

## Southfork Property Owners Association

John Sabell    Jake Gerow    Craig Ashcroft    Paul Zimmerman    Lyle Scott    Deby Sabell  
President    Vice President    Treasurer    Technology    Member at Large    Secretary

### Southfork Residents,

We are losing Eileen Williams and replacing her with Craig Ashcroft. We want to thank Eileen for all she has done for the board and the neighborhood.

### Home Owner's Meeting and Garage Sale:

We are going to have both a homeowner's meeting and Garage Sale this year. Enclosed is a self-addressed stamped card that has dates on the back. For the homeowner's meeting this will also be a BBQ event for residents of Southfork. Please choose a date that works. There will also be a place for you to put how many people are attending. Again, this is for Southfork residents only (kids welcome). The Garage sale will have two dates to choose from. We are only having one weekend. We can have a second weekend if we have a commitment from the homeowners to make it cost effective.

### White Perimeter Fencing

Repairs are starting the middle of June. We will need some volunteers to help with the repairs. There will also be a place on the card if you are available. Because of the cost, this will be the least expensive way to repair the fence. All broken caps will be replaced. Holes will be patched. Rails that are extensively damaged will also be replaced.

### Quick Reminder

Please watch your speeds, all the little ones are out for summer break. We will be discussing this at the July meeting. I have received both calls and letters of concern from residents of the speeds on Southfork. Most of the complaints are on the lower half. The sheriff is aware, and we are hoping they can help.

### Mowing:

We have contracted the same person that we had last year for the mowing of Southfork. He will be mowing the perimeter that borders both Falcon Highway and Curtis Rd. He also will do the exterior sides of the two holding ponds. He will also pick up and remove trash that accumulates in these areas and haul away at no extra cost. The cost was \$600.00, the same as last year.

### Dues

The second notice for dues is included with this news-letter. No late fee will be added to the second notice. Unpaid dues will need to be paid by June 30th to avoid a \$25.00 late fee. Any residents that owe two or more years will be sent to small claims court for collection of past dues. The board is willing to work with any resident to avoid this. We will do payment plans, forgive late fees, or work out a plan that works for you. Remember this was the remedy that was voted on at a homeowner's meeting last year. Those that are past due for more than one year need to contact the board at 719-884-1262 ASAP. These accounts will be turned over 30 days after the final notice. Those that are current receive an invoice that will have a \$0.00 balance that you can keep with your records.

### Architectural Committee

Remember you must submit an ACC form prior to putting up any structure or fence on your property. You can find the form on [www.southforkpoa.com](http://www.southforkpoa.com) website. Thank you for your participation. We also need volunteers for this committee to help review submitted forms. Please contact the board if you are interested.

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### Storing of equipment and vehicles not owned by owner of property. 5.1.39.

Parking, Storage and Repair of Vehicles and Machines, Personal (A) Standards Applicable in all Zone Districts (1) Allowed Vehicles Boats, trailers, recreational vehicles, stock automobiles, ski mobiles and all terrain vehicles owned by a property's owner or occupant may be stored or parked outdoors in any zone district provided the storage or parking meets the standards listed in this Section.

### Storage of non-usable RV's, cars, or equipment 5.1.39B2

Inoperable Vehicles and Vehicle Parts. The outdoor storage or parking of any inoperable vehicle or recreational vehicle and the outdoor storage of any vehicle parts, shall be prohibited on any lot or District. This is explained in our covenants. 21.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. You can work on vehicles inside of your garage. Abandoned or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of Southfork Subdivision.

### Southfork is zoned RR.2.5

This means Rural Residential with 2.5 acres. The reason I am bringing this up is because in the past we were allowed only three large animals plus dogs and cats. Nothing else. The covenants were amended that we could go to a fourth horse for families with children. We really wanted to keep three at the most, mainly over the size of property and supplementation of food for the horses. That is not a board problem, but a

county issue. We were also zoned in a Hobby Farm district. This means that you can have small animals for your use only.

You cannot breed or sell animals for income. It will be the responsibility of the homeowner to follow the guidelines set forth by the county and to comply with Hobby Farms requirements.

Please fill out the back of the enclosed card and place in the mail. It is already addressed and stamped.



Homeowner's Meeting & BBQ



July 20<sup>th</sup> or 27<sup>th</sup> to be announced  
Please bring your own chairs



August 3<sup>rd</sup> or 10<sup>th</sup> to be  
announced