



Special points of interest:

- Annual Meeting
- Board Notes
- Shred-A-Thon

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EFR Annual Meeting Could Redefine Your Neighborhood

During our July 9th annual meeting, several topics will be introduced, discussed and voted upon that will affect every homeowner. While this newsletter or an email thread are not the format for discussing these critical decisions, the EFPOA Board wanted to provide the membership with an overview of potential changes and their affect on Elk Falls Ranch.

1) Our Bylaws stipulate the annual meeting will always take place on the second Sunday in July. This was enacted when most of the properties were owned as summer cottages. Since July is a busy vacation month for most of the members, we may propose changing the date to the second Sunday in September to accommodate more attendees.

2) Many of you received an email from Steve and Sophia Eagle requesting support for their proposed doggy day care business. After careful consideration of their request for a personal variance from the Covenants, the Board explained in detail to them why we could not provide a variance nor allow non-residential use of their property due to covenant restrictions. Our Bylaws and Covenants would need to be substantially changed to allow ANY non-residential use of property in the EFPOA. Elk Falls Ranch was developed, and the Bylaws drafted, to separate our residential neighborhood from adjoining commercial uses. Our Articles of Organization emphasize that, stating the primary purpose of our Association is 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." The Board's decision was instructed by this express purpose of the Association, as have the decisions of prior Boards over nearly 50 years. The result of that stewardship is, at least in the opinion of this Board, a highly desirable residential neighborhood with features of extraordinary value.

A few additional considerations if non-residential use is allowed:

Exceptions to our covenants cannot be made on a case by case basis in fairness to all residents. Allowing one non-residential use for a member allows every member to start a commercial business on their property - dog day care, ATV / Auto repair, Firewood reseller, Child care, Marijuana grow house etc. Your neighbor could conduct any business not forbidden by the county. These non-residential uses will surely increase traffic and noise.

Enforcement of any non-residential use violation will be solely provided by the county in which the business is located. In Park County, the process requires a written complaint be mailed to the zoning department, which reviews the complaint and a person drives from Fairplay to view the violation. If the inspector does not see a violation from the road, they write a report stating no violation & you have to start the process over again. The EFPOA and local sheriff dept. will have no jurisdiction to address these issues. In effect, violations or abuses of non-commercial uses that impact the neighborhood will have to be addressed in civil court proceedings at the expense of the negatively impacted individuals.

EFR Annual Meeting (continued)

The Board relies on directors and officers insurance in the event we are included in a lawsuit that encompasses a property owner. Our insurance broker has advised us that if we allow non residential use, the insurance carriers will likely add exclusions to our General Liability and Directors & Officers policies - since the intent of the associations insurance is not to defend the HOA for business liability exposure. This could also reduce the number of carriers to choose from and increase our insurance costs. Due to the exclusions, each volunteer Board member would need to pay for an umbrella insurance policy to insure personal coverage. We are a volunteer Association, and undertaking these liabilities will surely discourage participation in the Association

Full disclosure will require the Board to provide all potential property buyers with a list of non-residential use properties in EFR. Additionally, your volunteer Board does not have the resources to monitor the specific details for allowed non-residential uses in Park and Jefferson County. With the inevitable issues that mixed uses will introduce into the neighborhood, the expense of professional management services that are employed by more complex Associations will probably have to be considered.

3) Several members have inquired about the use of providing short-term lodging via Air BnB or [HomeAway.com](https://www.HomeAway.com). Currently the covenants do not call out any restrictions for this use of an EFPOA property. The Colorado Supreme Court has determined this is a residential use of a homeowner's property and therefore is not governed by the non-residential designation outlined above. Does the membership wish to allow short-term renters in the neighborhood? If so, do we allow rooms for rent or only entire house rentals? Our covenants would need to be amended to specifically preclude these uses.

We have 3 different covenants (one for each Block). Consolidating or changing any of these is a large and expensive undertaking that will involve legal fees to ensure the process for amending the covenants is done properly; costs include organizing, mailing & verifying signed ballots plus recording any modifications with the State of Colorado. Does the membership want to spend the money and who will lead this effort?

Hopefully this outlines how several topics at the annual meeting could affect the character, property values and look of your neighborhood. Hope to see you all at this important annual meeting.

David Crespo
President - on behalf of your EFPOA

Next POA Meeting, Annual Meeting and Other Board Notes...

The next POA board meeting will be held at 7:00 PM on Tuesday, June 27 at the home of David Crespo, 34470 Jensen Rd.

The Elk Falls Annual Homeowners meeting will be held on Sunday, July 9 at 2:00 PM at the Elk Creek Fire Department, 11993 Blackfoot Rd. (atop Richmond Hill).

Reminder - Unlicensed Vehicles are not allowed on EFR roads. ATV's, go carts, mini bikes etc. can not be operated on the public roads throughout our subdivision.

Slash Program Update - Only 7 homeowners have expressed interest in the EFPOA sponsored chipping program. Please contact any Board member if you wish to participate. Without a substantial increase in homeowners' participation, we will revert to an organized "neighbor helping neighbor" effort with Firewise volunteers.

Shout out to **Merle Lehmkuhl** and **Cyd Lantz** for their invaluable contributions as outgoing Board members. We are looking for 3 homeowners to join the EFPOA Board. The effort is minimal (just 6 meetings per year that each last approximately 90 minutes or less) plus the perks are "unbelievable". Contact any Board member to learn more & discuss how you could help.

Thank you for the continuous effort to pick up after your dog while walking on the EFR roads. Please remember that while walking your dogs, they should be on leash or obey your **first** voice command.

POA Board Member Volunteers Needed!



Adventure! Intrigue! Prestige! Well, no... But it's a great way to serve your community and meet your neighbors! Speak to a current board member to find out more and to volunteer!

6th Annual Shred-a-Thon
 Sponsored by **CROW HILL INSURANCE**

Saturday, June 24th • 9am-noon
 At our office, located at 460 Park County Rd. 43, Bailey

Please consider making a monetary donation to Blue Spruce Habitat for Humanity ReStore, in exchange for this free community service.

ReStore will have a delivery truck on site to accept donated furniture, housewares and clothing. Please call Bryan Hutchison with donation questions - 720-341-6751.

Enter our drawing to win a \$50 VISA gift card!

PROSHRED SECURITY
 DOCUMENT DESTRUCTION AT YOUR DOOR

- A certified shredding company
- Limit of 4 medium boxes
- No need to remove staples or paper clips
- Can't shred plastic or vinyl - (3 ring binders, check book covers, CD's, DVD's, etc.)
- Everything shredded on site
- All paper and boxes will be recycled

Help prevent identity theft!
 Shred your sensitive documents in a safe and secure manner!

This flyer is printed on recycled paper.

Crow Hill is now proudly representing Hartville Pet Insurance and American Home Shield Home Warranty programs. Bring your current insurance information for a complimentary, no obligation comparison quote with our companies.

Home Owners | Automobile | Business & Commercial | Life | Condo | Long Term Care
 Renters | Motorcycle | RV & Boat | ATV | Snowmobile | Farm & Ranch | Flood

**ELK FALLS RANCH
PROPERTY OWNERS
ASSOCIATION**

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

Next Board Meeting:
Tuesday, June 27
7:00 PM
34470 Jensen Rd.

**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: Mini Quiches with Sriracha

Ingredients:

1 recipe pastry for double-crust pie
3 eggs, lightly beaten
1 1/2 cups whole milk
6 Tablespoons sliced green onions
1/4 teaspoon salt
1/4 teaspoon ground black pepper
1/2—2/3 cup diced cooked ham
1 cup shredded Swiss or Fontina cheese
chopped green onions (optional)
Asian chili (Sriracha) sauce



Directions:

1. Prepare pastry for a double-crust pie. Cover and chill about 1 hour or until pastry is easy to handle.
2. Preheat oven to 375 degrees F. Divide chilled pastry into 18 portions; shape each portion into a ball. Place a ball in each of eighteen 2 1/2-inch muffin cups. Gently press dough onto the bottoms and 1 inch up the sides of the muffin cups.
3. In a medium bowl combine eggs, milk, the 6 Tablespoons sliced green onions, salt, and pepper. Ladle the egg mixture into pastry-lined muffin cups, filling each about three-fourths full. Sprinkle with ham.
4. Bake about 20 minutes or until a knife inserted near the centers comes out clean. Sprinkle with cheese. Let stand in muffin cups 10 minutes before serving. Using a small sharp knife, loosen pastry from sides of cups. Carefully remove quiche cups from muffin cups. Top with additional green onions (if desired) and chili sauce. Serve warm.