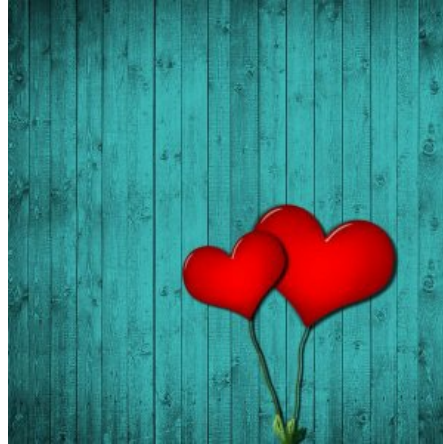




February 2023



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 - elkfallspootreas@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:

February 21, 7pm, home of Marta Nelson or Webex
35631 Upper Aspen Lane

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 switching it up and are profiling long-time residents Suzy Nelson and Paul Vastola who live at 33629 Berg Lane and have been significant contributors to our neighborhood.



Suzy and Paul have to be considered among the “Senior” residents of Elk Falls. They moved here in 1988 from the Richmond Hill area. At the time Suzy was a singer and voice artist and Paul was on the verge of opening Rocky Mountain Recorders, a ground

breaking sound studio in Denver. They were both quickly recruited to join the Elk Falls board of directors. Between them, they have served some 25 years on the EFPOA board with Suzy as roads manager and secretary and Paul, 12 years as president. Both worked tirelessly on efforts to keep the west entrance to the subdivision open to the community. They have seen a lot of change on the Ranch over the years and are a good source of information on the history up here. Neither can completely retire, with Paul working with local musicians in his personal recording studio and Suzy still voicing for a number of TV stations across the country, including KCNC Denver. Life today includes trips in their Jeeps, time on Kauai with family and more recently, rides on their electric bikes. They still love living up here.



PayHOA Management Software will be Live February 2023!

As you may have heard, EFPOA is updating our old manual and paper-intensive process of preparing annual dues assessments, distributing invoices and accepting payments. This month we are implementing management software called PayHOA that will automate much of this work and offer new paperless options for invoicing and payments.

Examples of how this new system will benefit both the Board and property owners are:

- A single portal where homeowners can make online payments, view payment history, important documents, submit requests, and update contact information. (Online payments are an option and not a requirement.)
- PayHOA supports electronic funds transactions and all major credit cards.
- Payments are 100% secure (Level 1 PCI compliant).
- Owners can enroll in autopay and never have to worry about late payments again.
- Communication is consistent and streamlined with the ability to send mass emails, SMS text messages.

Next Steps:

1. Emails will be sent mid-February from the EFPOA Board with a link to the PayHOA portal and step-by-step instructions.
2. Property owners can log into the system and set up their profile. Be prepared to supply basic information, mailing address, your preferred email address, preferred methods of communications and autopay information, if desired.
3. Enjoy the benefits of frictionless HOA management.

Annual Budget Meeting February 26, 2023

The 2023 Budget Meeting of the Elk Falls Property Owners' Association, Inc. (EFPOA), will be held on:

Sunday, February 26, 2022, at 2 pm.



This year, the meeting will be held, both in-person at the Elk Creek Fire Department, 11993 Blackfoot Rd, Conifer, as well as, virtually via Webex.

If you cannot attend the meeting via any forum, please complete and return the attached proxy. [Click here for Proxy](#)

To join by Internet web browser:

URL: efpoa.webex.com

Meeting number/Access code: 2490 715 5675

Password: 2023\$\$\$

* If prompted to open or download the "desktop application" - it is recommended that you instead chose "Join from your browser" as the app is not necessary and may take a while

to download and install.

To Join by Phone: 720-650-7664 US (Denver) or 415-655-0001 US Toll

Meeting number/Access code: 2490 715 5675

Attendee ID: #

The Board of Directors of the Elk Falls Property Owners Association, Inc. has approved the 2023 Annual Budget. The approved budget will be automatically ratified UNLESS a majority of all owners attend the budget meeting in person or by proxy and VETO the approved budget.

Highlights of the 2023 Budget:

- Annual homeowner assessments remain at the 2022 level of **\$300**
- **\$17,312** budgeted for ongoing road maintenance which includes grading and snow plowing
- **\$28,907** budgeted for improvements to roads, over and above ongoing maintenance costs
- **\$1,875** budgeted for HOA Management Software
- **\$2,100** budgeted for legal expenses
- Approximately \$20,388 will remain in the EFPOA bank account at the end of 2023

Prior to the meeting, a budget packet will be mailed to all residents which will include meeting information, 2023 Budget and proxy.

Please be reminded that Elk Falls property owners with delinquent dues or assessments are not members in good standing and are not eligible to vote at membership meetings.

I look forward to speaking with everyone on February 26th.

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



Firewise Re-certification Achieved!

Congratulations neighbors!

Due to everyone's efforts over the 2022 calendar year, Elk Falls Ranch has once again renewed its certification as a Wildfire Prepared Community.

This year, thirty property owners spent a cumulative 1,064 hours and \$3,600 on wildfire preparedness. From the perspective of hours that is a 49% increase over last year! 2022 marks the 12th consecutive year that Elk Falls resident efforts have earned us this nationally recognized standing.

Thank you for all your hard work!

If you are interested in learning more about Firewise, wish to volunteer your services to help others, or are in need of assistance from your neighbors to promote a safer community - please contact your Firewise committee at ElkFallsFirewise@gmail.com.

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



LIVE LIFE
OUTSIDE

Message from Staunton State Park Manager

Fuel Reduction and Watershed Protection

Staunton received \$1 million in funding from HB-22-1379 to reduce wildfire risks and to protect the waterways that flow into Elk Creek and feed Strontia Springs.

USFS and Colorado State Forest Service have already begun land surveying and will be writing up proposals for six different areas throughout the Park, including several along the ridge due north of the Elk Falls Neighborhood as well as areas to the north and west of Lions Head.

<https://csfs.colostate.edu/2023/01/19/three-new-projects-to-protect-water-supplies-for-over-a-million-coloradans/>

Zach Taylor, Park Manager
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zach.taylor@state.co.us
cpw.state.co.us

Broadband Update

Highline submitted permit requests to CORE Electric the week of January 2nd and asked for a quick turnaround so they can get started on the project. Based on previous experience with CORE, the permitting process is usually 60-90 days, so hoping for a 4/1/23 start date.



The current project timeline is noted below. Dates will be tightened-up upon securing permits.

Highline/SPT:

- Commences construction: 4/17/23

- Begins to activate customers: 9/5/23
- Completes construction: 6/15/24
- Completes remaining activations: 9/15/24

You probably noticed the start date is later than we hoped. 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>

Market Update



2023 has started out cold and snowy, but we are far from seeing a major cool off in our real estate market. While we did have a price reset in late 2022 from our incredibly high appreciation rate, we are still seeing home prices appreciate at the normal rate prior to the pandemic. Buyers stepped away for a brief period, which is typical of the holiday season, but are starting to come back into the market. Programs, such as a seller-paid concession towards a rate buy-down, are helping buyers with the higher interest rates we have seen of late.

The good news if you are looking to sell. Buyers are coming back into the market and inventory is still low. While sellers have had to adjust pricing to be in line with a typical year appreciation rate, most are still making more money from the sale of their home than they would have pre-pandemic. Inventory will still be an issue in the years ahead, which should protect the appreciation value of your home.

What about buying? Over the holiday season, we were seeing less buyers, homes sitting on the market longer, and most homes without multiple offers. This brought relief to the insane buyer's market that we had over the last two years. As the year is picking up, we are seeing more buyers hit the market and homes that are priced right and with desirable upgrades and presentation are having increased showings and multiple offers in some cases. But the good news is that it buyers are not having to forgo key deadlines in a contract or just dump insane of amounts of money at an offer to win the contract. The seller-paid concession rate buy-down is also helping buyers keep their monthly payment in check.

Movement Mortgage Market Update Article

Below is an excerpt from an article Written by Movement Mortgage, January 20, 2023

Mortgage rates moving downward, demand rising.

There has been a lot of good news for homebuyers recently as mortgage interest rates continue to decline. The latest Freddie Mac 30-year fixed-rate mortgage average declined again week-over-week, hitting 6.15%. Freddie Mac economists attribute the decline to positive news about inflation, saying "As inflation continues to moderate, mortgage rates

declined again this week. Rates are at their lowest level since September of last year, boosting both homebuyer demand and homebuilder sentiment. Declining rates are providing a much-needed boost to the housing market, but the supply of homes remains a persistent concern.”

Supply will become even more of an issue as demand starts to creep back up . The Mortgage Bankers Association’s data showed that mortgage applications jumped by 28% for the week ending January 13. The increase came from both refinances and purchases as the dip in rates benefitted both parties.

The MBA’s new home purchase application data showed a different story, however, with new home purchase mortgage applications declining by more than 25% in December compared to December 2021. Joel Kan, the MBA’s Vice President and Deputy Chief Economist, said in their release “The decline in activity was in line with single-family housing starts that were 32 percent lower than a year ago. Higher mortgage rates and a weakening economy held back buyers at the end of last year.”

There is some positive news on the homebuilder front this past week as builder sentiment increased for the first time in a year. The National Association of Home Builders/Wells Fargo Housing Market Index rose by 4 points to 35. Just one year ago, the index had a reading of 83. Anything above 50 is considered positive. NAHB Chairman Jerry Konter said of the increase, “It appears the low point for builder sentiment in this cycle was registered in December, even as many builders continue to use a variety of incentives, including price reductions, to bolster sales.” Konter continued, “The rise in builder sentiment also means that cycle lows for permits and starts are likely near, and a rebound for home building could be underway later in 2023.”

Special thanks to one of my most trusted and long running lender partners, Lana Barrett of Movement Mortgage. If you have any questions about rates and mortgages, please contact her anytime at 949-510-7721 or lane.barrett@movement.com

If you have any questions about your home’s value, would like to know your home’s value, the overall market, or any Real Estate questions, please contact me anytime.

Taylor Carpenter
Elk Falls Ranch Resident and Mountain Realtor
Coldwell Banker
303-909-2108
taylor@taylorcarpenterhomes.com



From the Conifer Area Council

To make 2023, and every year after, the best that it can be for our Conifer Community, we’ve **extended the deadline** for the CONIFER COMMUNITY SURVEY **to the end of February**. To have the greatest impact with those making decisions on our behalf (Jefferson County Planning & Zoning, Road & Bridge, Open Space, MALT, The State Legislature) we need to get our numbers up of those responding to the survey.

Please take a few minutes today to answer this very important survey.

[**Take Survey here**](#)

As you know, **Conifer is unincorporated, without any city government to fight for issues important to our community**. To better understand what community residents believe is important, Conifer Area Council has facilitated 4 comprehensive Conifer Community Surveys in the past - 2006, 2010, 2014 and 2018 - and is **asking for your valuable input** again.

This is how we gather information from you that is used to guide our direction for study and action. And, we convey preferences to those making decisions on our behalf, i.e. Jeffco Planning & Zoning, Open Space, County Commissioners, Road and Bridge.

Please take a few minutes to take the 2022 Conifer Community Survey. **What's important to you? Wildfire? / Water Resources? / Road Improvements?** Your input will help shape Conifer for many years to come!

All household members are invited to complete this survey. It won't take long to simply answer the questions but there is also information to explain the "Conifer Loop Access Project", "Consolidation of our Fire Departments", "Village Centers" and more, that you may want to read to better understand what is already being done.

Thank-you for your valuable input!

Conifer Area Council Board of Directors
www.coniferareacouncil.org

US 285 - Bailey Safety Improvements (Crow Hill)



COLORADO
Department of Transportation

CDOT has announced plans for a safety construction project on US 285, in Bailey, to commence early this summer.

The goal of the U.S. 285 Bailey Safety Improvements Project is to reduce the number of crashes occurring at what is known as the "Bailey Curve," at the bottom of Crow Hill.

Improvements to northbound and southbound U.S. 285 between mile 221.5 and mile 224 include the installation of concrete barrier in the center median, guardrail along the South Platte River, upgrading the turn lanes, enhanced roadway signage, including an overhead sign for southbound traffic, and adding rumble strips for southbound Highway 285 prior to the Bailey curve.

The \$2 million project currently is in the design phase. Construction is tentatively scheduled to begin in June 2023, with completion planned for September 2023.

CDOT has created a website for the overview of the Bailey project.

https://www.codot.gov/projects/studies/us285-bailey-crow-hill-study?fbclid=IwAR3RXK735b61TEkfQzUheiQ_MNpOaV7ItxSj5IY4TgytqsQWdyJulrBUBMo

Park County Transportation Town Hall

**Saturday, February 4th,
4:00 - 5:30 PM
Platte Canyon Fire Protection District
153 Dellwood Dr. Bailey**

CDOT team will be there to speak about transportation hot spots, their 10-year plan and answer your questions.

Colorado Speaker, Julie McCluskie and Senator Mark Baisley will be there.

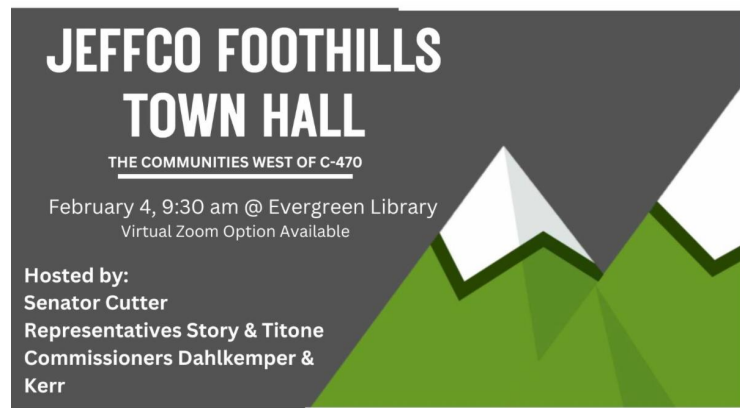
[Click here to register.](#)

Attend and share your concerns about US Highway 285 and other transportation issues in our region

**Jeffco Foothills
Town Hall**
For Communities West
of C-470

**February 4th 9:30 am at
Evergreen Library**

Join Senator Cutter,
Representatives Story and
Titone, and Commissioners
Dahlkemper and Kerr for a
2023 legislative preview.



Virtual option here: <https://us06web.zoom.us/j/82863975531...> Passcode: 12345

Classified



Girl Scout Cookies for Sale

Please support your local girl scout
troop during the annual cookie
sale! Free delivery to homes in Elk
Falls Ranch!

Meet the cookies at: <https://www.girlscoutsofcolorado.org/en/cookies/cookie-flavors-lbb.html>

Gift of Caring is a "sweet" way to send a taste of home to U.S. servicemen and women. Your donation allows boxes of cookies to be delivered and shipped to the military, both local and overseas, by Girl Scouts of Colorado.

Please contact me for more information and to order your cookies.

Thanks!

Renaë Braun

Leader, Cadette Troop 66577

Girl Scouts of Colorado

Mobile 720-480-9328

Email rjbrauncpa@gmail.com



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