



February 2022



Image courtesy of Stauton State Park Rangers

An update from your Elk Falls Ranch POA Board of Directors

2021/2022 Board of Directors

Dan Mueller, President - elkfallspoapres@gmail.com or 630-240-9066
Marta Nelson, VP & Architectural Chair - elkfallspoavp@gmail.com or 952-212-1299
Renae Braun, Treasurer - elkfallspoa@gmail.com or 720-480-9328
Wayne Gneiser, Secretary - elkfallspoasecretary@gmail.com or 720-261-3155
Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Next Board Meeting:

February 8th, 7pm

Virtual attendance by Webex

All POA members are invited to attend. If you are interested in attending, please email elkfallspoa@gmail.com to let us know you're coming.



Annual Property Owners' Budget Meeting Save the Date!!

February 27th at 2 pm via Webex.

Join information via internet web browser for full audio and video experience
(computer, tablet or smartphone)

URL: efpoa.webex.com

Join information via telephone (voice call only)

Dial: 1-720-650-7664 US Toll (Denver), or

Dial: 1-415-655-0001 US Toll

Meeting Number/Access code: 2480 013 4881

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 Larry and Donna Huckaby who moved to 35681 Upper Aspen Lane

Welcome Larry and Donna!



Hello to all our new friendly neighbors!

We just moved into our new home in late July and we are starting to get a little more organized.

We moved from Grand County as our custom log home was a total loss in the East Troublesome Fire last October. We, unfortunately, lost almost all of our belongings, our home, and heirlooms and collectables when the fire came through. Now we're working on getting furniture and decorating our new home.

We are both retired, in our mid sixties. Larry was an accountant, finance manager, controller for many years and Donna was a hospital and retail pharmacist.

We have three children and four grandchildren that you probably will be seeing playing on our grass!

Larry and I are avid scuba divers and we love to travel. Hopefully, soon, thing will open up in the world and we can resume our travels.

Larry lived in Evergreen since he was six years old until graduating from high school. His father taught at Evergreen High for many years (Jewel Huckaby, music). We met in high school and have been married for 45 years.

We are happy to be "back home" in the area and have noticed the overwhelming friendliness of the area.

Thank you for being such wonderful welcoming neighbors!
Larry and Donna Huckaby



Broadband Update

The High-Speed Internet page on the Elk Falls POA website <https://elkfallspoa.org/new-page-51> has been revised and is the place where updated project information will be posted for all four neighborhoods to use.

(www.285broadband.com has been decommissioned.) We will use this page to post

updated construction schedules and project related news. For example, at this time, you can find the [Build-out Plan](#) (Unfortunately we are in the last phase.) and the [Timeline and Deployment Schedule](#).

We encourage property owners that **have yet to sign up** for service to contact SPT @ 719.837.6400 for more information and/or complete the necessary information @ [SPT Staunton State Park](#). (Commitment Form and Payment Online).

Remember, the more people that sign up, the better our monthly pricing will be . As of January 11th, we've had 301 out of 796 property owners in the project area commit. So the number is creeping up, albeit slowly.

With the current pricing, we have to hit 400 commitments to get a 15% discount from SPTs current retail pricing. [For Pricing Click Here](#)

A tid-bit of news unrelated to our project - Kings Valley/Conifer Mountain residents will be applying for a broadband grant in the July 2022 cycle. South Park Telephone is continuing to move up 285.

As always, contact me if you have questions.

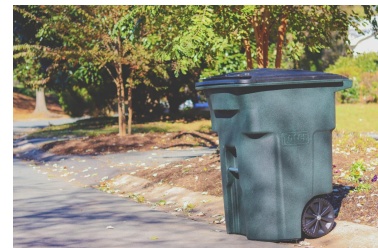
Bev Long
bevlong2555@gmail.com
303-838-4373

For the most up-to-date information, join the **Project Facebook page: Staunton Area Broadband Initiative** <https://www.facebook.com/groups/2441495086101499>

Resident Q&A re: Storage of Trash Cans on the Road

Resident Question: Can I store my trash cans along the road in front of my property?

Answer: No, per the Elk Falls Protective Covenants and County Regulations



According to the Elk Falls Protective Covenants:

Block I and Block III, Section 13 - Miscellaneous Provisions: Refuse, garbage and trash shall be kept at all times within enclosed containers and other necessary receptacles for its temporary storage and collection. All such receptacles shall be screened from the view of neighboring properties and kept in a clean and sanitary condition.

Block II, Section 19 - Miscellaneous Provisions: Refuse, garbage and trash shall be kept at all times within enclosed containers and other necessary receptacles for its temporary storage and collection. All such receptacles shall be screened from the view of neighboring properties and kept in a clean and sanitary condition.

Both Park and Jefferson Counties regulate placement of trash cans in the public right-of-way

Park County <https://parkco.us/faq.aspx?qid=296>

Can I park or store vehicles, trailers or other property along the road in front of my property? No. There is no parking or storage allowed of any vehicle, trailer, boat, or any type of property or material, including building supplies, trash cans and dumpsters, in the right-of-way of any public road or on any public property in Park County. Vehicles or other property in the right-of-way may be removed at the owner's expense. The County is not responsible for any damage to property placed in the right-of-way.

Jefferson County [Right-of-Way Use and Construction Permit for Temporary Container](#)

A Right-of-Way Use and Construction Permit is required when placing a dumpster, roll-off or other container in the public right-of-way. Definition of "Container" specifically excludes normal household trash cans that are placed in the ROW on the designated trash pick-up day.

Be Bear Aware - Proper storage of your trash will save a bear's life. Please use bear-proof trash cans and keep your trash in a secure location, waiting until the morning of trash collection to put your cans out on the road.



Buying and Selling a Home with a Septic System

By Taylor Carpenter
Elk Falls Resident and Mountain Realtor

Buying and selling a home can be stressful at times. Unfortunately, when you add in specific issues that only pertain to mountain properties, that stress can compound. As a mountain Realtor, I get many questions from buyers, sellers and fellow Realtors as to how to deal with a septic system before, during and after the transaction. Hopefully this article will help clear up any questions anyone might have when it comes to buying and selling a home with a septic system and save anyone from unnecessary costs that could have been prevented.

[Click here for full article](#)

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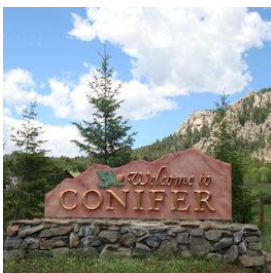
Free KN-95 Masks

Park County: KN-95 Masks are now available at [Park County public library branches](#) and several local fire stations for pick-up during regular business hours. Each person is eligible to receive up to five free masks per month, due to limited availability and increased demand.



For Park County details and more information click [here](#).

Where to get free KN95 masks throughout Colorado - Click [here](#)



Conifer Area Council Town Hall Meeting

In Person
Wednesday, February 16th, 7-8 pm
Location: West Jefferson Middle School

Hear about updates on 285, planned developments, updates from Jeffco County Commissioner and more!

[Click here for Agenda](#)

Classifieds

Twin bedroom set for sale

Four-piece set (oak by Lexington, USA)

Dimension of dressers:

Dresser with mirror (bureau) 54" wide x 19" deep x 34 ½" high ; Mirror 27" wide x 49" high
Chest of drawers 36" wide x 19" deep x 47 ½" high

Call Peter Petlak at 817-307-2373



Girl Scout Cookies - Sunday!

The Holtzclaw family Girl Scout will be selling Girl Scout cookies on her driveway this Sunday, **February 6th from 2-4 pm. 34356 High View Drive.** She'd love to have you stop by!



Roads Issues

Please contact Dave Shaffer at elkfallsroads@gmail.com or 303-816-5004 with any issues related to roads.

Architectural Approvals

Any additions, fences, new construction, decks, additions, garages, sheds, etc. need Board approval. Please contact Marta Nelson at elkfallspoavp@gmail.com or 952-212-1299.

Mailbox Keys

For any mailbox issues or replacement keys, please contact Bob Wallace at 303-838-2297 or bbwlinear@wispertel.net or Wayne Gneiser at 720-261-3155 or elkfallspoasecretary@gmail.com.

Email Address Changes/Additions

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.