



Newsletter | March 2020



## An update from your Elk Falls Ranch POA Board of Directors

### 2019/2020 Board of Directors

Renae Braun, President - [elkfallspoa@gmail.com](mailto:elkfallspoa@gmail.com) or 720-480-9328

John Nelson, Roads Chair - [elkfallsroads@gmail.com](mailto:elkfallsroads@gmail.com) or 808-285-2965

Taylor Carpenter, Secretary - [Taylor\\_matt@me.com](mailto:Taylor_matt@me.com)

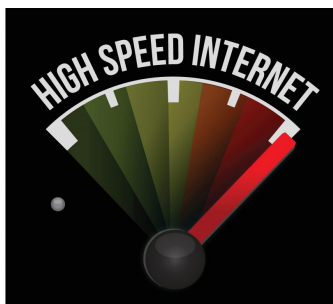
Bev Long, Treasurer - [bevlong2555@gmail.com](mailto:bevlong2555@gmail.com) or 720-633-2454

Mike Long, VP & Architectural Chair - [mlongpine11817@gmail.com](mailto:mlongpine11817@gmail.com) or 303-757-2222

### Next Board Meeting:

April 1, 2020, 7:00 pm

at the home of Mike and Bev Long, 11817 Northwest Court.



## Broadband Update and March Informational Meeting

Join us at our next community broadband meeting.

Monday, March 9th, 7-9 PM

Mountain View Lakes Community Building  
12798 S Parker Ave, Pine

(Parking is limited, so please try to carpool.)

David Shipley, Vice President at [South Park Telephone](http://SouthParkTelephone.com), will, once again, be in attendance to provide detailed answers to your questions. If you missed the February meeting, **this is your chance to learn more and really understand:**

- how the technology is likely to work,
- costs and
- benefits of this project.

## How to Learn More about the Broadband Initiative:

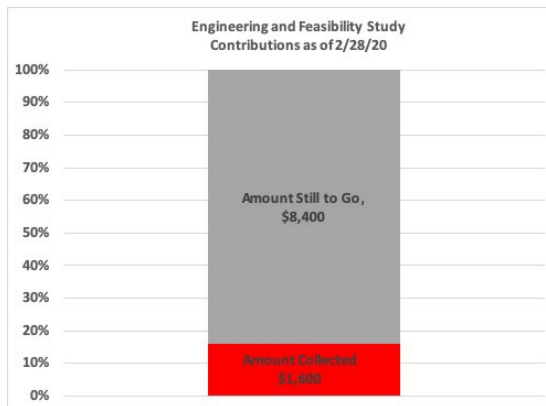
For real-time updates join our [Facebook Group](#). The site is called [Broadband Initiative - Staunton, Elk Falls Ranch, Mt. View Lakes & Woodside](#). Please join the group so you can stay informed.

Our website, [285broadband.com](#), also houses information, links and documents related to the project and is updated frequently.

Click on this link for a [Project Overview](#) which includes background, FAQs, costs, etc.

Why we chose South Park Telephone as a partner - [Handout](#)

**We need everyone to complete our survey, whether or not you are interested in bringing fiber to your home. Please help us with this.** It's not lengthy and won't take long to complete. Please use this [link](#) to access the survey.



We are making great progress towards collecting the \$10,000 needed to fund 1/2 of the Engineering and Feasibility Study. This Study is needed to design the project, inform the grant and understand costs. Between Elk Falls Ranch, S. Elk Creek Road, Woodside and Mountain View Lakes residents, we are **16% of the way there!!!** **And we are just getting started.** Thank you so much to everyone who has contributed and thank you for supporting the project.

If you'd like to send in your \$100.00 contribution to the Engineering and Feasibility Study, please print and use this Form: [Engineering and Feasibility Study Contribution Form](#). Contributions are due before March 31st.

For questions contact Bev Long at [bevlong2555@gmail.com](mailto:bevlong2555@gmail.com) or 303-838-4373



## Roads Update

Boreas (the Greek God of the North Wind and Winter) has made his presence known in Colorado the past few months. We've conducted five snow plows following a series of back-to-back storms producing several feet of snow.

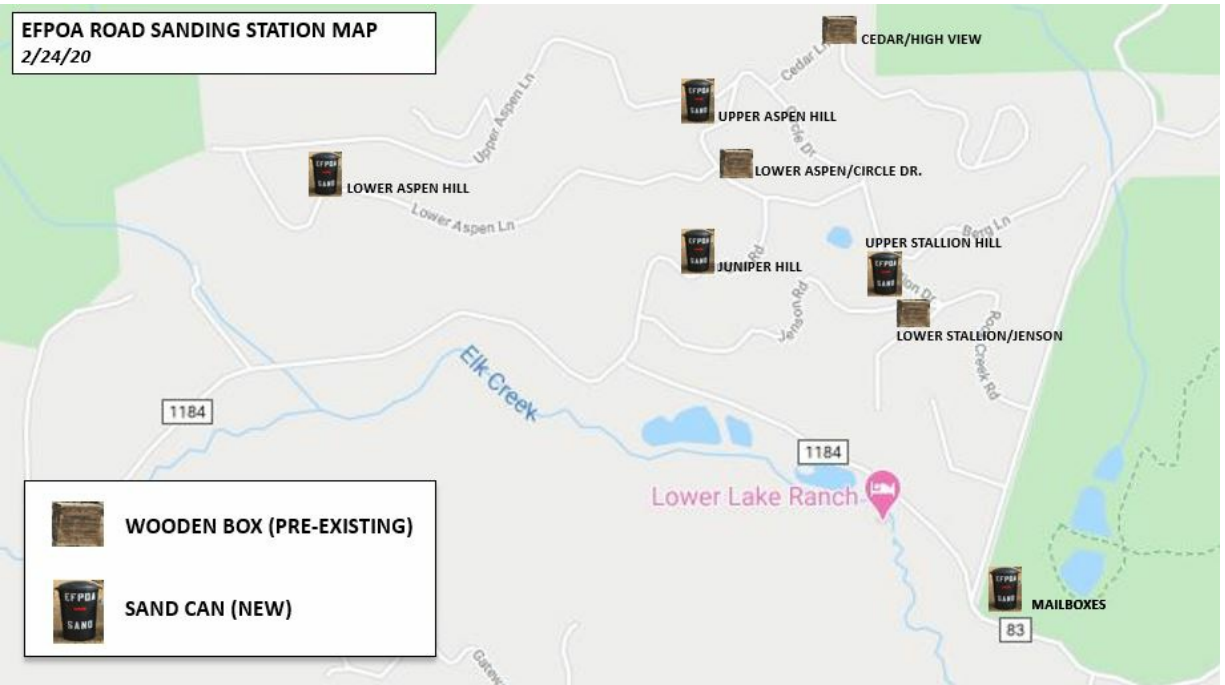
**Snow Plowing:** As a reminder and general rule, EFPOA conducts snow plowing when snowfall equals to or exceeds 4" at our mailboxes. This is not a hard rule and depends on a number of factors to include temperature, forecast, and time of year. It's not uncommon for some areas of the Ranch to receive slightly more or less snow depending on individual storm dynamics, however we do our best to make informed decisions about when to plow. Unfortunately we have limited roads maintenance funds hence the need to plow judiciously as each plow costs the association \$760. This adds up quickly.

**Good Samaritan Snow Plowing:** We have a number of residents performing "Good Samaritan" snow plowing on select sections of roads (typically leading to their homes) which is not contracted by the EFPOA. If you do this, please take care to not scrape off road surface material, especially in areas where costly road base material was recently applied. Road surface material scraped up during snow plowing may cause erosion during spring and summer rains due to the inadvertent creation of berms, preventing proper

drainage of water off the road surface. Material pushed into ditches will likely result in clogged culverts. Thanks for your consideration of this when performing snow plowing beyond your property line.



**Sand/Salt Stations:** Snow packed roads are normal during the winter months and may become slick in areas that don't receive much sunlight. You may have noticed several new 'EFPOA SAND' cans positioned in strategic areas around the Ranch. Five new cans have been deployed in addition to re-filling the three existing wooden boxes with sand cans inside, resulting in a total of eight functional **Sand Stations** around the Ranch. Please use them! And please ensure the scoops are returned to the buckets and lids are properly replaced. These sand stations provide residents (and visitors) with the option to improve traction for their vehicles as needed, especially for non-AWD vehicles and or vehicles with poor tires. The board may contract broadcast sanding of roads when deemed necessary. However, regular sanding following snow plowing is generally not warranted nor practical. Our roads are monitored for adequate traction for *AWD vehicles with good tires* which is a reasonable standard given we live in a mountain community which averages nearly 100 inches of snowfall annually.



**Traction Law Reminder:** As a reminder, please note Colorado's Traction Law (Code 15) now applies to all drivers using State highways in addition to the I-70 mountain corridor. Every vehicle traveling on state highways must have adequate tire tread and



**Community Sign Refurbishing:** Our Elk Falls Ranch Community sign at the base of Upper Ranch Drive is in dire need of some TLC and if you notice it missing soon then don't despair- it's not stolen, but is under repair! Thanks in advance to Jack Gunn for volunteering to rehabilitate the sign for us.

**Let's Do More to Avert Road Incidents:** Last but not least, the board has learned of several incidents occurring on our community roads recently to include a collision narrowly averted at an intersection, folks getting run off the road by vehicles driving way too fast in the opposite direction, and several cars sliding into ditches. Much of this can and should be averted by simply **slowing down**. This is not Denver folks. We have twisting, narrow, unpaved, and often snow packed roads. Children are walking to and from the bus. Residents are walking dogs with their families. Deer are everywhere. And the scenery along our roads is absolutely beautiful. If this is not enough reason to slow down exercise our 15 mph speed limit then I don't know what is. Thank you for your help in keeping our roads safe and encouraging others to do the same.



John Nelson  
 Roads Chair  
[elkfallsroads@gmail.com](mailto:elkfallsroads@gmail.com) or 808-285-2965

## Budget Meeting

We conducted a 2020 budget meeting on February 22nd at Elk Creek Fire Station. There was constructive discussion with the residents in attendance and there were no issues with the budget as presented. The budget was automatically ratified for 2020.



**FIREWISE USA®**  
 RESIDENTS REDUCING WILDFIRE RISKS

## Elk Falls Ranch Receives Recognition from National Firewise!!

Below is the letter our Firewise Resident Leader, Bob Fletcher, received on February 5th recognizing our ten-years of participation in the National Firewise USA Program. (Our reward is new signage!)

Dear Firewise USA® Resident Leader,

On behalf of the entire team at the National Fire Protection Association, we congratulate

you and your neighboring residents on achieving **ten-years** of continuous participation in the national Firewise USA® recognition program!

Some of the most important tasks that reduce the wildfire risk in your community are those yearly maintenance activities happening right around the home. This is why continued conversation and action in your community is so important year after year.

The resident's long-term commitment and their continuous completion of the program's annual renewal requirements is a significant accomplishment. We're extremely proud to have you as an important and valued part of the national program. We look forward to hearing about your annual wildfire mitigation accomplishments for many more years to come.

**To commemorate this important achievement, we are sending two of our newly redesigned metal street signs to you as a replacement for your previous signage.** They will arrive in approximately four to six weeks, via UPS. The signs will be shipped to the community contact address that we have on file.

Please extend our thanks and appreciation to the residents in your site for their continued efforts to prepare their homes and landscapes for wildfires; which ultimately increases safety for both residents and firefighters.

Sincerely,  
The Firewise USA® team

Thank you to Bob Fletcher and the rest of the Firewise Committee Members, Mike Pesta, Anita Nissly and Dan Mueller, for keeping us on track!



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## Update on Short-Term Rental Legislation

Link to [Senate Bill 20-109](#)

Last month, we shared information on proposed legislation that would change the property tax category for short-term rentals. That bill was rejected 6-0 by the Senate Finance Committee. Refer to [this article in the Colorado Sun](#) for an update.

## Reminders



### Roads Issues

Please contact John Nelson at [elkfallsroads@gmail.com](mailto:elkfallsroads@gmail.com) or or 808-285-2965 with any issues related to roads.

### Architectural Approvals

Reminder that any additions, fences, new construction, garages, sheds, etc. need Board approval. Please contact Mike Long at [mlongpine11817@gmail.com](mailto:mlongpine11817@gmail.com) or call/text 303-757-2222.

### Email Address Changed?

Please contact Bev Long at [bevlong2555@gmail.com](mailto:bevlong2555@gmail.com) with any

email address changes or additions.

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Visit our  
Website

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Visit Elk Falls POA  
Directory

To Log In:

Username: Last name

Password: Numeric portion of the  
street address.