

# Elk Falls Bi-Monthly



Elk Falls  
Property  
Owners'  
Association

October 2017

## Annual Picnic –

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The Annual Picnic was again a big success and enjoyed by many neighbors. We would like to thank the Davis family and Dave Buck for hosting such a wonderful event. Additionally, we would like to thank Ted Hammon and Paul Presley for cooking not only the hamburgers and hot dogs but some delicious antelope. You can always count on Ted to surprise you with something special. Many thanks to Suzy Nelson and Paul Vastola for supplying a magnificent variety of music. For those of you not able to make it, you missed out on a beautiful spread of wonderful side dishes.



## Annual Meeting Highlights -

- At the annual meeting the attendees voted on moving the annual meeting to the first Sunday in May. Historically, the annual meeting has been held the weekend after July 4<sup>th</sup>. This was agreed upon because most of the residents owned cabins at the time and they visited for the holiday week and weekend.
- A committee was formed to review the legalities and impacts of AirBnBs in residential neighborhoods and will report their findings at the next annual meeting.
- Newsletter goes bi-monthly.

## **Greeting From Elk Falls Property Owners' Association President –**

President:  
*Tom Duffy*

Vice-  
President:  
*David DiMeo*

Treasurer:  
*Renae Braun*

Roads:  
*John Nelson*

Secretary:  
*Christine  
Groves*

It's my privilege to speak to you as the new president for the property owner's association board in our lovely community. By way of introduction, my family and I have called Elk Falls Ranch home since the spring of 1997, we raised a family here, and we have grown to love the unique lifestyle the area has to offer. Like you, there are many charms that drew us to our home here twenty years ago and we hope to retain the quality of life "The Ranch" offers going into the future. You have to admit that the great neighbors, natural beauty, and relative peacefulness of the community is a big plus.

It may be my imagination, but based on the number of new mailbox locks I've installed in the past few months, we seem to have a lot of new people moving into the neighborhood which is fantastic. I sincerely hope that folks are taking a little time to introduce themselves and get to know their neighbors. One of the things we've loved about the community is that people watch out for each other here when we are dealing with forest fire evacuations, blizzards, or other calamities. I've learned that a little communication goes a long way. Which brings me to the primary point of my letter today.

I'm a firm believer that a lot of issues can be resolved through informal conversation over a cup of coffee or an adult beverage and that not every disagreement requires a lawyer or a change to our covenants to resolve. Recently I was approached by a member of the community about the possibility of changing the covenants so that each household is limited to three dogs. I discussed this with the board and did some research on the matter to better understand the issue.

Here's what I know. Our community is broken up into three blocks, Blocks 1, 2, and 3. Block 2 sits exclusively in Jefferson County, Block 3 exclusively in Park County, while Block 1 straddles the county line. Since the most recent issue on dogs arose in Block 2, I contacted the zoning people at Jefferson County and learned a little about zoning and the rules on domestic animals. The eastern portion of Block 1 is zoned Mountain Residential (MR) 3 while all of Block 2 is zoned Agricultural (A) 2. Jefferson County's rules on keeping domestic animals is that if you are zoned MR-3 then you are limited to three dogs, cats, potbelly pigs and similar animals. If you are zoned A-2, and live on over an acre of land, then there is no limit on the number of dogs, cats, potbelly pigs and similar animals you can keep. For residential areas in Park County, if residents live on less than ten acres, then they can have up to six domesticated animals. Needless to say, the county rules on domestic animals are bit cumbersome for our small community.

As for the current Elk Falls Ranch covenants, except for horses, we do not limit the number of domestic animals a household can keep, while we do limit the types of animals. Our covenants also have, what is essentially, a grandfather clause under "Nonconforming Use" which would allow people who are currently conforming with the covenants to continue to do what they are doing into the future.

Our covenants do state the following on noise: "Any frequently recurring noise which can be heard by adjacent or nearby property owners shall be subject to abatement at the insistence or action by such adjacent or nearby property owners or by the Association." The covenants for Block 2 also state the following on nuisances: "No noxious or offensive activity shall be carried on any Lot, nor shall anything be done which is or may become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other Owners in the enjoyment of their Lots." And on animals, the covenants state the following: "Household pets must be kept at all times within the Owner's property lines unless accompanied by and under the Owner's control."

So when I take all of this into consideration, it's my opinion that we have remedies that already exist in our covenants to deal with the possibility of roaming dogs or dogs that are noisy or a nuisance. Although it's each property owner's right to bring up such issues for a motion at our annual meeting in May, I'm not convinced that changing the covenants would be the best solution to any real or anticipated problems with dogs. On the other hand, I am convinced that if each of us works to be a good neighbor, communicates, and considers the impact of our actions (or our pet's actions) on the quality of life of the people who live around us, then we can resolve these matters quickly, simply, and informally. No lawyers or covenant changes required.

Perhaps this topic is a bit weighty for my first letter as your board president, but it is my intent to try to resolve things early and at the neighborly level if possible. I look forward to working with you over the next year.

Regards  
*Tom Duffy*

## **New Board -**

A new board was voted on at the Annual Meeting, Sunday, July 9<sup>th</sup>. They are as follows:

Thomas Duffy, President, 303/838-0662  
[thomasmtnman@aol.com](mailto:thomasmtnman@aol.com)

David DiMeo, Vice President, 720/924-3942  
[dadimeo@exede.net](mailto:dadimeo@exede.net)

John Nelson, Roads, 720/484-8870  
[johndavidnelson@gmail.com](mailto:johndavidnelson@gmail.com)

Rena Braun, Treasurer, 303/816-4314  
[renaejbraun@earthlink.net](mailto:renaejbraun@earthlink.net)

Christine Groves, Secretary, 303/838-1224  
[cg@ChristineGroves.us](mailto:cg@ChristineGroves.us)

## **Halloween Parade -**



The Halloween Parade started as a small little parade with one truck and one trailer. It has now grown to more than 3 trucks and trailers loaded with kiddos throughout the neighborhood. It will start out at Randi Boldra's home, 34144 Rock Creek Road, the corner of Upper Ranch and Rock Creek. The trailers pull out on Saturday, October 28th at 3:00 p.m. sharp with the hopes of being done by 6:00 p.m. This unique experience is enjoyed by all, as it winds around the neighborhood! You will hear us coming honking and hollering all the way. Please meet us at the end of your driveway to give treats to all those smiling faces. After the parade plan on joining us for a hot bowl of chili, hot dogs, and shared conversation with neighbors dressed up as ghost, goblins, super heroes and princesses. Want to volunteer to set up, cook, drive, or have ideas? Contact Dr. Peter Braun at his Chiropractic Office, Phone: 303/838-0990.



## Mountain Living -

There's a long list of mountain sports that just wouldn't be possible without, well, mountains. And these sports sure do the body good — an hour of hiking burns around 500 calories and an hour of mountain biking torches nearly 600, for instance. Skiing burns more than 400 calories and rock-climbing burns around 750 calories an hour. Plus, of the 10 most active states in the U.S., four are Mountain States and two feature at least one of the 50 highest mountains in the country. Source: Huffington Post

## Welcoming Committee -

Did you know that Elk Falls Ranch has a Welcoming Committee? The committee consists of Christine Groves along with Ross and Nita Folkers. If you are interested in getting involved please contact them. As you can tell by the number of for sale signs, they aren't very busy.



In September they welcomed: The Matt, Taylor and their two children Hattie in 6<sup>th</sup> grade and Jasper in 3<sup>rd</sup>. They are loving their new home at: 34677 Circle Drive.

If you see a neighbor moving in or out please let the committee and the new neighbor now about this valuable resource.

## Contractor Corner -



Have you had a contractor or someone doing a service for you that you would like to recommend or just get a shout out to? Do you yourself offer a service that is valuable to the community?

We can post anything from dog walking to those that perform services for a living. This would be the place to your neighbors know about great people and good work.

## Firewise -

At the annual meeting the torch for the Firewise committee was handed to Bob Fletcher. Bob is currently working with Elk Creek Fire District to put together an education program for our renewal certificate. Details will be forth coming once he gets a date set. Additionally, Bob is going to be writing a segment for each newsletter about Firewise. Look forward to hearing from Bob right here. Bob can be reached at:

[Robertbfletcher68@gmail.com](mailto:Robertbfletcher68@gmail.com).



## Recipe -

### **Pan-seared, Petite Argentine Scallops in a Saffron-Infused Orange Cream Sauce**

This Truly is Quick, Easy and Delicious

Serves 2

#### **Ingredients:**

½ lb of scallops  
¼ C clam juice  
½ C orange juice  
¼ t saffron  
½ C cream  
1 T butter



#### **Directions:**

Fry scallops in pan, set aside and keep warm.

Reduce clam and orange juice mixture by half.  
Crumble saffron into reduction and add cream.

Reduce again by half.

Remove from heat and whisk in butter.

Mix scallops and sauce.

Serve over noodle of your choice. We make zucchini noodles.

Garnish with diced red pepper and herbs.

**The Elk Falls Property Owners' Association is a non-profit corporation in good standing since 1965. The intent of the corporation is to preserve the integrity of the area and lifestyle.**

**The corporation was formed and incorporated for:**

- 1. The promotion, improvement and protection of property values in the area represented by the Association by maintaining the area as a highly desirable single dwelling residential neighborhood possessing features of extraordinary value and improvement, maintenance and**
- 2. The repair of all roads and all ongoing maintenance within the area represented by Elk Falls Property Owners' Association.**

***Do you have a column you want to write, something you want to share, a story you want to tell?***

***Send it to [cg@ChristineGroves.us](mailto:cg@ChristineGroves.us) by the 21<sup>st</sup> of odd numbered months and we will get it in the next newsletter. Newsletters are published the first day of even numbered months. Next publication - December 1<sup>st</sup>.***

*love to color –*



**Rocky Mountain National Park, Colorado.** The massive grandeur of the Rocky Mountains may be viewed from Trail Ridge Road, which crosses the Continental Divide. Established in 1915, the park features mountain peaks

towering more than 14,000 feet above sea level. Wildlife and wildflowers in profusion greet the summer visitor. Horses with guides can be hired at two locations within the park, which covers over 260,000 acres.