



July 2023



Neighborhood Bear
Photo courtesy of EFR resident, Tom Carr

An update 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 or 952-212-1299
Cyndie Van Buskirk, Treasurer - elkfallspotreas@gmail.com
Wayne Gneiser, Secretary - elkfallsposecretary@gmail.com or 720-318-2961
Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Next Board Meeting:

July 11, 7pm,

at the home of Marta Nelson, 35631 Upper Aspen Lane

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



**EFPOA Newsletters and
Announcements are Moving to
PayHOA
Action Required!**

For those of you that have not yet logged into your PayHOA account and provided an email address - **you must do so now or you will no longer receive newsletters and neighborhood announcements** from EFPOA.

Our transition to the PayHOA platform has been completed, but unfortunately many

owners have not yet provided an email address for EFPOA communications. The new PayHOA platform includes broadcast messaging to owners that we will use to replace and retire the Constant Contact platform we have previously used. Although we have everyone's email address in Constant Contact, State law does *not* allow the POA to copy email addresses from from one platform to another - so unfortunately we must ask each owner to provide their preferred email address(es) by logging into PayHOA.

When you provide an email address in PayHOA, it will only be used for EFPOA authorized communications - this includes the following correspondence:

- * Notification annual dues invoicing and any outstanding balances
- * Distribution of periodic EFPOA Newsletters
- * Distribution of EFPOA authorized neighborhood announcements or alerts

Provided email addresses will NOT be disclosed to other owners or outside parties:

- * A PayHOA on-line resident directory is NOT being made available until such time as owners are able to opt-in/opt-out
- * PayHOA is a secure application and owner information is NEVER made available to 3rd parties

If you have not already done so, please use the following link to connect to PayHOA and set-up your account:

<https://app.payhoa.com/auth/join/18527-elk-falls-property-owners-association-inc>

Won't you please help us take advantage of all the features of PayHOA automated and paperless communications, retire old platforms, reduce operating expenses and improve efficiency of POA management?

Thank You.

Elk Falls Property Owner's Association Board of Directors

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. This month we are profiling new residents Joe and Kim Stammer who live at 34961 Lower Aspen Lane.



Hello!

We are originally from Maryland. Before moving into our home in Elk Falls, we traveled the U.S. and Canada in a travel trailer for nearly two years. It was quite the adventure, but we are happy to settle down in such a beautiful area. Joe is a retired civilian from the Coast Guard and a Marine Corps veteran. Kim works remotely as a litigation paralegal.

We love the mountains and all of the outdoor activities they have to offer. We look forward to getting involved with our new community and meeting our Elk Falls neighbors!

Joe and Kim Stammer

Driveway Culverts and Roadside Ditch Maintenance

Recent heavy rains have placed quite a burden on the neighborhood's roadside drainage system. The Roads Chairman (Dave Shaffer) with assistance from other board member volunteers have worked to react to problem spots as they arise. This has



included clearing blocked ditches, maintaining check dams and repairing washed out road sections. In a few cases, the Board has intervened to clear a few driveway culverts that were clogged and overflowing onto the roadway resulting in road damage.

Although the POA road maintenance plans include clearing of under-road culverts and roadside ditches, **Owners are asked to please monitor and maintain the culverts under their driveway to ensure unrestricted flow of runoff.** Typically this can be addressed through routine monitoring and clearing of sediment, debris, and vegetation buildup at culvert inlets and outlets. Please go out and inspect before and after heavy rainfall to ensure water is able to flow without obstruction through your driveway culvert.

Please note: If you remove sediment from a ditch or culvert where the road has had road base applied, please do not spread the sediment on the road surface as decomposed granite mixed in with the road base degrades the road base adhesion properties.

When your driveway culvert is not flowing freely, the POA has a culvert rake you can borrow to reach far into your driveway culvert and pull out blockage. For those that are unable or unwilling to take the do-it-yourself approach, the Board can provide you with contact information for contractors that can be hired to perform driveway culvert maintenance for you.

Finally, the Board requests your help in identifying problem areas that require POA maintenance. Please let us know if you see an overflowing ditch, clogged culvert or road surface damage so that we can determine appropriate action. Roads Chairman, Dave Shaffer, can be reached at elkfallsroads@gmail.com or 303-579-3867.

Thanks in advance for your assistance in keeping things flowing.

EFPOA Annual Members Meeting

Meeting Summary



The annual EFPOA members meeting was held on May 21st 2023. We had 34 owners represented in person, remotely attending or represented by proxy.

Meeting highlights included:

- An update on Staunton State Park activities presented by Zach Taylor
- PayHOA management software has been implemented and was used for this year's annual dues billing and payment processing
- Broadband Internet access project update
- Treasurer's report
- Roads report and disclosure of 2023 road maintenance plans
- Discussion of noise concerns from the wedding venues and lodging cabins
- All five current board members volunteered to serve for another term and were reelected by unanimous vote.

[Click here for the full agenda and slide presentation](#) if you would like to review the meeting content in greater detail. Meeting minutes will also be posted to the EFPOA website.

Thank you to all those that attended and we look forward to seeing everyone at our next annual meeting in May of 2024.



LIVE LIFE
OUTSIDE

Reminder from Zach Taylor, Staunton Park Manager

Happy July to everyone!

As we dip into mid-summer activities and continue to travel to and from home, please respect the speed limit and keep an eye out for our furry friends.

Early in the morning and around dusk the elk and deer have been active along Elk Creek Road and on 285 again this year.

The momma bear and her cubs, the Abert squirrels, foxes, coyotes and marmots do not follow traffic laws!

The speed limit on Elk Creek road is 30 MPH and within the neighborhood 15 MPH. If we plan ahead and leave a bit sooner than needed, we ALL will continue to enjoy this gem of a place we call home.

Zach Taylor
Park Manager
Staunton State Park
P 303.816.5180 | C 303.495.9563
zach.taylor@state.co.us | cpw.state.co.us

Broadband Update

I am disappointed to report, we've had some setbacks.

Century Link refuses to correct safety violations (such as low hanging wires) on CORE poles. They want Highline to absorb that cost, which Highline refuses to do (rightly so). CORE has upped the price to permit each pole that needs to be replaced from \$3,600 (at the time of the grant application) to \$10,000. 227 out of 1,500 poles need to be replaced. This expense is way beyond the original budget submitted with the grant. Based on these costs, it would be approaching \$4 million just to attach to CORE poles. This does not include the rest of the build-out.



Some of the problem was caused by State delays in issuing our grant contract. Too much time passed and costs have risen.

After problem-solving meetings with the State and CORE, Highline has decided to proceed by redesigning the project to go underground to avoid as many CORE power poles as possible. CORE has not been helpful in trying to resolve the pole issues and the CEO and Mr. Kilgore, District 2 Board Member, are not returning voicemails or emails from Highline. The State is aware of the challenges. Upon completing the redesign, Highline will share a deployment schedule and will share more details they shore up the plan.

Although it's a little harder on our roads, underground fiber has benefits to residents. There are likely to be less weather disruptions and it's cleaner aesthetically.

This will add about \$1.5 mil. cost to the project. Highline will bear some or all of that cost. At this time, I do not know if the State will be contributing more funds or not.

I am appreciative that Highline has been persistent in working with the State and CORE and continues to try to find a reasonable way to move forward, even if it means they have to absorb more costs.

I was convinced we were on home stretch, but we are not. Either I or Highline will keep you informed as the redesign is ready to be rolled out.

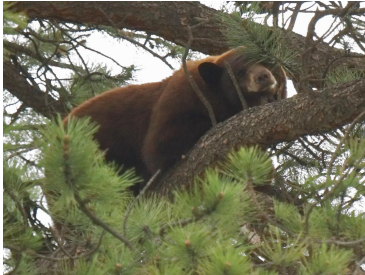
As always, contact me if you have questions.

Bev Long
bevlong2555@gmail.com
720-633-2454

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

Project Website: <https://elkfallspoa.org/new-page-51>

Neighborhood Wildlife Photos Courtesy of EFR Resident, Tom Carr



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 elkfallspovp@gmail.com or 952-212-1299.

Mailbox Keys

For any mailbox issues or replacement keys, please contact Wayne Gneiser at 720-318-2961 or elkfallsposecretary@gmail.com.

Email Address Changes/Additions

Please contact Bev Long at bevlong2555@gmail.com with any email address changes or additions.

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Website