 719-761-8986

## Speeding

Please slow down. There are so many community members, children, and pets around. School is back in session and kids are out in the morning and afternoon. There is no good reason to speed within our neighborhood. **The speed limit is 25 not 40 and above as some people think.**



Sometimes we just need a little humor.

Southfork POA 2022 Budget	
Fiscal year: May 1st until April 30th of accounting year. The actual accounting year is from January 1st until December 31st of that accounting year	
Checking and Saving Balance This balance may change from expenses not counted in 2021.	\$19,907.63
Insurance	\$850.00
Website	\$100.00
Legal Fees - Small Claims Court	\$200.00
Mail Box at UPS Store Thru 7/23 Actual (\$252)	\$384.00
Postage and Mailings	\$600.00
Office Supplies	\$500.00
Phone	\$240.00
Mowing	\$3,000.00
Accountant	\$1,200.00
Online Payments	\$250.00
Tax Prep	\$300.00
CONO Annual Fee	\$100.00
Meetings: Misc Food and Drink	\$200.00
Hosting Gift Cards	\$100.00
Secretary of State	\$10.00
Dept. of Regulatory Agencies (Dora)	\$40.00
Total of this year's budget	\$8,074.00
Projected from collection of dues. \$60.00 from each property.	\$10,500.00
Totals from Dues and Banking Accounts	\$30,407.63
Projected total for ending balance December 2022	\$22,333.63
Totals subject to change with prices and unexpected expenses. <b>Entrance signs \$3,300 approved in 2021</b>	

**Stay safe, be careful, see all of you at the next homeowner meeting.**

*John Sabell*

**Pres. SFPOA**

**(719) 660-2787**

**jsabell@elpasotel.net**