

Southfork Property Owner's Association

11605 Meridian Market View, Unit 124, PMB 147, Falcon, Colorado 80831, 719-884-1262, www.southforkpoa.com

John Sabell President	Jake Gerow Vice President	Craig Ashcroft Co-Treasurer	Stephanie Sylvia Co-Treasurer	Paul Zimmerman Technology	Diana Stone Secretary	Lyle Scott Member at Large	Elaine Ward Member at Large
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Architectural Control Committee

Daun Fleming

Justin Conway

John Sabell Alternate

Fall 2021 Newsletter

Garage Sale

We will finally be having our annual Southfork Community Garage Sale again this year. It will be Saturday and Sunday the 25th and 26th of September. It will be listed in the Colorado Springs Gazette, Nextdoor Website, and Facebook. I will be making a map of our community and mark all the houses that are participating. I will need you to register with me to get on the map. I just need your address.

Call me: 719-660-2787

Email me: jsabell@elpasotel.net

New Members on the Board and ACC

Stephanie Sylvia: Co-Treasurer

Diana Stone: Secretary

Elaine Ward: Member at Large

Justin Conway: Architectural Control Committee

Collection of Dues

The online option this year was a success with over half of all dues collected via the Internet. As of today we have only six outstanding invoices within Southfork. The total dues outstanding are \$525.00. This is the lowest amount ever owed on back dues within a fiscal year.

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.

Solicitors

When the last hailstorm came through so did the masses of roofers and contractors. Many years back it was voted on as a community that solicitors would not be welcome in Southfork. During that week I had many calls from homeowners complaining about the many solicitors coming to their homes. I talked to many of the contractors, they felt they had every right to be here. They felt they were not soliciting but offering a service. Either way most homeowners were pretty upset with the amount of people coming to their door. What made it worse was the same company was coming to the doors repeatedly. I called the sheriff for clarification on how this works within a community that is clearly marked, "No Soliciting." I was surprised by his answer. Even with our signs we cannot stop solicitors from entering our community as we have public roads. His suggestion was to put a sign up at the entrance to our driveway that states, "No Soliciting and No Trespassing." Doing this makes them trespassers when they come up to your door. This will not work for religious, political, or other noncommercial solicitations. Remember most scammers are these solicitors that show up right after a disaster and claim to be legitimate companies.

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Mowing

We were extremely pleased with Jack Pring over the past few years. I was informed in March of his passing. Jack and his wife will be missed. Not only for the job they did, but also for being fantastic people to get to know. We hired a new company this year to do the perimeter mowing. Their name is, "The Fairy Yardmother." We are going to stay with them next year to evaluate their work.

Complaints

At the last board meeting prior to the pandemic we 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 would not give out the names, address of the complaint, nor the person that sent in the complaint form. 1 and 2 will not be listed again after today.

- 1) A business that was supposedly running out of a garage and numerous unlicensed cars on property.
 - a. Worked out between neighbors with no more complaints
- 2) A large storage trailer on a property not matching the home colors. Also questions if this was a storage container.
 - a. Verified it was a storage container and was painted to match house
- 3) 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.

- a. No progress after numerous letters and commitments, fined \$500 and going to court.

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 make a decision 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.

The reason I am bringing this up. I received a letter that was filled with, "F bombs." I won't go into what it was about. Anyone who knows me can call or email me and I usually get back to you within a couple of hours if I don't pick up the call right away. There are times it takes me longer if I am out of town. The point is, nobody on this board should have to put up with someone talking or writing a letter to them in this way. If I have a board member talk to a homeowner that way, he/she will be removed immediately. I think that is enough said on this.

White Perimeter Fence

In all 16 years I have lived here nobody had ever run into the white perimeter fence. This year we are now up to three people that have somehow managed to leave Falcon Highway and travel 60 feet diagonal and hit the fence. We no longer can

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carry insurance on the fence so all repairs will be paid for out of our budget. It has cost us over \$2000 so far.

Status Letter

When a home sells in Southfork the association must provide a Status Letter to the company that is doing the closing paperwork of the sale. This past year some of the houses that sold had many years in the rear of past dues. In the status letter the association can list for collection all past dues and late charges. Because of this we were able to collect over \$1500 in past dues from the sale of homes. We also charge a fee of \$100 for the status letter. The amount we collected with this fee almost covered our full cost of having an accountant.

Website

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

Volunteer

This is a fantastic proposal from one of our homeowners. Daun Fleming is offering his services to our residents 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. Dan'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

Culvert

Diana suggested we find someone in the neighborhood that can help with the maintenance of cleaning out the culverts at the end of the driveways. The county is responsible to keep them open. In other words, they clear the dirt at both ends only. It is the responsibility of the homeowner to keep the inside free and clear of debris. If we have a community person that would like to do this, please notify the board and we will post information on our website for the community. This will not be a free service so if you are interested in doing this also come up with a fair price.

Gift Certificate

At the homeowner meeting it was brought up. Voted on and approved that anyone hosting a homeowner meeting will be given a \$50.00 gift certificate of their choice. We also approved that one was given to the residents of the last meeting that included the barbeque.

Selling of Homes

Houses are continuing to sell for high prices and in record time. One reason is because we have horse properties, and 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. Violation letters will be going out this month. Un-mowed lots are also a potential fire hazard.

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Budget Approved for 2022

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.	\$19,562.00
Insurance	\$850.00
Website	\$100.00
Legal Fees - Small Claims Court	\$200.00
Mail Box at UPS Store	\$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	\$30,062.00
Projected total for ending balance December 2022	\$21,988.00
Totals subject to change with prices and unexpected expenses.	

Garage Sale

September 25th and 26th

8:00 am to 4:00 pm

Register by:

Calling 719-660-2787

Email:

jsabell@elpasotel.net

Leave your address!

GARAGE SALE



Stay safe, slow down, and please watch for our children while they are walking home in the streets.

Please call 719-884-1262 with any questions on the newsletter