



October 2023 Newsletter
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

Cyndie Van Buskirk, Treasurer - elkfallspootreas@gmail.com

Wayne Gneiser, Secretary - elkfallsposecretary@gmail.com or 720-318-2961

Dave Shaffer, Roads Chair - elkfallsroads@gmail.com

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Annual Halloween Party and Trick-or-Treat Hayride – Saturday 10/28

This year’s Halloween Party and Trick-or-Treat Hayride through the neighborhood has been scheduled for this Saturday, October 28th, with festivities starting at 1:30pm. Many thanks to Heath & Jennifer McNally for hosting the event at 11739 Upper Ranch Drive. If residents would like to hand out treats to the kids on the hayride, meet us at the end of your driveway. The hayride procession will begin its trip through the neighborhood at about 2pm. You will hear us coming – honking and hollering! For additional details please refer to the attached announcement.

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Report Hours and Dollars Spent on Wildfire Mitigation by 11/16

It’s time for us to report this year’s efforts on wildfire mitigation to Firewise. The hours you have worked and the dollars you have spent on making your home and property more wildfire resistant, including slash removal, all count towards our Firewise certification. Please be sure to get your numbers in to the Firewise Committee by Thursday November 16th. Any questions, requests for helpful literature and of course reporting of hours and dollars may be done via email at elkfallsfirewise@gmail.com.

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Volunteers Needed – Please Help the Board Serve the Neighborhood

We will be losing a few board members this year and are seeking volunteers to become involved. Two board positions will be opening up - we welcome any interested parties to attend a future board meeting to meet existing members, see first-hand how POA business is conducted, and get a feel for the level of time commitment required. If you are interested, or just wish to learn more, please contact Board President Dan Mueller by phone at 630-240-9066 or email at elkfallspoapres@gmail.com

We are also in need of volunteers to serve on committees such as Communications (Newsletters), Roads, and Firewise. Remember that aside from contractors hired for specific work projects, most POA business is conducted by your neighbors for the benefit of you and your neighbors – for that to continue we need volunteers.

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Next Board Meeting – Monday November 6th at 7pm

The next scheduled meeting of the Elk Falls POA Board of Directors is scheduled for Monday evening November 6th starting at 7pm. POA members are invited to attend. If you are interested, please contact a Board member for details on the location and to let us know if you will be joining.

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Fiber Optic Internet Access Project Update

Due to some challenges uncovered during the permitting stage of the project, construction that was to have begun by now has unfortunately been delayed. Highline (formerly SPT) is continuing to work with CORE Electric to resolve these issues and proceed with construction. The following update and revised schedule have been provided by Highline.

We are gradually making progress with CORE Electric on the pole attachment requirements necessary to complete the project, meanwhile we are working with Park County and Jefferson County on obtaining permits necessary to install buried infrastructure. Based on the current environment, below is a deployment schedule to complete the project.

- 1. Construction Permits Buried & Aerial: In Progress*
- 2. Estimated Construction Start Date: May 1, 2024 beginning with a fiber route to the Staunton State Park Visitor Center and then continuing on in the sequence illustrated 1-18 in the attached map, please note the sequence may change based on challenges and delays with permitting, we will share a more defined schedule as we receive permits. In the event we obtain permits sooner, we will begin the project at this time. Please note that we will be activating customers as we install the mainline fiber construction.*
- 3. Estimated Completion Date: August 31, 2025.*

Again, Thank you for the support of the project and for the patience during the process. Please contact me with any questions.

*David Shipley
SVP & Regional Manager - Highline
888.212.0054*

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Neighborhood Courtesy Reminders

Dog walkers – Please pick up and properly dispose of dog poop rather than leaving it on our roadways.

Trash containers – Please refrain from leaving emptied trash containers on the roadside for days after trash pick-up.

Slow down – Please monitor your speed when driving on neighborhood roads. Respecting the posted 15 mph speed limit reduces road dust, minimizes wash boarding and is safer for everyone using the roads.

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Frequently Asked Questions

Where can I get a directory with neighbor's emails or phone numbers?

The on-line directory previously available through a link on the POA web site is no longer supported. Although our new PayHOA platform does include an integrated on-line neighborhood directory, we cannot make it available to residents until the vendor upgrades their application to support opt-in/opt-out preferences (required by law). Stay tuned for an announcement when we can once again make a directory available.

When will they be coming through the neighborhood again to pick up slash piles?

Elk Creek Fire has for the past few years offered and conducted free slash pile chipping for all residents in the fire district. Chipping reservations are limited to those that successfully sign up on the fire department web site, and the program has concluded for this year. We anticipate they will re-open reservations for the 2024 season in February. Watch for a POA announcement when we get word on next year’s program.

When will road base be applied on my road?

For the past 5 years the POA has been progressively applying new road base to neighborhood roads in conjunction with road grading. To fund this road improvement within our annual operating budget we have prioritized road sections to receive road base application based upon traffic volume and road surface condition – *worst first*. If your section of road has not yet received road base, please be patient, road maintenance plans include continued progress through the neighborhood as funding allows.

Why is my road not plowed every snowfall?

Policy for snow plowing is that we activate our contractor only when snow accumulation reaches a depth of 4 inches as measured at the mailboxes. We do have several residents in the neighborhood that use their own equipment to plow neighborhood roads of *their choosing*. This may create the illusion that the POA is *selectively* plowing some roads and not others – such is not the case. If snowfall is sufficient, all 6.5 miles of public roadways will be plowed by the POA contractor.

When is the next Annual Members Meeting?

After a couple years of Covid-induced scheduling changes, we are back on track with annual member meetings each May. Watch for the announcement in a future newsletter and mailing (required by law) with the date, location and agenda as we get closer to May 2024.

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Who do I Contact for...

Roads Issues

Please contact the Roads Chairperson at elkfallsroads@gmail.com with any issues related to roads.

Architectural Approvals

Any additions, fences, new construction, decks, additions, garages, sheds, etc. need Board approval. Please contact the VP and Architectural Chairperson at elkfallspoavp@gmail.com

Mailbox Keys

For any mailbox issues or replacement keys, do not contact the US Postal Service - please contact Wayne Gneiser at 720-318-2961 or elkfallspoasecretary@gmail.com

Email Address Changes/Additions

Owner contact information such as email address, phone numbers and alternate or additional contacts is now all maintained on our PayHOA portal. Please log in and update your contact information at www.payhoa.com.

Elk Falls POA Web Site

For information about the neighborhood, POA, board meeting minutes, protective covenants, and by-laws, please visit the POA web site at www.elkfallspoa.org.

**Best wishes from your Elk Falls POA Board of Directors for a safe and happy Halloween.
and a joyous Thanksgiving holiday!**