

Please note that your 2019 invoice is included. Invoices are due on January 1, 2019.



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, 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 th Wheel/Motor Home that is temporary, licensed and in good working condition may remain on the lot after September 30 if you have a residence 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 th 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.

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.

2019 Important Dates			
Date	Event	Location	Detail
2 nd Saturday / month	Monthly Board Meeting – we don't meet every month. Soanews.org / Nextdoor has latest info	Stagestop Community Center (Firehouse)	Look on soanews.org / stagestopco.nextdoor.com for scheduling
May 4	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	Volunteers Needed
June 22	Annual Owner's Meeting	Jefferson Community Center	Volunteers Needed
August 10	Swap Day	Stagestop Community Center (Firehouse)	
TBD	2017 Chipper Dates	Sign-up at StageStopFireMitigation@gmail.com	Volunteers Needed
October 2019	Dam Maintenance / Release of Water	2 Ponds by Lost Park subdivision	Volunteers Needed

Please note that your 2019 invoice is included. Invoices are due on January 1, 2019.

From the Annual Meeting – June 23, 2018

- ❖ We had a turnout of about 45 property owners.
- ❖ The ACC now has a full committee of 5.
- ❖ Doug Grush and Dan Galligan accepted their nominations for the board and were reelected for another term.
- ❖ The TFC asked to raise the dues from \$27 to \$40 annually. They sent out the required ballots to the members of Stagestop and Lost Park Ranches and had an overwhelming response of approval.
- ❖ Our guest speakers were Chief Nagle from the Jefferson Como Fire District, Paul Matson from the South Park Ambulance District

Policy Documentation: the Stagestop Operating policies can be found at <http://soanews.org/default.asp?id=30>.

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

FINANCIAL REPORT - DOUG GRUSH (TREASURER): I am glad to report that SOA has had another good year and is in excellent financial shape. We only have two owners that have not paid their 2018 dues. The three long term non-payees from last year have been resolved. One owner, who claimed he did not have to pay dues, paid his multiyear past due amount along with a sizable legal bill after threat of legal action. The other two owners lost their properties to SOA through foreclosure. One sold at the sheriff's sale where we recovered all of our costs. SOA took title to the second property and is currently working to decide how to best to use the property to get the most benefit for our owners. SOA transferred \$13,014 to TFC and added \$18,036 to our water augmentation reserve fund. The H2O fund now has \$71,945 of the planned \$100,000 that we are holding as an emergency reserve should we ever have to make additional repairs to our water augmentation ponds or dams. This reserve, which was quite limited at the time, is what helped SOA secure a loan from the state to make the required repairs to our dams in 2010. The \$36/lot/year reservoir augmentation special assessment that was established in 2012 and is part of your dues notice, is set to expire after the 2021 dues. By that time, we will have built up our H2O reserve, replaced all the monies in SOA's operating account that were used for the dam repairs, and we finished paying off our state loan for the dam repairs in 2015. We have 29 new owners that have joined our community in the last year. Your 2019 dues notice is included with this newsletter. Please include your phone and email contact info with your check. If you move or change your contact info during the year, please let us know. **The contact info, including an owner's name, is especially important for those properties that are held by a corporation or LLC. Your prompt payment of this year's dues is greatly appreciated.**

2018 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 as verified by the state's water engineer survey in the fall of 2010. Paul used a Park County Assessors database for Stagestop obtained on 09/01/18 and a Division of Water Resources well database dated 09/01/18 to calculate the following totals. 1.1-acre feet were released October 2018.

- ❖ 16 vacant lots with wells
- ❖ 241 residential lots with wells
- ❖ 257 total lots with wells
- ❖ 244 lots without wells
- ❖ 498 total lots

These lots are allocated as follows,

- ❖ 32 full-time residents
- ❖ 50 snowbirds – up to 5 months/year full-time usage
- ❖ 159 part-time residents – up to 1 month/year full time usage
- ❖ 16 vacant lots w/wells – some part-time use (summer campers)

Please note that your 2019 invoice is included. Invoices are due on January 1, 2019.

- ❖ 244 vacant lots w/o wells – no full-time or part-time usage

TARRYALL FISHING CLUB – DENNIS SHEERAN (TFC BOARD MEMBER AT LARGE): The pond at Stagestop provided great fishing again last season. Several large fish were pulled out, one recorded at 6.2 lbs. River fishing started out good but due to poor runoff, record low water levels were recorded. Last season was rough on fishing at the Lost Park ponds due to poor runoff creating low water levels. TFC took advantage of the low water levels and treated the weeds in both ponds. This action will create a better fishing environment next season.

Ballots were counted for the increase in TFC dues and passed by over 75% in favor of the raise. This increase will allow TFC to create better fishing environments, increased stocking and better pond access. Thanks to all.

FIRE MITIGATION - DAN GALLIGAN COORDINATOR: 2018 was a very difficult mitigation season for Stagestop and all of Park County! The leftover slash in the Burn Pit was processed, but with the dry weather early in the year, and expected throughout 2018, there was a new approach to the use of the Burn Pit. Rather than one HUGE pile created in the pit, it was decided that several smaller piles, spread throughout the pit, might allow for the smaller piles to be burned one at a time, reducing the need for a permit to burn from the state. That permit called for some very specific conditions, many that don't coincide on the same day in Park County. Unfortunately, the dry weather and a burn ban eliminated the opportunity to process any of that material. The Burn Pit has been closed since early Summer 2018.

Surprisingly the lack of access to the Burn Pit did not increase participation in the Stagestop chipper days by any great degree. We had three chipper days total in 2018, one in each June, July and September. A total of 29 properties were visited, with an estimated 45 acres of land mitigated. Thank you to those who participated in the Chipper Program for 2018. We are planning 3 days in 2019, with a possible community day that would allow Stagestop property owners to bring their slash to the firehouse on Stagestop Road where we would chip the slash and allow owners to take the mulch for their personal use. We need to gauge interest in this type of program, so please to share your thoughts in an email to stagestopfiremitigation@gmail.com.

ARCHITECTURAL CONTROL UPDATE – BOB HANSON (ACC LEAD): Since the September Board meeting the ACC has approved 5 projects, as well as sending out 9 Violation Notices for violations of the Covenants. The ACC thanks all those property owners that follow the Covenants when planning projects, as well as removing your RV's by September 30th. The covenants and bylaws are located on the website at, <http://soanews.org/default.asp?id=16>.

The ACC members will continue to drive around Stagestop to identify possible violation of the Covenants. Thanks to Jess, Daniel, Bob and Brenda for serving on the ACC with me this year.

STAGESTOP STORE & SALOON - DENNIS SHEERAN (OWNER): We wish to thank all our patrons who have contributed to our 8th successful year of business. The Saloon and store are up for sale. Contact Pat or Dennis if you are interested.

JEFFERSON MARKET – JULIE / ROGER GREENWALD (OWNERS): The Jefferson Market is excited to announce their new website and online fudge store! Our website can be found at www.jeffersonmarket17.com. We have new promotions and events including 10% off online orders through December 1st and details for our annual toy drive! Thank you for your continued support!!

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.

Please note that your 2019 invoice is included. Invoices are due on January 1, 2019.



Happy Holidays to All Our Stagestop Neighbors

Stagestop Owners Association Board Members:			Architectural Control Committee (ACC) members:		
Email: info@soanews.org			Email: StageACC@gmail.com		
President	Lynda Clay	303-791-0271	Chairman	Bob Hanson	(303) 838-6721
Vice President	Dennis Sheeran	719-836-1458	Members At Large	Bob & Brenda Heavill	
Treasurer	Doug Grush	719-836-4574	Members At Large	Jess Staten / Daniel Bernier	
Secretary	Virginia Skeffington	719-836-2805			
Member At Large	Dan Galligan	303-346-1603			

Wishing you and your family the best in 2019 and hope to see you at Stagestop meetings and events next year.