



An update from your Elk Falls Ranch POA Board of Directors

2019/2020 Board of Directors

Renae Braun, President - elkfallspoa@gmail.com or 720-480-9328
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Next Board Meeting:
September 24th, 7pm
at the home of John Nelson, 11665 S. Upper Ranch Road

Visit our Website

A new and badly needed website is under development. You should see the new website up and running sometime over the next couple months.

Upcoming Events

EFPOA Annual Picnic/Potluck

September 14th
2-5 PM

Location: Davis Ranch, White Barn,
12133 S. Elk Creek Road

- Hot dogs, hamburgers and drinks will be provided.
- Please bring a dish to share.
- Please bring your own lawn chairs.
- Grills will be supplied for those wanting to cook their

own food.

- No pets please.

Come and meet and enjoy your neighbors!



Roads



As discussed at the annual meeting, an engineering study is underway to provide a plan for future improvements to the roads.

The heavy rains, this summer, have done significant road damage. We are doing the following to address the most immediate issues as soon as possible:

- * Our large-scale grading contractor will be completing a full ranch grading sometime in the month of September. His summer schedule is full, so this is the best we could do.

- * Road base will be applied in priority areas at the time of road grading.

- * In the meanwhile, the Board has hired a resident contractor, Tiny Tractor LLC, to immediately repair ruts, potholes and washed out areas of the road. Ditch clearing and culvert maintenance will also be addressed.

*Following the fall road grading, Tiny Tractor will be performing ongoing maintenance to keep roads in good condition resulting in long-term road maintenance cost savings.

It is difficult for the board to monitor all 10 miles of roads, please report areas of concern to John Nelson.

PLEASE SLOW DOWN and STAY ALERT to ensure the safety of our contractors.

Elk Falls Ranch Directory

Thanks to Bob Phelps, resident and past Board Member, we now have an online directory via a website he created. Here's what you need to know"

Website: <https://elkfalls.com>

Username: Last name

Password: Numeric portion of the street address.

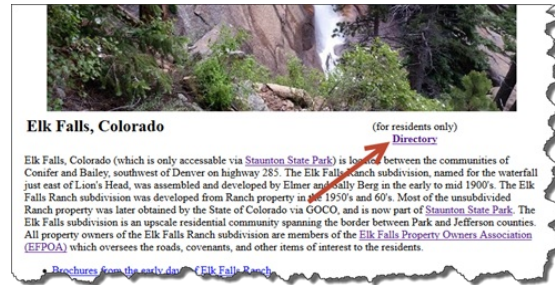
Usage:

1. Click on the Directory Link after opening the site.
2. Clicking a letter on the main entry page will bring up all residents whose last name starts with that letter.

3. Selecting a block and/or street name will bring up all residents meeting that criteria, and the results can be sorted by name, street name, or lot number.

Selecting 'all' for block and street name, and sorting by name will bring up a listing similar to the old directory that can be printed, although it's not as nicely formatted.

Please contact Renae Braun if you notice any errors or have changes.



Thank you Bob!!

Outsourcing POA Administration



We are looking at a company called CSM. A demo of software has been completed and detailed discussions have begun. They will manage POA financials, assist with budget preparation, bill and collect dues and maintain an owner database, The software provides you:

- an online directory that allows residents to update their contact information and to authorize inclusion in the directory.
- the ability to pay dues on line

Covenant Change

Vote to Disallow Short -Term Rentals

At the annual meeting it was decided that we should organize a vote on a covenant change that would disallow short-term rentals such as Airbnb. We are working with an attorney to draft language. Language is still being fine tuned. Ballots will be mailed soon.



Slash Chipping Day - September 26, 2019

We have arranged with the Elk Creek Fire District for a neighborhood slash chipping day. Please have your slash moved to the end of your driveway next to the road (**but not in the road**) by 8:00 AM on September 26th. The Fire District is now able to remove the chippings from your property instead of blowing them back on.

Material guidelines on what and what cannot be processed are available on their website:
<http://elkcreekfire.org/chipping-program/>

If you have any questions about this program, please contact me at:
Robertbfletcher68@gmail.com

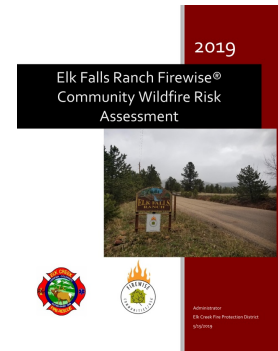
Thank you for participating in this important program. We anticipate making this an annual event.

Bob Fletcher
Elk Falls Ranch Firewise Leader



Wildfire Risk Assessment

An Elk Falls Ranch Wildfire Risk Assessment was conducted by the Elk Creek Fire Department in May of 2019. Double-click on the image to the right to view the report. You will note that most of our neighborhood is at very high fire risk. Mitigation continues to be important and must be ongoing. If you have any questions, please email Bob Fletcher.



Reminders



Architectural Approvals

Reminder that any additions, fences, new construction, garages, sheds, etc. need Board approval. Please contact Mike Long.

Pet Waste

Please be a good neighbor and pick up after your pets!

Neighborhood Gunfire

We have had recent incidents of residents shooting guns in the neighborhood. Please remember that our covenants strictly prohibit this activity.

Feeding Wild Animals

We have had reports of residents feeding the foxes. This does more harm than good.

1. "People" food isn't good for animals. Human foods aren't nutritious enough for animals and may cause serious health problems.
2. It makes wild animals lose their natural fear of people. Feeding can make large, potentially dangerous animals become too comfortable in residential areas. Once animals learn they can panhandle for food, they can become a nuisance—or even worse, a safety risk.
3. When wild animals gather for food handouts, it can cause crowding and competition. These unnatural conditions increase the chances of fighting and injury among animals. It can also increase the spread of diseases, some of which may be transmitted to pets and humans.

Bears

The above information applies to bears. We have recently had bears in the neighborhood getting into trash cans. Please be sure to keep your trash cans inside until the morning of trash pick-up.