



Newsletter #4 | February 2020



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

John Nelson, Roads Chair - elkfallsroads@gmail.com or 808-285-2965

Taylor Carpenter, Secretary - Taylor_matt@me.com

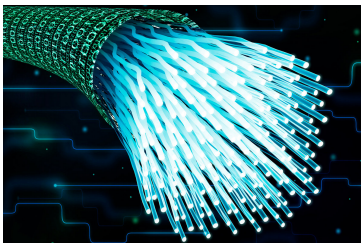
Bev Long, Treasurer - bevlong2555@gmail.com or 720-633-2454

Mike Long, VP & Architectural Chair - mlongpine11817@gmail.com or 303-757-2222

Next Board Meeting:

February 18, 2020, 7:00 pm

at the home of John Nelson, 11665 S. Upper Ranch Road



Broadband Update and Important Meeting

We are continuing to make progress on our work towards a grant application to the State [Broadband Deployment Fund](#) to obtain funding to bring fiber optic internet to our area.

Both Woodside and Mountain View Lakes neighborhoods have joined the project and are in the process of communicating to and surveying their residents. South Park Telephone is our likely Internet Service Provider (ISP) partner.

A meeting is scheduled for:

February 10, 2020

7:00 - 9:00 PM

Stanton Park Visitor Center (You do not need a Park Pass.)

At this meeting David Shipley, Vice President at [South Park Telephone](#), will be in attendance to provide detailed answers to your questions. South Park Telephone has submitted successful grants in the past so Mr. Shipley can provide information based on what worked well. Additionally, Mr. Shipley is on the [Broadband Deployment Board](#) which gives him first-hand knowledge of what the Board expects to see in grant applications.

This is your chance to learn more and really understand:

- how the technology is likely to work,
- costs and
- benefits of this project.

We now have a [Facebook Page](#) dedicated to the project. The site was established to create a forum for discussion, to ask/respond to questions/concerns and collect suggestions relative to the Broadband Fund Grant Application. The site is called [Broadband Initiative - Staunton, Elk Falls Ranch, Mt. View Lakes & Woodside](#). Please join the group so you can stay informed.

Additionally, a website has been created - [285broadband.com](#) - that will house information, links and documents related to the project and be updated along the way. Thank you to Matt Fontaine from the Woodside neighborhood for building and maintaining the website.

As a reminder, the grant cycle we are working towards is July 15, 2020.

We need everyone to complete our survey, whether or not you are interested in bringing fiber to your home. Please help us with this. It's not lengthy and won't take long to complete. Please use this [link](#) to access the survey.

For questions contact Bev Long at bevlong2555@gmail.com or 303-838-4373

Budget Meeting
 February 22, 2020
 2-4 pm
 Elk Creek Fire Department
 11993 Blackfoot Road, Conifer



You are invited to review the 2020 Elk Falls Ranch Property Owner's Association Budget approved by the Board. You will be receiving, by mail, a copy of the budget and an invitation to attend a budget meeting on February 22, 2020. Look for that information in your mailbox.



Parcel Locker Update

Eight new parcel lockers were installed in December. However, we have been unable to use them as we are waiting for the Postal Service Maintenance Department to provide their special key system. We are moving up on their project list and just have to be patient.

As you know, we removed a bank of newspaper boxes to make room for the parcel lockers. Please let a Board member know if you do not have a place to receive your newspapers.

We thanked John Nelson and Mike Long in the last newsletter for installation of the boxes, but neglected to thank Ted Hammond who also helped. So thank you Ted!

Refurbished Paper Boxes

Thank you to Bob Wallace and John & Rachel Nelson for replacing worn wood and

painting our newspaper boxes!



Side Before



Side After



Back After

We will be replacing missing addresses with engraved plates soon.



Message Board

Special Thanks: In our last newsletter, we thanked Bob Wallace for the amazing job he did rebuilding our community message board, which was old, warped, splitting and generally worn out. Bob appreciated the thanks, but wanted to make sure we acknowledged the contributions others made toward its construction. Marc Snowden provided invaluable assistance installing the cabinet and Bob Pilcher gave Bob material necessary for the build, which saved construction costs. "The Snowden and Pilcher families are great assets to the Elk Falls Community and we are fortunate to have them as neighbors." Thank you Marc and Bob!

Mystery Solved: Have you wondered who was decorating the message board and mailbox area? We were wondering too. The credit goes to Kristin Snowden and Barbara Wallace. (If your kids haven't figured it out yet, there's Valentine's Day candies pegged to the board.) Thank you Kristin and Barbara for making us smile and bringing fun to picking up the mail.

Chipping Update from Jayson Papenfus, Suppression Module Lead



ELK CREEK
FIRE PROTECTION DISTRICT

Thank you for your patience waiting for chipping completion in your community. Chipping is not on hold, however, it is progressing slowly due to most piles having snow on them. The crews are out a couple days a week breaking piles out of snow banks and slowly progressing with catching up. The summer season slammed us, but we do expect to reach completion on all requests within the next couple of months. Thank you again to residents for your patience and support.

Respectfully,

Jayson Papenfus
Suppression Module Lead
Elk Creek Fire Protection District



Outsourcing

As mentioned in the last newsletter, we thought we were close to finalizing a contract with a company called CSM to manage our "back office" work such as accounting, State forms, dues management and an online directory. However, we identified a clause in the CSM contract that became a deal-breaker. We are now vetting a company called [MSI](#). We may also have them provide and host our new website, since our new website development has been difficult to complete due to time constraints.



More information will be provided as we finalize our relationship with MSI

Short-Term Rental Legislation

Elk Falls Ranch residents who rent their homes as short-term rentals by owner or through sites such as Airbnb, Homeaway and VRBO should be aware of proposed legislation that would classify your property as commercial. This would significantly raise your property taxes and would result in a violation of our subdivision covenants.

[Click here for article referencing Short Term Rental Legislation](#)



Conifer Area Council Town Hall Meeting

Wednesday, February 19, 2020
West Jefferson Middle School
7:00 - 8:00 pm Presentations
8:00 - 9:00 pm Open House

Representatives will be there from:

- Conifer Chamber
- Colorado Department of Transportation
- Conifer Library
- Census 2020
- RTD
- CAC Water Committee

Jefferson County Planning and Zoning staff will be there to talk about all planned developments in the Conifer area

Meet Jacob Ware, the new Elk Creek Fire Chief

Jefferson County Sheriff, Jeff Shrader will discuss budget cuts at the Jefferson County Jail.

Elected officials, Senator Tammy Story, Representative Lisa Cutter and Commissioner Lesley Dahlkemper will be present.

[Conifer Area Council Website](#)



Reunited Pet!

In case anyone was wondering about the outcome from my email about this lost dog. This poor pup was out in the cold for 9 days. He wandered over to Elk Falls Ranch from the Woodside Community. He must have walked several miles. He was shivering and having trouble walking when we found him. Thanks to Facebook, we connected with his owner. Someone saw my missing dog post who

recognized him from posters in their neighborhood. His name is Rukus and he's an older guy. His owner took him immediately to the vet. He had some injuries, but he'll be just fine.

Bev Long

Reminders



Roads Issues

Please contact John Nelson at elkfallsroads@gmail.com or or 808-285-2965 with any issues related to roads.

Architectural Approvals

Reminder that any additions, fences, new construction, garages, sheds, etc. need Board approval. Please contact Mike Long at mllongpine11817@gmail.com or call/text 303-757-2222.

Email Address Changed?

Please contact Bev Long at bevlong2555@gmail.com with any email address changes or additions. We don't want anyone to miss out on HOA communications.Up

Visit our
Website

Visit Elk Falls POA
Directory

To Log In:
Username: Last name
Password: Numeric portion of the
street address.