

Please note there are 3 SOA & 3 ACC boards seats open. Annual meeting, Sat. Jan 24 @ 10am - a proxy form on the last page



STAGESTOP OWNERS ANNUAL MEETING & POTLUCK: Saturday, June 24th. Meeting: 10:00 AM - 12:00 PM with lunch following, JEFFERSON COMMUNITY CENTER, JEFFERSON, CO 80456. The Board will provide a main meat dish, beverages, plates, & utensils. **Please bring a dish to share. If you will be unable to attend, a proxy form is on the last page.**

SOA (3 SEATS OPEN) / ACC BOARD SEATS (2 SEATS OPEN) – PLEASE CONSIDER VOLUNTEERING AND GETTING INVOLVED

From the Covenants: The Architectural Control Committee is composed of three (3) persons appointed by Subdivider, provided, however, that after the erection of five (5) complete dwelling units within the subdivision the owners of said units will elect two (2) members of said committee. Term of membership on the committee is three (3) years, after which time re-elections are held.

From the Bylaws: The terms of the Directors shall be fixed at two years. At the annual meeting, Members shall elect two directors for two-year terms and in alternate years, three directors for two-year terms.

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 covenants that is 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.					

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.

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2017 Important Dates

Date	Event	Location	Details
2 nd Saturday / month	Monthly Board Meeting	Stagestop Firehouse	soanews.org/stagestopco.nextdoor.com
May - Nov	Indian Mountain Burn Pit	To sign up: Bev Bushaw: bbushaw@comcast.net /303.990.049	Volunteers Needed
Friday--June 9th	2017 Chipper Dates	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday--June 24th	Annual Owner's Meeting	Jefferson Community Center	Volunteers Needed
Saturday--July 8 th	2017 Chipper Dates	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday--August 12th	Cleanup Day / Picnic	Stagestop Firehouse	Volunteers Needed
Saturday--August 26th	2017 Chipper Dates	StageStopFireMitigation@gmail.com	Volunteers Needed
October	Dam Maintenance / Release of Water	2 Ponds by Lost Park subdivision	Volunteers Needed

FINANCIAL REPORT - DOUG GRUSH (TREASURER): Stagestop has had another successful year. We collected \$55,686 in dues and fees and have sent \$12,310 to the Tarryall Fishing Club and have \$17,098 ready to transfer into the Water Augmentation Reserve fund. A full update will be provided at the annual meeting in June. If you have a new address or contact information, please send it in to SOA so we can maintain our data base.

FIRE MITIGATION - DAN GALLIGAN COORDINATOR): We had another great year of working toward keeping Stagestop "Firewise!" Stagestop residents worked over 235 hours to clean and prepare their lots for our two chipper days in 2016. The CUSP Crew in conjunction with our SOA members chipped 21 lots with an estimated 34 acres mitigated. We encourage everyone to get involved in this important project to make sure that we have removed as much fuel as possible in the unfortunate event that a fire would start, or pass through Stagestop.

The 2016 Fire Mitigation also included a renewal of our participation in the Indian Mountain Burn Pit program. The Stagestop Owners Association pays the annual fee for all of our property owners to be able to take slash to the Burn Pit at the Ranch located just outside of Indian Mountain. The Burn Pit closed for the season on October 29, 2016. IM Burn Pit - 2016 Data:

- ❖ June 4th - October 29th
- ❖ 44 Shifts
- ❖ 0 Closures
- ❖ Loads - 1,087
- ❖ Stagestop Loads - 114 - 11%
- ❖ Stagestop Volunteers - 11% of shifts

2017 Burn Pit Plan: Indian Mountain Metropolitan District (IMMD) is currently evaluating the 2017 Burn Pit Schedule. Due to the current dry conditions and the inability for the Fire Department to perform the burn of the current slash, this affects the IMMD Burn Pit schedule this summer. IMMD is working closely with the Fire Department and will continue to monitor and update of the current 2017 schedule.

If all goes as scheduled, the INDIAN MOUNTAIN BURN PIT will be OPENED Saturday, June 3rd. It will operate each Saturday 9 am to 5 pm through October 28, weather permitting. As in previous years, this operation is **dependent on volunteers to oversee** the burn pit activities.

This will mark the 6th year with a successful program of maintaining a "forest slash only" environment. Contact Bev Bushaw (bbushaw@comcast.net or [303-990-0459](tel:303-990-0459)) to volunteer and for details www.indianmountain.info/burnpit.html.

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We do appreciate your efforts to keep these programs alive and encourage everyone to think about using the chipper days and burn pit to keep fuels on your property to a minimum. Any questions or concerns regarding fire mitigation can be sent to our email at stagestopfiremitigation@gmail.com

TARRYALL FISHING CLUB - GARY BELK (TFC PRESIDENT): It's springtime in the Rockies and the thought of fishing is quickly becoming the main topic of many conversations. Already emails from TFC members who live out-of-state are requesting updates on Tarryall creek conditions and wondering whether or not the ice is off the ponds. While many individuals are coming out of their "winter hibernation" the TFC board of directors has been planning the up coming fishing season. Once again, our goal is to provide a quality fishing experience and lasting memories. Since becoming president of the TFC, I have been the beneficiary of excellent weather conducive to creating a better fishery and trust weather again this year will be just as helpful. With that said, the TFC is planning to increasing the population of fish in both the Tarryall creek and all the ponds with the hope your fishing enjoyment is even better this year than last. Please keep safe this year while fishing and cherish your fishing rights as a TFC member. See the TFC website (tarryallfishingclub.net) for more information.

ARCHITECTURAL CONTROL UPDATE FROM BOB HANSON (ACC LEAD): Since November 2016, the number of requests to build has slowed way down. Between November 2016 and April 2017, there have only been two requests, but with the arrival of spring and pleasant weather the number of property owners wishing to build and remodel should increase. The ACC mailed nine covenant Violation Notices. Three Notices were resolved by the property owners; three were resolved by the owners appealing to the Board; two violations are still under consideration by the Board; and one, the owner did not respond to the Violation Notice resulting in the Board considering its options to deal with the owner's failure to reply to the Violation Notice. The ACC would like to thank all owners for operating within the Covenants and Bylaws. **The term of office for the present ACC members ends in June, 2017. Please consider volunteering for the three-year term of the ACC so that Stagestop will remain outstanding.**

CHANGE OF LEGAL COUNSEL: The SOA Board has changed legal counsel to Mark Payne of Winzenburg Leff Purvis & Payne. Mark came highly recommended from several other communities in the South Park area and is working with the board to confirm our policies & procedures are up-to-date with Colorado law.

STAGESTOP SALOON UPDATE - DENNIS SHEERAN (OWNER): With the closing of the market in Jefferson, just a reminder that Stagestop Store is open 8:00 am to 8:00 pm daily except Tuesdays. We are getting used to being the only store around so please be patient as we build our inventory. Please feel free to mention items that would be nice to have available if we don't carry it now. Stop in at the Stagestop Saloon and enjoy a beverage and some food. Open 10:00 am daily except Tuesdays. Kitchen hours vary.

CLEANUP DAY / PICNIC - SATURDAY - AUGUST 12: SOA will provide roll-off dumpsters to help our owners clean up their properties. The dumpsters will be available at **8AM on Saturday 8/12 and will be pulled out about 4PM**. The board will be there to help you unload. As usual, the prohibited items include any items with Freon (refrig/freezers), liquid paint, old tires and any HAZARDOUS WASTE of any kind. Please do not bring any household waste. LUNCH WILL BE SERVED at noon. While the dumpsters are there, we welcome our owners to bring items for a SWAP MEET. Lots of good things change hands and help clear out or add clutter your cabins.

- ❖ **SOANEWS.ORG:** We are using email and the website extensively 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 NEXTDOOR:** is a FREE private online network called Nextdoor Stagestop. On our Nextdoor site, neighbors share community events, recommendations, items for sale, crime reports, ideas about how to improve our neighborhood and more. Notifications can also be sent to Indian Mountain residents also. To join: www.stagestopco.nextdoor.com. This is located on the left side panel at soanews.org under Stagestop Nextdoor.
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ATVs: Please be reminded that ATVs and other vehicles without license plates are not allowed on the roads in Stagestop. There are trails for riding ATVs in the National Forest as long as one obtains an OHV (Off-Highway Vehicle) pass from the Forest Service.

STAGESTOP OWNERS ASSOCIATION (SOA) BOARD MEMBERS		
President	Lynda Clay	303-791-0271
Vice President	Dennis Sheeran	719-836-1458
Treasurer	Doug Grush	719-836-4574
Secretary	Virginia Skeffington	719-836-2805
Member At Large	Dan Galligan	303-346-1603
ARCHITECTURAL CONTROL COMMITTEE (ACC) BOARD MEMBERS		
Chairman	Bob Hanson	303-838-6721
Member At Large	Gino Frankmore	719-282-0972

STAGESTOP OWNERS ASSOCIATION BALLOT PROXY

If you cannot make the annual meeting, please send your proxy to the SOA Board or to a member of your choice.

For the purpose of voting on all issues which may arise at the June 25, 2016 Stagestop Annual Meeting, I assign my voting rights to the SOA Board _____ or an SOA Member _____ (print name) / Lot # _____.

My Lot/Lots # _____ This proxy must be completed, signed and
My Name _____ dated by the property owner
Signature _____
Date _____

This proxy must be in the possession of the Secretary of Stagestop by June 24, 2017 no later than 10:00 AM.
Mail or deliver to: Virginia, 493 Stagestop Rd., SS D5, Jefferson CO 80456