



ELK FALLS

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PROPERTY OWNERS' ASSOCIATION
11119 ELK CREEK ROAD
PINE, COLORADO 80470

4/10/2014

2014 HOMEOWNER UPDATE

As another winter turns to spring (well sort of) in Elk Falls, we wanted to update you all on last year's business. As you know, in February, 2014, the lawsuit between the EFPOA and the Dunwodys and Lower Lake Ranch came to an end in the Colorado Supreme Court. The main result was the granting of a permanent easement for all Elk Falls property owners over Juniper, Jensen and part of Elk Creek road at the west entrance to the subdivision. The association has satisfied all legal costs and we can return to more normal operation in our community regarding road maintenance and plowing. Over the last 4 years, we put a lot of effort toward conserving association funds in order to help finance the lawsuit. We will present a more complete summary of the end of the legal conflict at this summer's homeowner's meeting. There will be more to discuss at this year's meeting, including Jeffco school bus service to the community, Staunton State Park progress, fire mitigation and homeowner's insurance rates along with possible vacating of our roads to make them private roads going forward.

PLEASE NOTE: THE ANNUAL HOMEOWNER'S MEETING WILL BE SUNDAY, JULY 13, 2014 AT 2:00 PM AT THE ELK CREEK FIRE DEPARTMENT AT HWY. 285 AND RICHMOND HILL ROAD.

A reminder here, if you have not paid your 2014 HOA dues, please do so now. Only dues paid members may participate in business at the annual meeting. This also helps your volunteer board from having to place liens on properties whose homeowner dues are in arrears. A lien on your property makes it difficult to sell or refinance your home.

COMMUNITY INFORMATION

During the last year, we have had to replace 2 out of 3 of the new members of the EFPOA board by recruiting Suzy Nelson (roads) and Dr. Robert Phelps (vice president) to re-join the board. Please consider running for a spot on next year's board, as new members would be very welcome. Believe me, the positions and duties will be much less challenging going forward.

We are planning another late summer community party at the wonderful Davis Ranch property. The Davis family and Dave Buck are gracious hosts and the historic property and structures make a great location for a summer blast. This year's gathering will also be a community-wide celebration of the victorious end of the long, legal battle. The HOA will provide food and beverages. Look for details coming this summer.

The included stickers are to be placed prominently on the windshield of vehicles belonging to Elk Falls residents so vehicles displaying the stickers can be easily recognized as belonging on the roads in Elk Falls. The membership charged the board with providing the stickers at last year's annual meeting. This will help distinguish between Elk falls homeowner's autos and the larger number of vehicles from outside Elk Falls now driving around in our area.

The included phone book contains our best knowledge of numbers and addresses. Review your personal information and contact Suzy Nelson at 303-838-0317 to update or correct your listing.

REMEMBER

If you are planning an addition, deck or fence, be sure to submit plans to Bob Phelps, the architectural board member. For questions about roads or ditches, contact Suzy Nelson, road manager. For business or real estate transactions, contact Secretary Renae Braun at 303-816-4314. For questions about your dues, contact Cindy Henshaw, Treasurer at 303-908-6301. For general issues, or questions about the lawsuit, contact Paul Vastola at 303-838-0317

See you all in July,
EFPOA Board of Directors