



April 2023



An update from your Elk Falls Ranch POA Board of Directors

2022/2023 Board of Directors

Dan Mueller, President - elkfallspoapres@gmail.com or 630-240-9066
Marta Nelson, VP & Architectural Chair - elkfallspoavp@gmail.com or 952-212-1299
Cyndie Van Buskirk, Treasurer - elkfallspotreas@gmail.com
Wayne Gneiser, Secretary - elkfallspoasecretary@gmail.com or 720-261-3155
Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Next Board Meeting:

April 25, 7pm

All POA members are invited to attend. If you are interested in attending, please email elkfallspoapres@gmail.com to let us know you're coming.

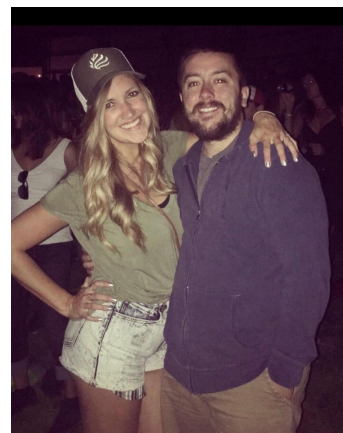
Resident Profile

In order for us, as the Elk Falls Ranch Community, to get to know each other a little better, we are profiling residents, especially newer residents. This month we are profiling new residents Nicholas and Emily Larche who live at 11815 S. Stallion.

Hello Elk Falls neighbors!

Emily and I are excited to now call Pine home. We moved to our new home on S. Stallion in early March.

We're both from upstate New York originally, but have been Coloradans for the past ten years. It was the typical transplant story: visited friends for a camping trip, fell in love with the mountains, and haven't second guessed ourselves for making the move!



Our two dogs, Copper and Lincoln, acclimated to the move from Littleton just as fast as we have, excited by all the new smells and sights.

Emily manages a recruiting team for a GovCon firm based in the Denver Tech Center, and I lead a team in human resources for a D.C.-based software company.

Count us in for all the activities Colorado has to offer, from hiking to camping and breweries. We're also big readers, always eager to swap recommendations.

We're so excited to be here and hope to meet our neighbors soon!

Nicholas and Emily



PayHOA, EFPOA new management software is now **LIVE!**

2023 Annual Dues Invoices Now Available!

2023 Annual Dues Invoices have been generated with a due date of **May 1st**.

Homeowners who had previously registered with PAYHOA received an email with a link to pay online. Invoices were not mailed to homeowners who have already paid and have a \$0 balance due.

Take advantage of convenient on-line payments through PayHOA:

- Pay online through PAYHOA by credit card. Homeowners will be responsible for credit card fees.
- Pay online through PAYHOA using your bank account. No fee to homeowners.

New users can register for PAYHOA at: <https://app.payhoa.com/auth/join/18527-elk-falls-property-owners-association-inc>.

- [Click here for account set-up instructions](#)
- Each homeowner should have their own account in PAYHOA.
- There is no need to add a mailing address if your mailing address is the same as your property address.
- Please do not change your name. If your name is spelled incorrectly, please contact the EFPOA.
- Please contact the EFPOA if your property address needs adjusting.

If you do not wish to take advantage of the convenience of on-line payments within PayHOA, you do not have to provide any bank account or credit card information. We encourage all homeowners to register with PAYHOA so that they can continue to receive all communications from the EFPOA.

Other payment options:

- Pay your dues by check via US mail. Once you receive your paper invoice in the mail, please use the envelope provided and include the payment coupon from the

- bottom of the invoice. Do not include any coupons with a \$0 balance.
- Pay your dues using your bank's online bill-pay function. Please add your property address to the memo line of the check. Please send the payment to the lockbox address found on the payment coupon from the bottom of the invoice.

Feel free to reach out to any Board member with any questions/concerns – we are here for **YOU!**

Best –
Cyndie Van Buskirk
EFPOA Treasurer
elkfallspotreas@gmail.com

EFPOA Annual Members Meeting - May 21st 2023



Please take note that this year's annual meeting will be held on Sunday May 21st at 2pm. Originally postponed in 2020 due to the pandemic, the Board feels we are at a point where we can return to the previously observed May timeframe. We will continue to offer remote WebEx and phone attendance for those that are unable to or uncomfortable attending in person.

Please look out for the formal meeting announcement with additional meeting details via US Mail and PayHOA email broadcast in the coming weeks.

I look forward to seeing you all in May.

Dan Mueller - President
Elk Falls POA Board of Directors
Phone: 630-240-9066
email: ElkFallsPOAPres@gmail.com



Annual Budget Meeting Report

The 2023 Budget Meeting of the Elk Falls Property Owners' Association, Inc. (EFPOA), was held on February 26th at Elk Creek Fire Department.

The proposed budget was approved as presented. [Click here for 2023 EFPOA Budget.](#)

Cyndie Van Buskirk
Treasurer, EFPOA
303-548-3911 or elkfallstreas@gmail.com



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2023 Chipping Program Update

On February 19th and 20th there was a brief window of opportunity to sign up for the the Elk Creek Fire Department's 2023 Chipping Program. Openings were limited and participation was overwhelming, but I understand many Elk Falls Ranch owners were able to sign up. Chipping dates have not yet been determined, but everyone that successfully

signed up should have received a confirmation that they are on the list and will be notified via email when a date is set for chipping in our neighborhood.

If you did NOT receive an email confirmation, please follow the instructions below from Elk Creek Fire to confirm your reservation.

If you were able to sign up for the 2023 Chipping Program, you should have received an email from Ben Moses with the subject line "2023 Community Chipping Program" explaining what to expect in the coming months. If you signed up and did not receive this email, please check your spam folders. If it is not there either, please reach out to Ben directly and let him know. Ben's email address is bmoses@elkcreekfire.org.

Dan Mueller
Elk Falls Firewise Committee
Phone: 630-240-9066
Email: ElkFallsFirewise@gmail.com

Broadband Update

In mid-January, Highline's internal engineering team completed their pole collection of approximately 1535 poles and submitted the data to CORE Electric. The CORE electric team is progressing through the field inspection process and hopes to complete the field work by mid-April.



Meanwhile, the CORE team is working on the make-ready recommendations (pole replacements, rearrangements etc.). Upon receiving the make-ready recommendations and fees associated with CORE performing the necessary work allowing Highline to attach fiber to the poles, CORE will begin the make ready work.

The Highline Team is in communication with Jefferson County and Park County on securing the permits for the underground segments of the Project. Therefore, based on the recent communication from CORE, below is **high-level project timeline**, Highline will tighten up the dates upon securing permits and completing the make-ready.

SPT Commences Construction: 05/17/23
SPT Begins to Activate Customers: 09/05/23
SPT Completes Construction: 06/15/24
SPT Completes Remaining Customer Activations: 09/15/24

The start date continues to be pushed out. But also note that **the end date is the same**. Highline's agreement with State **requires** that the project be finished within two years of signing the contract.

This web page on the Highline website includes the project timeline. You may want to check it periodically for updates. [Staunton Broadband Project](#)

As always, contact me if you have questions.

Bev Long
bevlong2555@gmail.com
720-633-2454

For the most up-to-date information, join the **Project Facebook page: Staunton Area Broadband Initiative** <https://www.facebook.com/groups/2441495086101499>

Project Website: <https://elkfallspoa.org/new-page-51>



Highline has two positions - Network Technician and Fiber Drop Installer - available in the Bailey/Staunton market and has reached out to see if anyone might know of potential candidates - possibly a high school/college graduate

seeking a career and wanting to remain in the area.

Please feel free to forward this message to potential candidates and ask that they submit a resume to the link below.

[SPT-Highline Employment in Bailey, CO | Indeed.com](#)



Please No Trash in the Sand Bins!

Please be thoughtful and refrain from depositing trash and dog waste in the sand bins/boxes throughout the neighborhood. We have to clean out your waste!

Decorate Candy Bags - Easter Bunny - Golden Eggs - & MORE!

Annual Easter Egg Hunt & Candy Shop!

\$8 DR **\$10 NDR**

Friday, April 7
Buchanan Ponds @ BPRC
4PM to 5:30PM - 3 different time slots!
Rain or shine - dress for the weather!



Roads Issues

Please contact Dave Shaffer at elkfallsroads@gmail.com or 303-816-5004 with any issues related to roads.

Architectural Approvals

Any additions, fences, new construction, decks, additions, garages, sheds, etc. need Board approval. Please contact Marta Nelson at elkfallspoavp@gmail.com or 952-212-1299.

Mailbox Keys

For any mailbox issues or replacement keys, please contact Wayne Gneiser at 720-261-3155 or elkfallspoasecretary@gmail.com.

Email Address Changes/Additions

Please contact Bev Long at bevlong2555@gmail.com with any email address changes or additions.

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Website