



Photo courtesy of Ranger Dale

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

Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Dan Mueller, Secretary - elkfallsfirewise@gmail.com or 630-240-9066

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

Mike Long, VP & Architectural Chair - [mlongpine11817@gmail.com](mailto:molongpine11817@gmail.com) or 303-757-2222

Next Board Meeting:

Tuesday, October 6th, 7pm

All members are invited to attend via Zoom. If you are interested in attending, please email elkfallspoa@gmail.com to request login details.

New Board Member - Roads Chair

John Nelson resigned from his position as Roads Chair and Dave Shaffer has stepped up to fill the vacancy. We will miss working with John and appreciate how the roads have improved under his watch. We are still contracted with Tiny Tractor, owned and operated by John so you will still see him out and about, on his tiny tractor, continuing to make repairs and improvements. **Thank you John!**

We'll profile Dave in the next newsletter so you can learn a little more about our newest

Board Member Profile Renaë Braun



In an effort to help you get to know your Elk Falls Ranch Board Members, we are profiling Board Members in POA Newsletters.

We've introduced you to **Dan Mueller**, Secretary and **Mike Long**, Architectural Chair and **Bev Long**, Treasurer. This month we are profiling long term resident and Board President, **Renaë Braun**.

My husband Peter and I bought our home in Elk Falls Ranch in 2001. For 19 years we have been saying "One day there will be moose in the creek across from our house". Well today was the day! I saw a mama moose and baby grazing from our living room window. This is why we live here. We are continually amazed at how beautiful this area is. It makes our too small house and bad internet bearable.

For the first seven years after we purchased our home, I managed to keep a low profile. I only attended annual meetings of the membership, and the special meeting called after the blizzard of 2003. At this meeting, the membership was asked to approve a special assessment to pay \$20,000 for the bulldozers that freed the neighborhood from 5 feet of snow that was piled up on the roads. I made the mistake of telling a Board member what I did for a living (accounting and finance professional with an undergraduate degree in accounting from the University of Iowa and an MBA from DePaul University in Chicago), and in June 2008 I was asked to join the Elk Falls POA Board of Directors because the Treasurer had sold their house and moved away half way through the year, leaving the Treasurer's position vacant. I have served on the Board ever since mainly as Treasurer, a couple years as Secretary and most recently President.

It's my goal, as President of the Association, to ensure the Board spends your dues money as efficiently as possible, to allow maximum investment in improvement of the roads and to avoid dues increases. With the current economic uncertainty and job losses, keeping association dues at their current low level is more important than ever.

Go Hawks!

Sincerely,
Your neighbor, Renaë Braun

New 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.

We know you'll enjoy getting to know **Brad, Emily, Tyler and Conor Morton!** The Morton's live at: 34481 Jensen Road.



Our names our Brad and Emily Morton. We have a four-year old daughter named Tyler and a three-year old son named Conor. We moved here from Lakewood, CO. It has always been our dream to live in the mountains! We are so happy that were

able to join such a great community! Brad is a petroleum engineer and Emily is a stay at home mother. We have two dogs - Sara is a Rottweiler and Breck is a Catahoula mix and they are both extremely friendly. We enjoy being outdoors as much as we can and we especially love the winter months. We look forward to meeting our neighbors and making some new friends. If you see us out and about, please don't hesitate to say hello!!

Broadband News - Changes are Coming!



We had a productive broadband strategy meeting on August 25th. We have new people with new energy and ideas to help. So we are encouraged.

[Click here for notes from that meeting.](#)

However, we still have a huge challenge ahead of us --- **We need 206 additional commitments (We have 144 now.) by November 15th to make fiber-optic internet a reality for our neighborhood and our partner neighborhoods!**

If you'd like to help the effort, please let me know.

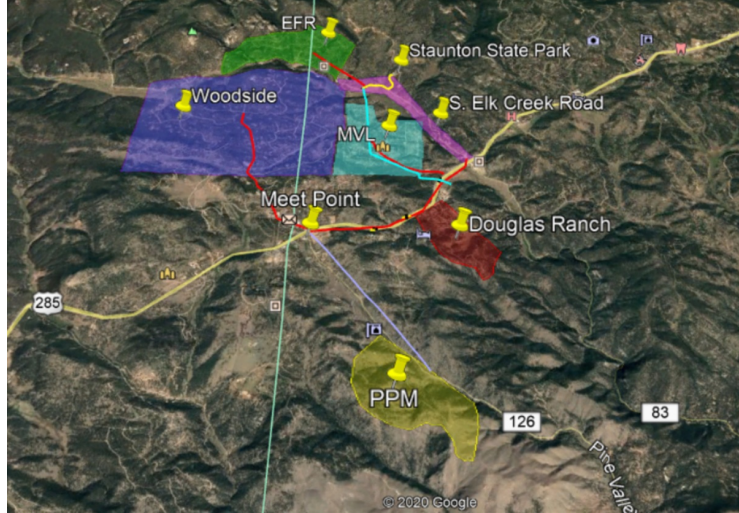
Changes in place now or coming soon:

- As mentioned above. **We are not starting from zero.** We have 144 commitments.
- **Staunton State Park is now firmly on board.**
- **A closer fiber connection has been located** in Pine Junction which avoids bringing the fiber all the up from Bailey on 285. This results in approximately \$500,000 savings which allows us to add more neighborhoods to the project without increasing cost.
- **We have two neighborhoods joining the effort** which will bring new commitments. South Park Telephone (SPT) is graciously not increasing the 350 goal.
 - Douglass Ranch - 42 lots, 39 dwellings
 - Preserve at Pine Meadows - 53 lots, 48 dwellings.
- We have **more service and pricing guarantees**, in writing, from SPT, which residents have requested.
- We have **new champions** in some of the neighborhoods with good ideas and willingness to help spread the word.
- We have a **new Communications Committee**, with all neighborhoods working together, on materials, mailings, signage, etc.
- We have two Woodside volunteers, Kimberlee Martin and Randy Buzan, along with South Park Telephone, who have offered to **fund and coordinate a mass mailing** and follow-up postcard to all five neighborhoods.
- **Silverheels (the first grant SPT received) has been a huge success!** They have their fiber infrastructure already installed with the grant being awarded only a year ago! This will hopefully ease concern some residents have about SPT reliability since they are unknown in this area. [See press release regarding the Silverheels Project here.](#)
- **SPT Informational materials** will be distributed so people can understand better who they are and what they offer.

This is the new route map with new connect point and new neighborhoods noted.

[Click here to view a larger image.](#)

To reinforce what this is all about - We are planning to submit a Broadband Grant to [Colorado Department of Regulatory Agencies](#) for the January 2021 grant cycle. Therefore, please know, **we are collecting commitments** with the goal of reaching 350.



You can submit your commitment using this form: [Staunton Project Commitment Form](#) or on-line at: <https://www.southparktelephone.com/staunton-state-park-commitment-form/>. We are now encouraging residents to **use the mail in option since there are PayPal charges associated with the online option.**

Commitment Reminders:

- Commitments **will be fully refunded** if we do not get the grant.
- The \$500 is the cost of bringing fiber from the main route to your home - an incredible bargain.
- You will receive a discount for both internet and phone service if you sign up now. [Click here for pricing sheet.](#)

If you'd like to help get this done or join a Committee, please let me know.

Bev Long
Broadband Committee Chair and Champion for Elk Falls Ranch
bevlong2555@gmail.com
303-838-4373

For real-time updates join our [Facebook Group](#). The site is called [Staunton Area Broadband Initiative](#).

Our website is 285broadband.com,

Short Term Rental Update

We are still waiting for Park County to release draft Short Term Rental regulations. We will update you as soon as we have more information.



Elk Falls Ranch Property Owners' Association Question & Answer re: Watering the Lawn

Resident Question: Can I use water from my well to irrigate my lawn?

Answer: Probably not

“Most private wells drilled on or after May 8, 1972 on properties less than 35 acres are permitted for exempt household-use only. Water can be used only inside the home. Water cannot be used to irrigate lawns, gardens, windbreaks, livestock, or any other outside use.”

For wells drilled before May 8, 1972, please refer to your well permit for allowed uses.
Your well permit tells you how water from your well can be used

To view your well permit go to <https://dwr.state.co.us/Tools/WellPermits>

- Under “More Options” select “Address”, then enter your address.
- To reduce the number of permits returned, update the “Within” field and then click “Search”
- Click on “View” next to the document you want to view.
- Click on the “Imaged Documents” tab to view your well permit or change of ownership form.

Q. Are there other options for outdoor watering?

A. According to CSU Extension [Rainwater Collection Fact Sheet](#):

- Most homeowners in Colorado are now allowed to use rain barrels to collect rainwater.
- A maximum of two rain barrels with a combined storage of 110 gallons or less are allowed at each household.
- Collected rainwater may be used to irrigate outdoor lawns, plants or gardens.
- Untreated rainwater collected from roofs is not safe to drink

Q. Can I send downspout water onto my garden?

A. Yes. This situation is acceptable as long as rainwater is directed from the rooftop to the garden. [Refer to Rainwater Collection Fact Sheet.](#)

Own or Buying a Home in a HOA?

For those of you who would like to have more information on what it means to be part of a POA or HOA, the State has a nicely laid-out and easy to navigate website with lots of information, such as:



- HOA basics
- Buying a home in a HOA
- State of Colorado HOA laws
- Governing documents
- Covenant rule enforcement
- Rights and responsibilities when living in an HOA
- Meetings
- Disputes
- HOAs for new Owners

[Click here to be directed to the State HOA website.](#)



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

Chipping Program

As I compose this update, the crew from Elk Creek Fire is finally in our neighborhood chipping slash piles. At last count we had 35 households participating in the chipping program - producing over 135 piles of slash! **Thank you all for your efforts!**

If some slash piles have not been collected, it's probably due to pile size or content being outside acceptable guidelines as posted on the Elk Creek Fire website. Please check the requirements on their website link below, and **try to tidy up your piles before they conclude chipping in our neighborhood.**

Common problems have been oversized piles, disorganized "straw piles", piles containing stump material, brush, construction lumber, fencing materials and even an automobile muffler! **Those things can damage the chipping equipment and may cause the crew to reject the pile.**

<http://elkcreekfire.org/chipping-program/>

Wildfire Property Assessments

Elk Creek Fire is once again providing professional guidance on how to mitigate wildfire risk around your home by creating and maintaining defensible space! Contact Elk Creek Fire to get on the list for a free inspection and assessment. For more information visit their website at: <http://elkcreekfire.org/wildfire-property-assessments/>

Submit Your Hours

It's time to report any hours spent and any expenditure incurred this year for slash collection, creation and maintenance of defensible space around your home and other wildfire mitigation efforts. Please pass along those numbers to me by October 31st at the email address below. These numbers are important as they measure our commitment to wildfire mitigation and ensure we maintain our certification as a Firewise certified community.

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



Speeding Damages our Roads!

Speeding continues to be an issue in the neighborhood. Our speed limit is **15 mph** on all our roads and for very good reason. Maintaining good road conditions depends on lower speeds. The formation of corrugation, ruts, and potholes happens as result of vehicle speed (tires skipping versus rolling over aggregate) and aggressive acceleration and braking.

Additionally, with so many walkers and bikers on our curvy, narrow roads, excessive speeds are a safety concern.

Every driver, is responsible for maintaining our roads and ensuring resident safety so **please slow down** and protect our community.

Annual Meeting Update

We hope to have the Annual Meeting in **October** followed by a Budget Meeting later in the year.

We plan to conduct the Annual Meeting virtually via phone or internet dial-in so residents can participate safely from their homes.





Annual Picnic Cancelled

We are sad to report that, due to COVID-19 safety concerns, we have cancelled our Elk Falls Ranch Annual Picnic. Let's hope for a better summer next year!

(Image from EFR 2019 Annual Picnic at Davis Ranch)

Reminders



Roads Issues

Please contact Dave Shaffer at elkfallsroads@gmail.com or or 303-816-5004 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 mlongpine11817@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.

Visit our
Website

Visit Elk Falls POA
Directory

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