



October 2021



An update from your Elk Falls Ranch POA Board of Directors

2021/2022 Board of Directors

Dan Mueller, President - elkfallsfirewise@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 - coharleydude@gmail.com or 720-261-3155
Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Next Board Meeting:

November 9th, 7pm

Location TBD - Virtual attendance by Webex is available.

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 Meeting and New Board Members

The 2021 Annual Meeting was conducted virtually on October 3rd. Mike and Bev Long have resigned as Board Members. Two new Board Members were elected by the residents in attendance: **Wayne Gneiser** and **Marta Nelson**. Wayne and Marta's contact information is noted above.

At the Board Meeting held on October 6th, the following roles were defined.

- **Dan Mueller** will serve as President and continue as Firewise Committee Chair.
- **Marta Nelson** will serve as Vice-President and Architecture Committee Chair.
- **Renae Braun** will serve as Treasurer.
- **Wayne Gneiser** will serve as Secretary.
- **Dave Shaffer** will continue as Road's Chair.
- **Mike Long** will continue as a Firewise Committee member and will serve on the

Architecture Committee.

- **Bev Long** will continue to work on the Broadband Project, Website and Communications.

Wayne Gneiser - New Board Member Profile

I am a Colorado native, born and raised in Lakewood, Colorado. In the past, I served in the Navy and have been an equipment mechanic for 20 years. Then I worked for Sturgeon Electric for 11 years and then for United Airlines as facility maintenance technician for 10 years. I retired in January 2020 from United. Beth and I bought our house in Elk Falls Ranch on Upper Aspen in November 2019. We enjoy living here as our neighbors have been great. Our two dogs keep us busy and we love going for walks with them in the neighborhood. I look forward to serving on the Board and working with the community and other Board members. I have served on a few boards in the past and I feel I can bring a new perspective.



Marta Nelson - New Board Member Profile

I grew up in Colorado Springs and my husband in Vail, but we moved back to Colorado from the Minneapolis area in 2014. We spent four years in Evergreen before moving to Pine. I have been working from home, since then, for a consulting engineering firm in Minneapolis and have been with the firm for over 36 years.

We're outdoorsy - enjoying all that Colorado has to offer: skiing, hiking, biking and golf. We love hosting our family and friends, here, in beautiful Pine.

I'm looking forward to serving on the POA board as Vice President and getting to know more folks in the neighborhood.

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 **Trevor and Lisa Klotz** who recently moved to 11552 S. Elk Creek Road.

Welcome Trevor and Lisa!



Hi there!

It is Trevor and Lisa Klotz and we are super excited to be part of the Elk Falls Ranch community.

Trevor and I have been in the Denver metro area for the past 21 years raising our son Ryan who is currently a junior at Colorado State University (go Rams!). Trevor has an engineering and environmental consulting business providing regulatory support to the state of Colorado and I am a Realtor.

We love the outdoors and are excited to spend more time exploring the area with our two dogs- Mike and Pepper. Thank you for all the warm welcomes from everyone we've met so far and we look forward to meeting the rest of you all.



Broadband Grant Update

The Broadband Board met on October 7th and 12th to review and fund/reject this cycle's grants.

Disappointingly, our grant was rejected because the State OIT maps indicated that Peak Internet was providing high speed internet to 112 homes in our neighborhoods. (The State uses these maps to

corroborate information provided on grant applications relative to underserved areas and internet service providers already servicing those areas.) Since Peak was deemed to be an incumbent and not addressed in our grant, the grant was denied. Incumbent internet service providers have priority over new providers coming into an area.

This is an error. Peak does not provide service in Pine.

South Park Telephone (SPT) has contacted Peak and obtained documentation that, in fact, Peak does not provide service in our area. The SPT CEO immediately sent a letter, explaining the error in the maps, to the Broadband Board and their attorney. I also sent a letter on our behalf. We were not allowed the opportunity to have our grant re-reviewed before funding was decided.

The Broadband Board reviewed all 38 grants and determined only 10 met the minimum requirements. (They were pretty hard on the applicants this cycle). There was \$6.8 million in State Broadband Funds and \$35 million in Federal stimulus funds to work with.

Ultimately 8 grants were funded through the State Broadband Fund and 1 was funded from the Federal stimulus funds. You can see the applications that were funded here: <https://broadband.colorado.gov/broadband-deployment-board-fund/broadband-fund/awards>

I can't tell you how difficult it was to listen to the meeting on the 7th and hear them deny our grant knowing the denial was based on a technical error.

We are still in the game, however. There is still Federal money available and we have ten days to file an appeal, which we plan to do. We expect a lot of appeals since there were so many denials and others were impacted by incorrect OIT maps also. Appeals will be reviewed by the Broadband Board on **November 9th**.

In order to not bombard your email boxes, I've only been posting regular updates on the Project Facebook Page. So if you want the most current news, please join the [Facebook Group](#). The site is called [Staunton Area Broadband Initiative](#).

Stay tuned. November 9th is a big day for us.

And if this all falls apart, we'll keep trying! The January cycle is just around the corner. And as a little encouragement, the Burland neighborhood submitted their grant three times before being funded.

As always, contact me if you have questions.

Bev Long
Broadband Committee Chair and Champion for Elk Falls Ranch and S. Elk Creek Road
bevlong2555@gmail.com
303-838-4373

Elk Falls Ranch Trick or Treat Hayride Parade and Inflatable Haunted House

(for residents & their guests only)

October 30th

2:30 - 3:00 PM Visit inflatable haunted house

3:00 PM Hayride trailers depart

Home of Randie Boldra,

34114 Rock Creek Rd

Corner of Rock Creek and Upper Ranch

Green House

Kids of all ages welcome. Costumes encouraged for both adults and kids!

If residents would like to hand out treats or other items to the kids, please meet the hayride at the end of your driveway. You will hear us coming honking and hollering!!

Chili and cider will be served after the ride (around the fire pit, hopefully).

Halloween Hayride Parade Route

- Starting point: Corner of Upper Ranch and Rock Creek,
- Rock Creek to Stallion,
- Stallion to Circle,
- Circle to Cedar,
- Then Highview,
- Circle to Upper Aspen
- Then Lower Aspen
- Back to Circle,
- Circle to Juniper,
- Juniper to Jensen,
- Jensen to Rock Creek,
- Rock Creek to starting point.
- Then Chili and Cider!!!

Contact Randie at 303-816-2933

or rcwbold@yahoo.com if you have any questions.



Photos from 2019
Halloween Parade



Trunk or Treat Open to the Public

October 29th

6:00 pm - 7:30 pm

Elk Creek Elementary School

13304 US Highway 285

Come see the elaborately decorated trunks and trick or treat throughout the parking lot. There will be a food truck, carnival games, boo-grams, 50/50 raffle, DJ music and FUN!

A Chili Halloween Potluck & Trick or Treat Event

October 24, 2021, 2:30 PM – 4:30 PM

Aspen Park Community Center

26215 Sutton Rd, Conifer



The Broncos aren't playing so come have some fun and meet your neighbors! There will be community updates on area development and other happenings.

Bring chili or a side Dish. Kids, wear your costume and decorate a facemask to match! Trick or treating fun! Bring your carved pumpkin for a neighborhood contest! Prizes!



LIVE LIFE
OUTSIDE

Staunton State Park Annual Hike or Treat



We will be hosting our Hike Or Treat Halloween event on **Saturday October 30th from 10am-2pm.**

We are excited to once again have our spooky hikers out on the trails!! We will have volunteers set up along the Davis ponds trail to give candy to all those ready with Tricks!!!

The ghoulish good times start at our Ranch Hand group picnic area. Friends of Staunton State Park will be providing s'mores and a hot dog, chip and soda lunch.

Come on out for a Hike AND a Treat!!



Summary of Staunton State Park Report Elk Falls POA Annual Meeting 10/3/2021

Staunton visitation has continued in an upward trend. We did experience a decrease from the tremendous numbers in 2020, however we experienced larger facility rentals and large events taking place.

We hosted over 20 running events (5K, half and full marathons, fundraiser during which an individual ran 100 miles in one weekend!). Numerous weddings and school groups came to the park as well.

With this increase in visitation, we continue to monitor traffic in the neighborhood. If you see odd traffic or people hopping fences please let us know (303-816-0912). We also ask, that as good neighbors, you utilize the main entrance.

Our Track Chair Program celebrated 1,000 trips over the Labor Day weekend. This Program has provided disabled hikers the ability to hike again in the great outdoors. Supported by the family of Mark Madsen (long time Elk Falls resident), the Friends of Staunton State Park have provided five track chairs and funding to support our free Program since 2017.

Please be bear-aware this time of year. Bears are preparing for hibernation and need well over 20,000 calories per day to get ready. Please try and place trash in bear-proof trash

cans and wait until the morning of trash collection to put your cans on the corner.

We have, on order, a sign to place on the stop sign exiting the park that reads "Traffic on Elk Creek Road does on stop". We cannot guarantee that everyone will read signs and we certainly hope that the big red octagon indicates to drivers leaving the park to stop prior to pulling onto the main road.

As good neighbors, we can help each other by slowing down, driving the speed limit and perhaps taking one extra step by slowing down even more as you approach the park entrance. We are very knowledgeable about our roadway, the wildlife that call our neighborhood home and can take actions ourselves to minimize the potential for accidents.

We are still working with Elk Creek Fire, Division of Safety and Jefferson and Park Counties regarding emergency escape routes. Much of the conversations have revolved around two-track roads that leave the western boundaries of the Park with access to Mount Evans Boulevard as well as identifying locations within the Park that offer safety zones to "hunker down". We have identified ten helicopter landing pads and with new parking lots and trails have more locations to offer flight for life if needed.

Questions were asked about parking spaces included in the new road construction. We will offer 175 additional parking spaces to our visitors which will spread out the use in the Park. After hitting capacity nearly every weekend in 2020 (which backed traffic up onto Elk Creek Road), we hope this new lot will reduce the overall traffic load.

Questions about capacity were brought up. Right now capacity is based on the number of parking spaces that we can safely manage. Meaning we can park vehicles while still allowing an ambulance or fire truck to pass by. The Park can fit 410 cars until we reach capacity. With the new road, parking in official striped spaces will still be in the 450 mark with the ability to park in our dirt lots. The new road will also bring parking specifically for our equestrian users (gravel parking).

We appreciate the ability to meet with our neighbors and hope that we can support you.

We had hoped to host the annual meeting at the Park and intend to offer our meeting spaces for future meetings.

Zach Taylor
Park Manager
Staunton State Park
P 303.816.0912 X 4 | C 303-495-9563
12102 S Elk Creek Rd Pine, CO 80470
zach.taylor@state.co.us | cpw.state.co.us

Changes to Jeffco Short-term Rental Regulations on Hold

In November 2020, the Jefferson County Planning & Zoning Department conducted an online survey as an initial step in an upcoming regulation amendment process.

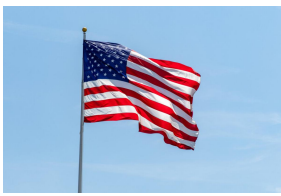


After the completion of the survey, several staff members left the Planning and Zoning Department and any potential regulation changes were put on hold for the time being. A draft of the proposed regulations has not been completed and no public hearings are scheduled at this time.

More information on short-term rental regulations in Jefferson County can be found at the following links:

<https://www.jeffco.us/3979/Other-Permits#str>

<https://www.jeffco.us/faq.aspx?TID=40>



HB21-1310: HOA Regulation of Flags and Signs

On July 2, 2021, Gov. Polis signed HB21-1310 into law, which became effective on Sept. 7, 2021. Its stated purpose is to provide additional protections for homeowner's freedom of expression in an HOA under the [Colorado Common Interest Ownership Act](#) ("CCIOA").



The bill simplifies and broadens homeowner protections, requiring an HOA to permit the display of any flag or any sign at any time, subject only to reasonable, content-neutral limitations such as the number, size, or placement of the flags or signs, or prohibitions against commercial messages. For more information see <https://dre.colorado.gov/division-notifications/hb21-1310-hoa-regulation-flags-and-signs>.

This new law makes some provisions of the Elk Falls Block II protective covenants in Section 13 Signs unenforceable. The protective covenants for all three Elk Falls Blocks can be found at <https://elkfallspoa.org/documents>.

Before installing your sign or flag, please be aware of county regulations regarding signs in the Public Right of Way.

- **Jefferson County** see <https://www.jeffco.us/2857/Right-of-Way-Information>
 - No Sign shall be placed in the right-of-way of any public street, road or highway except as specified in the Jefferson County Right-of-Way Sign Policy and Procedure. Any signs that are not permitted in accordance with this policy may be removed from the County Right-of-Way.
- **Park County** see <https://parkco.us/860/Signs>
 - Commercial and private signs, including but not limited to real estate, rentals, for sale, promotion or advertising are not authorized within the right-of-way or on any public land in Park County.
 - Any signage found within the right-of-Way or on public land in Park County is subject to removal and disposal. Park County will not keep or store any signs. Advance warning will not be given before signs are removed.
 - Know where your property lines are. All signage must be inside the property lines. Property lines can be determined by existing property pins, legal descriptions of the property, or survey.
 - Please be sure that all signs are placed on private property. If a sign is not on the owner's property, and is on a separate piece of private property, be sure you have permission from the owner. Please see Park County Land Use Regulations [Article V, Section 5-800](#), for further information regarding signage.



Conifer Area Council Town Hall Meeting from September 15th

Go to <http://coniferareacouncil.org/town-hall-meetings/> to listen to the recording and view pdfs of handouts

Presenters:

- **Conifer Area Chamber, RTD, Conifer Library** - Past, Present & Future
- **Heather Guthriess, Jefferson County Planning and Zoning** - How You Can be Involved in Planned Development for the Conifer Area.

- **Zach Taylor, Park Manager, Staunton State Park Update**
- **Mike Keleman, Region 1 West Program Engineer and Bryan Meyer, King's Valley Project Manager, Colorado Department of Transportation - Highway 285 Safety Concerns**
- **Senator Tammy Story and Representative Lisa Cutter - Colorado State Legislature Update**
- **Chief Skip Shirlaw, Inter-Canyon Fire Department and Chief Jacob Ware, Elk Creek Fire Department -- Wildfire Danger is Still of Great Concern**
- **Lesley Dahlkemper, Jefferson County Commissioner**

Elk Falls Ranch Annual Picnic Potluck

The annual picnic was held Sunday September 26th at the Davis Ranch. We had a really nice turnout with great attendance from new residents. It was so nice to meet our new neighbors and reconnect with old ones.

The Firewise Committee was there and provided brochures and information about wildfire preparedness and mitigation plans for the Community. There were drawings for free giveaways. Ted and Sandy Hammon won a fire extinguisher. Peter and Renae Braun won a free Wildfire Prepared Homeowner Assessment.

As always, our gratitude goes out to the Davis Family for the use of their ranch. And a big thank you to Ted Hammon (although he wore a name tag that said Ted Lasso!) for bringing his incredible and massive deer grill and cooking the burgers and hot hot dogs. Thank you to co-chef, Paul Presley, for assisting with the cooking. Thank you also goes to Renae Braun for coordinating the event and purchasing of the food and supplies.



Emergency Notifications

From the Park County Website:

In an effort to reach more citizens during an emergency, Park County now uses the CodeRED Emergency Notification System. With this system, citizens are able to enter their own data and choose how they would like to receive the notification. It allows Park County residents the ability to supply their own information.

Not only does this ensure a more accurate database, but also allows residents to input an unlisted number, their cell phone number, or any other secondary phone numbers. This will create a more robust database and reach more residents with essential emergency information

Click this link to [Sign up for CodeRED](#).

From the Jefferson County Website:

In Jefferson County, CodeRED emergency notifications allows the Sheriff's Office to warn citizens of danger. With CodeRED, the Sheriff's Office can call, text, or email, multiple individuals and businesses to warn of dangerous suspects, flood, fire, or chemical spills.

Click this link to [Sign up for CodeRED](#)



You come across a bear. Your next move is very important. Do you know what to do?

If you encounter a bear, most of the time, if you do the right things, you can get a bear to move away. But what if it doesn't move away? What if you're about to be attacked?

The article in the below link is very informative about bear encounters.

<https://www.cnn.com/travel/article/bear-encounters-prevent-attacks-wellness>



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.

Lost Mailbox Keys

For any mailbox issues or replacement keys, please contact Bob Wallace at 303-838-2297 or bbwlinear@wispertel.net

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.