



Special points of interest:

- Board Notes
- Firewise
- Annual Picnic
- Short-Term Rentals

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Important Info for the Holiday and Annual Meeting

Remember no fireworks or discharging of firearms are allowed in Elk Falls Ranch. Be safe, fire up the grill and enjoy living in a Rocky Mountain paradise.

As of July 1st, the new Colorado regulations will be in effect for growing marijuana. All residential properties have a maximum of 12 plants. If you suspect a neighbor (Park or Jeffco) is exceeding this allowed number, you can anonymously contact West Metro Drug Task Force [303-424-4779](tel:303-424-4779) or tips@westmetrodrugtaskforce.org. All complaints will be investigated within 30 days.

Everyone is encouraged to attend the annual meeting on July 9th to express their opinions and vote on EFPOA issues. If you can not attend, you can sign your proxy and give it to a trusted neighbor or drop it in the proxy box by the mailbox for the Board to cast your vote. Please note - we don't allow attending members to present / read letters out loud for a non attending member during any discussions. Show up to make your opinion count.

We are requesting volunteers to help clean the entrance of the EFPOA culvert located by your home on July 8th. Simple process of moving any visible debris i.e. Branches, sticks etc. that may be blocking the water from entering the culvert. We are NOT asking you to clean out a clogged culvert, just improve the drainage access to avoid road washout when the monsoon rains start (per Pinecam, hopefully mid July). We are planning to have a Fall road grading and have all the ditches pulled.

As soon as we get some rain, the EFR road drag volunteers will be towing a heavy piece of iron around the neighborhood to reduce the washboards. Wait for them to stop then pass slowly in safe conditions. **Please remember the speed limit is 15 mph on the Ranch.** Speeding creates more washboards.

David Crespo
President - on behalf of your EFPOA



Firewise Volunteers Needed!

With the support and participation of Elk Creek Fire Protection District and a handful of energetic participating Elk Falls neighbors, we were able to apply for and qualify as a NFPA Firewise Community in 2009. The mission of our organization was and is to encourage wildfire safety and awareness in Elk Falls Ranch. Hands-on mitigation work and education are our primary resources. We have continued to qualify for this distinction each year since the time of inception. Over the past eight years our community has, to its credit, committed thousands of hours and dollars to this effort. We are all safer for it.

While we truly believe and support this cause and the benefits it brings to our neighborhood, we believe it is time for us to step aside in an official capacity from this committee. We sincerely hope others will be willing and able to take over the responsibilities of this worthwhile endeavor.

The duties include:

Receiving and maintaining a database of information regarding time and monies spent in fire mitigation work by those within Elk Falls POA;

Submitting this data to the NFPA each fall as part of the Firewise status annual renewal process;

Conducting a community project for the purpose of fire mitigation work as well as related information and education;

Reviewing and perhaps updating the initial Community Assessment and Community Plan.

We would be pleased to assist and support any person/persons in the transition that might follow for the committee. We believe this to be a valuable, worthwhile program and hope to see it continue.

Marie and Mike Hensick

Annual POA Picnic Scheduled for 9 September

The EFPOA annual picnic has been scheduled for Saturday, September 9th from 2:00 to 5:00 PM at the Davis Ranch. Bring your potluck item, something to drink and family (**no dogs**, please!) for an afternoon of food and fun! EFPOA will supply burgers, hot dogs, condiments, plates, grills, water and soda.

As always, the EFPOA thanks the Davis family for graciously donating the use of their beautiful, historic ranch for our annual gathering. We truly have wonderful neighbors in the Davis family and Dave Buck!

GAMES NEEDED FOR THE ANNUAL PICNIC!
If you have any lawn games that we could use for the picnic, please bring them!



Short-Term Rentals: Subject for Annual Meeting

Hello neighbors,

My name is Charlotte Winzenburg. My husband, Jim, and I have owned a second home at Elk Falls Ranch since 1999. Our primary residence is in Denver. I would like to give some thoughts to you on the topic of short term rentals, STRs, as I was active in Denver's development of the STR ordinance and regulations and serve on the Denver Department of Excise & License's Advisory Committee on Short Term Rentals.

Around 4 years ago, we began to hear a lot of complaints about the negative impacts of short term rentals on neighborhoods. The Denver Zoning Code did not permit rentals of less than 30 days. Issues ranged from large groups intent on partying all night, parking problems in neighborhoods, abuse and littering of properties, operation of commercial uses in residential neighborhoods, the concern neighbors had of strangers coming and going with no idea if they might be a source of danger to residents. Imagine the consternation of one homeowner who regularly saw groups of up to 20 renting the large home next door for a weekend of heavy partying indoors and outside. Because Denver Neighborhood Inspection Service didn't work weekends, it took him 2 years to get the STR shut down.

Denver Inter-Neighborhood Cooperation, a coalition of registered neighborhoods, formed an ad-hoc committee, on which I served, to address the issue. The committee researched STRs in cities around the country and the attempts to regulate them. We attended the meetings of the Denver City Council Committee that studied the STR issue and contributed to the development of an ordinance that was passed a little over a year ago.

Some of the issues that were on the table.

Should STRs be banned? It was determined that would be almost impossible in a city of Denver's size but they could be regulated.

What type of residence could be a STR?

The primary residence of the property owner or, a long-term tenant who had written permission of the owner provided most protection for neighbors and the property.

A short term rental without a primary occupant is basically a motel. It is a commercial use that is not allowable in Denver's residential zone districts.

How many days of a year could the residence be rented without the owner on site?

Most cities, such as Portland, Or, Austin TX, and New York City, that have attempted to regulate STRs have had mixed success.

Regulations often are too complicated and expensive to interest hosts.

Enforcement of regulations wasn't always effective.

The platforms, like AirBNB, don't give property addresses, the name of the host or a photo of the exterior of the home on ads.

Some hosts who rented out rooms reported that the income was needed to maintain their lifestyle and they enjoyed meeting the visitors and sharing their home with them.

Hosts of STRs weren't collecting and paying lodging taxes to the City and State.

What about HOAs? Most HOAs that we heard from prohibit rentals of less than 30 days. In single family neighborhoods STRs are relatively easy to identify. In large multi-family complexes, they can be very difficult to identify.

If you want to learn more about Denver's STR ordinance and enforcement, go to www.denvergov.org and search for short term rentals. There you will see the ordinance, the licensing process and the minutes of our Advisory Committee.

To my knowledge neither Jefferson or Park County regulates short term rentals. STRs are very common in the resort areas in the state and generally are regulated by local governments. VRBO started in Breckenridge.

I don't believe Short Term Rentals are in the best interests of our HOA. We have no county government support for regulating them.

Modifying our covenants seems to be the only avenue open to us to us which could make our issues with Lower Lake Ranch seem like a walk in the park.

I am happy to correspond with anyone who has questions or, to be available at the Annual meeting for questions.

Charlotte Winzenburg
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**ELK FALLS RANCH
PROPERTY OWNERS
ASSOCIATION**

President: David Crespo
Vice-President: Tom Duffy
Treasurer: Renae Braun
Roads: Merle Lehmkuhl
Secretary: Cyd Lantz

**We're on the web!
Elkfallspoa.org**



Elk Falls Ranch Property Owners' Association

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.**

Recipe of the Month: Fish Bait Dough Balls

Ingredients:

1/4 lb. processed cheese
2 garlic cloves, minced
1 cup flour
1/2 cup light corn syrup
1 cup cornmeal



Directions:

1. Cut processed cheese into 1-inch cubes. Place them into a microwave-safe bowl and heat on high power for one-minute intervals until the cheese has melted.
2. Add the minced garlic, flour, corn syrup, and cornmeal to the melted cheese.
3. Pour 1 cup of water into the cheese mixture. Stir to combine all the ingredients, then slowly add another cup of water until the mixture has the consistency of bread dough.
4. Bring a large pot of water to a boil. Divide the dough into balls approximately one inch in diameter and drop 5 or 6 dough balls into the boiling water. Cook until the dough balls float to the surface, approximately 2 minutes.
5. Remove the dough balls with a slotted spoon and place on paper towels to dry.

Store the dough balls in a plastic storage bag in the refrigerator; they should stay fresh for up to two weeks. The dough balls may also be frozen for future use. Make sure to thaw for 24 hours prior to use.

Experiment with the ingredients to perfect the recipe for your fishing needs!