

**Please note that your 2018 invoice is included. Invoices are due on January 1, 2018.**



## Stagestop is a Covenant Controlled Community

Please remember that Stagestop is a Covenant Controlled Community. If you did not receive a copy of the Covenants and Bylaws you can access them directly at [soanews.org](http://soanews.org), the left side panel, **Covenants & Bylaws / MOU**. If you do not have access to a computer, please contact a board member to request a copy.

Per the covenants, any construction or alterations to existing structures or property must be approved by the Architectural Control Committee (ACC). The ACC board members and the associated documents can be found under the left side panel, **Architectural Control Committee**. Below is a list of the covenants that are most often violated:

For any construction, the below documents are not being submitted to the ACC.				Approval not submitted for:	
Park County Building Permit	Waiver of Responsibility form	Request for Approval form	Building plans for the building, garage, fence or other structure.	Roofing material does not "blend with the natural environment"	Painted building does not "blend with the natural environment"
Camper/RV between September 30 and May 1. One (1) Camper/Pop-up/5 <sup>th</sup> Wheel/Motor Home that is temporary, licensed and in good working condition <b>may remain on the lot after September 30 if you have a residence</b> as defined by having a Certificate of Occupancy from Park County and the minimum size of the main dwelling shall be 400 square feet and the width shall not be less than one third of the length. SOA has the right to remove any Camper/Pop-up/5 <sup>th</sup> Wheel/Motor Home that is in violation at the lot owner's expense.					

**Trespassing:** Unfenced land is still private land. Always respect private property, including pastures, crop lands, open fields, wooded areas. Ask the owner's permission first if you want to use their property.

**Please Be Considerate with Nighttime Lighting:** Runaway light pollution is robbing us of the night sky. How often have I heard people lament, "I remember when I was a kid I could see the Milky Way crossing the sky. I haven't seen it in years." Many young people today don't even know the simple joy of standing under a truly dark sky. Please take heed for your neighbors who might want to view the beautiful stars and nighttime skies that our high and dry location allows us the greatest viewing almost anywhere on this earth. Keep outdoor lights to a minimum, use only fully shielded fixtures, and turn them off when you are not using them. Enjoy the crisp, star-filled skies and moonlight.

**Park County New Land Use Regulations (LUR):** Park County's new LURs went into effect on May 25, 2016. Please be aware that some of the LURs may have tighter restrictions than our covenants / by-laws. Section I thru Section VIII of the LURs can be found at <http://parkco.us/189/Land-Use-Regulations>. If you have more questions, you can contact our county commissioner, Mike Brazell at (303) 884.1655 / [mbrazell@parkco.com](mailto:mbrazell@parkco.com).

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<b>2018 Important Dates</b>			
<b>Date</b>	<b>Event</b>	<b>Location</b>	<b>Detail</b>
2 <sup>nd</sup> Saturday / month	Monthly Board Meeting – we don't meet every month. Website or Nextdoor has the latest info.	Stagestop Community Center (Firehouse)	Look on soanews.org / stagestopco.nextdoor.com for scheduling
May 5	Tarryall Fishing Club Annual Meeting	Jefferson Community Center	
May - Nov	Indian Mountain Burn Pit	To sign up: Bev Bushaw: bbushaw@comcast.net/303.990.049	
June 23	Annual Owner's Meeting	Jefferson Community Center	Volunteers Needed
August 11	Swap Day	Stagestop Community Center (Firehouse)	
TBD	2017 Chipper Dates	Sign-up at StageStopFireMitigation@gmail.com	Volunteers Needed
October 2018	Dam Maintenance / Release of Water	2 Ponds by Lost Park subdivision	Volunteers Needed

**From the Annual Meeting – June 24, 2017**

- ❖ We had a turnout of about 45 property owners.
- ❖ Dick Elsner, a Park County Commissioner, a representative from the Jefferson Como Fire Protection District and Paul Mattson from the South Park Ambulance District attended and spoke about their respective topics.
- ❖ There were no agenda items to vote on. Three seats board seats were up re-election, Lynda Clay, Dennis Sheerhan, and Virginia Skeffington. All agreed to run again and were re-elected.

**Policy Documentation:** the Stagestop policies needed to be updated so with the assistance of legal council; the Stagestop Board of Directors developed and adopted the following documents. All Policies can be found on the SOA website.

- ❖ SOA collection Policy
- ❖ SOA Adoption and Amendment Policy
- ❖ SOA Conduct of Meetings Policy
- ❖ SOA Conflicts of Interest Policy
- ❖ SOA Dispute Resolution Policy
- ❖ SOA Enforcement Policy
- ❖ SOA Records Inspection Policy
- ❖ SOA Reserve Fund Investment Policy
- ❖ Reserve Study Policy

**FINANCIAL REPORT - DOUG GRUSH (TREASURER):** SOA has had another good year. We have collected dues from all but four owners. There are three long term non-payees, that are currently being pursued by our attorney and one owner who has moved and we have been unable to locate. SOA has transferred \$12,903 to the TFC to fund your fishing amenity and has added \$17,748 to our water augmentation reserve. This is the monies that are held as an emergency reserve to pay for repairs to our water augmentation dams if necessary. The fund was established after the dam repairs from 2010 that were necessary to stop leaks in the dams and to bring them back up to state standards. Twenty-five new owners have joined our community this year. You are receiving your 2018 dues notice with this newsletter and I hope you will include phone and email contact information with your check. If you move or change contact info during the year, please let us know so we can keep our records up to date and provide you with information when necessary.

**2017 STAGESTOP ANNUAL WATER REPORT - PAUL SKEFFINGTON (STAGESTOP OWNER):** Every year Stagestop is required to send a water report to Garver Brown, Water Commissioner District # 23. Home owner, Paul Skeffington, has graciously performed this task for the last several years.

Stagestop has two reservoirs for storage designated as the upper and lower reservoirs respectively. The upper reservoir stores 9 acre-feet, and the lower stores 3.5 acre-feet. These volumes have been verified by a survey in the fall of 2010. Paul used a Park County Assessors database for Stagestop obtained on 09/01/17 and a Division of Water Resources well database dated 09/01/17 to calculate the following totals.

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- ❖ 18 vacant lots with wells
- ❖ 227 residential lots with wells
- ❖ 245 total lots with wells
- ❖ 253 lots without wells
- ❖ 498 total lots
- ❖ These lots are allocated as follows,
- ❖ 32 full-time residents
- ❖ 40 snowbirds – up to 5 months/year full-time usage
- ❖ 155 part-time residents – up to 1 month/year full time usage
- ❖ 18 vacant lots w/wells – some part-time use (summer campers)
- ❖ 253 vacant lots w/o wells – no full-time or part-time usage

The water court determines if we need to release water for downstream users. This fall, Stagstop was required to release water. The maintenance on the dam logs was completed this year with the help of Dennis Sheeran, Doug Grush, Paul Skeffington, and a large group of volunteers.

**TARRYALL FISHING CLUB – DENNIS SHEERHAN (TFC BOARD MEMBER AT LARGE)** This has been a great season for fishing. We stocked a lot of fish this spring and summer. We put in our usual 1.0 and 1.5 lbs. fish, with two loads that had 2.0 to 2.5 lbs. fish in the load. All five of our aerators in the Stagstop pond have been and are functioning well. This provides adequate oxygen for the fish to live and grow. We trapped and removed over 5000 suckers from the pond this summer. We will reactivate the sucker traps next spring. Weed control in the pond continues to keep the weeds down and fishing good.

Lost Park ponds have been weed infested and low incoming water from the creek made for slow fishing. We have treated the lower pond for weed control and expect good results in the spring. Consideration for treating the upper pond next season is being considered by the board.

Great fishing on the river was reported all spring and summer. We appreciate our members using only the approved access points to get to the river. **River patrol volunteers appreciated the use of hang tags on your vehicles when parked at the access points.**

Violations were few this season and we appreciate the cooperation. Remember to always have your ownership cards in your possession and thoroughly instruct your guest as to all the rules especially having their guest passes filled out and in their possession. We look forward to next season and providing our members with the best fishing experience in South Park.

**FIRE MITIGATION - DAN GALLIGAN COORDINATOR:** We had another great year of working toward keeping Stagstop “Firewise!” Stagstop residents worked over 280 hours to clean and prepare their lots for our three chipper days in 2017. The CUSP Crew in conjunction with our SOA members visited 35 lots with an estimated 52 acres mitigated. We encourage everyone to get involved in this important project to make sure that we have removed as much fuel as possible in the unfortunate event that a fire would start, or pass through Stagstop.

The 2017 Fire Mitigation also included a renewal of our participation in the Indian Mountain Burn Pit program. The Stagstop Owners Association pays the annual fee for all of our property owners to be able to take slash to the Burn Pit at the Ranch located just outside of Indian Mountain.

The early season dry conditions and the inability for the Fire Department to perform the burn of the current slash, affected the IMMD Burn Pit schedule this summer. The Burn Pit did not open until Saturday, September 16, 2017. In an effort to allow Owners to catch up on their mitigation work, Indian Mountain extended the number of days per week the pit was open before it’s closing for the season on October 28, 2017. Hopefully with normal to above normal moisture, the Burn Pit will open for 2018 in Early June.

The operation of the Burn Pit **is dependent on volunteers to oversee** the burn pit activities. This will mark the 7th year with a successful program of maintaining a “forest slash only” environment. Contact Bev Bushaw [bbushaw@comcast.net](mailto:bbushaw@comcast.net) or [303-990-0459](tel:303-990-0459) to volunteer and for details [www.indianmountain.info/burnpit.html](http://www.indianmountain.info/burnpit.html).

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**ARCHITECTURAL CONTROL UPDATE – ROGER GREENWALD (ACC LEAD):** 2017 has been a busy year for building in Stagestop. The ACC has received questions from many property owners about building and it has approved requests for replacement of roofs and several requests for houses and garages. The Board and ACC have identified a number of covenant violations. The Board has written a "Violation Notice" letter and the ACC sends the notices to notify owners of violations. Some of the owners who have RV's on their property, but no residence as defined by the Covenants and Park County regulations, have probably already received a "Violation Notice". **The ACC would encourage all owners to familiarize themselves with the Covenants and Bylaws and to operate within them.**

**STAGESTOP SALOON - DENNIS SHEERAN (OWNER):** With winter and bad roads approaching, a reminder that the Stagestop store is open 8:00am to 8:00pm daily except Tuesdays, for those items you missed on your weekly shopping trip. The Saloon is open from 10:00am and closes in the late evening depending on customers, except Tuesdays. Thanks, Stagestop Owners.

**JEFFERSON MARKET – JULIE / ROGER GREENWALD (OWNERS):** The Jefferson Market is OPEN! We opened on 11/2/2017!! The response so far has been very encouraging and we appreciate all of your support! We look forward to meeting and serving our neighbors! The kitchen and FUDGE will reopen in the next few weeks. The fuel will return in the spring 2018!

**Communication: soanews.org & Nextdoor**

- ❖ We are trying to use email and the website more and more as a communication tool. If you do not have an account setup on soanews.org, please set one up and provide an email. Email notifications / reminders are being sent out for upcoming events to inform the Stagestop community.
- ❖ Stagestop is using a FREE private online network called Nextdoor Stagestop. On our Nextdoor site, neighbors can share community events, look for lost pets, items for sale, crime reports, ideas about how to improve our neighborhood and more. Notifications can also be sent to Indian Mountain residents as well. Please consider joining at <https://stagestopco.nextdoor.com/login/>. This is located on the left side panel at soanews.org under Stagestop Nextdoor.



***Happy Holidays to All Our Stagestop Neighbors***

<b>Stagestop Owners Association Board Members:</b>			<b>Architectural Control Committee (ACC) members:</b>		
<b>Email: info@soanews.org</b>			<b>Email: StageACC@gmail.com</b>		
President	Lynda Clay	303-791-0271	Chairman	Roger Greenwald	720-633-9824
Vice President	Dennis Sheeran	719-836-1458	Members At Large	Bob & Brenda Heavill	719-836-4623
Treasurer	Doug Grush	719-836-4574	Members At Large	David & Colette Kreger	303-986-6972
Secretary	Virginia Skeffington	719-836-2805			
Member At Large	Dan Galligan	303-346-1603			

***Wishing you and your family the best in 2018 and hope to see you at Stagestop meetings and events next year.***