

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

Community Garage sale Sept 11th and 12th – see back for details

On August 2nd we held our first homeowners meeting under the newly elected board. We had a good turnout and were able to start the process of refunding dues from 2009 and 2010. As of August 24th about 95% of all refunds have been processed and delivered. If you think you are due a refund and have not received yours, please wait until after September 1, 2010 and contact the board. The minutes of the meeting are on the back of this newsletter. We will be having a second homeowners meeting in October or November with a time and date to be announced at a later date. I want to apologize for the length of this last meeting but we had numerous issues and they needed to be covered completely. All future board meeting will have a one hour time limit with a 15 minute question and answer period following. We found it very difficult to stay on course while answering questions during the meeting.

Dogs

During the meeting we had numerous complaints about the amount of loose dogs within the community. I recently talked with the El Paso County Animal Control; I found out that dogs are **not covered** by the open range law. Dogs need to be kept on the owner's property and not allowed to run loose. Ownership of dog/dogs comes with responsibility and that responsibility is with the dog's owner. Remember you as a pet owner are responsible for any damage or injury caused by your pet.

- **Section of covenants:**

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.

Non-Operating Cars

El Paso County Code Enforcement has been notified about the numerous cars, trucks, and unlicensed vehicles within the Southfork Subdivision. These vehicles are not allowed by our covenants and are against code regulations with El Paso County. The board has agreed and this is within the regulations of the county; if the vehicle cannot be seen from the street it will not be issued a summons. Please keep your hobbies yours, not the communities.

Vehicle Rules within Southfork

Again I will bring this up, **THE SPEED LIMIT WITHIN SOUTHFORK IS 25MPH!** 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. I live on Southfork and the speeds at times exceed 50-60 MPH with some of the residents in the lower half. 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.

The Boards Responsibility

The board can only enforce the rules and regulations within the four corners of the covenants. We cannot and will not get involved with neighborhood disputes that are better handled by homeowners or in limited cases the El Paso County Sheriff. This includes property line disputes, unlicensed vehicles (quads) being driven on the street, or any violations in the law. If you call the board we will ask you to handle it by calling your local Sheriff's department.

Past Dues

We will continue to put liens on properties that have past dues owed the Southfork Property Owners Association. With the new laws that have been enacted by the State of Colorado you cannot claim you do not belong to an association. This association has never been inactive including the name change from Southfork Homeowners Association to its current name Southfork Property Owners Association. All paperwork is filed with the state and is in accordance with the current laws. It is becoming an option to take these few homeowners to small claims court and all cost will be incurred by the homeowner. Letters of past dues will be sent out in September and homeowners will have 30 days to make arrangements. Past records show all of these homeowners have been notified in the past through the lawyers retained by the association. We are willing to work out an arrangement with any homeowner not in compliance.

Highlights of Minutes from August Homeowners Meeting(Complete minutes available upon request)

Board members described duties on board:

- Michael discussed his duties as Vice President, ground maintenance and how to fill out homeowner info sheet, he will also be joining the Architectural Committee
- Jennifer discussed her duties as Secretary as well as newsletters, social events, and welcome baskets
- Paul discussed his duties as Web/Computer tech and the website
- Chrys discussed her duties as Accounting, updating the books, computer software, and refunds – Budget vote was held – Debbie Boston seconds and 2010 Budget is approved. (All homeowners present voted Yes)
- John discussed his duties as President, focus of the board, violations, new ideas for remainder of 2010, dues possibly going down to \$60 a year, and next meeting to be held in Oct/Nov to vote on 2011 budget

Homeowners Questions & Complaints:

- Problems getting onto community website with passwords
- Lucy Ln. needs back field to be mowed
- Three dogs jumping a homeowners fence every day
- Problems getting in touch with Architectural Committee
- Removal of barbed wire on vacant lot when sold
- White fencing – contact board with any problems
- Plugged culverts – center to street is county owned, homeowner is responsible for maintenance
- Opening of fire hydrants is causing washouts on some properties
- Abundance of ATV's – call sheriff's department if found to be speeding or unsafe behavior
- What projects must be approved by Architectural Committee

Community Garage Sale

September 11th and 12th 2010

We will sponsor a garage sale that will include ads run in the local Falcon Flyer and the Gazette. The garage sale will run from 8:00am until 5:00pm both days. If you are interested in participating please call (719) 884-1262. Please leave a message for which day/days you plan to sale and your address so we can include it in the flyer we will be handing out. We will include you in the area map that we will give out to all participating home owners so customers know how to find you.

Have a great summer or what is left of it and please don't hesitate to call with your questions or concerns. Our goal is to return all phone calls within 24 hours.

John Sabell

John Sabell President SFPOA