



### **President's Message**

I'd like to start this newsletter with a thank you. Thank you for being a part of this wonderful community. Your engagement makes this a unique place in Colorado and your contributions bring incredible value for all of us.

This past year your Board of Directors have been focused on the amenities and events that enhance the desirability of Stagestop. Our annual Swap/Dumpster Day was not as well attended as in prior years, but still successful. The TFC Fishing and Duck Derby was also a great success and loads of fun. If you have any suggestions on other events that you think would add to the fun, please reach out to the Board members. We are always looking for other great ways to engage everyone.

Unfortunately, like everyone else, the Association has faced increased costs this year. In order to help offset the cost of our electronic payment service we have instituted a new \$3 fee on dues processing this year. The Board is also discussing what is an appropriate level of Association dues. We encourage and welcome member feedback as we begin to engage in these conversations.

Please consider attending our Board meetings to be better engaged and informed and to help provide feedback to the Board on what would make our community a better place to live and play.

Happy Holidays and a Happy New Year.

### **2025 Association Assessment**

A reminder that 2025 Association assessments are due January 1, 2025. In an effort to save printing and mailing costs, the Association will be emailing invoices this year instead of mailing them. To ensure that you receive your invoice and other important communications, please ensure that you are signed up for our email distribution list. If you are unsure if you are on the list or to sign up, please contact Lynda Clay. If you would like your invoice mailed to you instead, please contact Rachel Lee.

As noted in the President's message, a new \$3 processing fee will be included in assessment invoices. Stagestop Owners Association dues are \$52 annually and the TFC dues are \$40 annually. A late fee will be assessed for dues received after January 31, 2025.

Stagstop Owners Association  
493 Stagstop Road D-5  
Jefferson, CO 80456

**THE STAGESTOP GAZETTE**  
**December 2024**

Website: [soanews.org](http://soanews.org)  
Email:  
[StagstopOwnersAssociation@gmail.com](mailto:StagstopOwnersAssociation@gmail.com)

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### **Board Seeking Volunteers**

The Board is seeking additional individuals to serve on the Board of Director and/or "be on the bench" for when there is an opening. If you would like to serve or would like more information, please contact any one of the Board members.

### **Financial Review Committee**



Stagestop Owners Association dues have not been increased in over 20 years, the last time being in 2023. Currently, dues are \$52 annually. Unfortunately, dues income is not keeping pace with expenses. The Board is seeking volunteers to participate in a Financial Review Committee. The purpose of the Committee will be to evaluate the current budget of the Association, expenses, and make a recommendation for the level of dues. The Committee will start meeting in January. If you are interested, please contact any of the Board members.

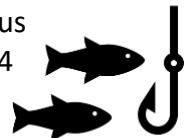
### **Dump Station**

The Association provides a septic dump station as an amenity. Periodically the Board changes the code to access the dump station. Please note that the code has been recently changed. To access the new code, please refer to the Amenities page on the website or contact the Board.

### **Fishing in the Winter**

Just because the creek is no longer flowing and a thin layer of ice is covering our ponds, doesn't mean you have to put your rods away until spring. Ice fishing is an option at Tarryall Reservoir and can be a surprisingly entertaining way to spend a boring winter day. Ice fishing should be a social event, so grab as many friends as you can and venture out onto the ice.

The first ice is generally a good time to fish as the fish are hungry. It can also be the most dangerous as the ice may not be thick enough for safe for walking. A good rule of thumb is to have a solid 4 inches of clear, black ice. Test the thickness as you move away from shore and be sure to wear a life preserver. Be sure to have an auger, either a hand powered or battery powered auger, depending on the level of workout you want to have.



For more tips on ice fishing, visit the Colorado Department of Parks and Wildlife at <https://cpw.state.co.us/fishing/ice-fishing>.

**Architectural Control Committee (ACC) – Jess Staten, ACC Chair:** The purpose of the Architectural Control Committee (ACC) is to assure through intelligent architectural control of building design, placement, and construction that Stagestop remains an attractive community, and to uphold and enhance property values. All members who are doing any construction, modifications, painting, or roofing prior to beginning work shall submit an "Architectural Control Committee Request for Approval" form and a "Waiver of Responsibility" form. You can download both forms from the website, soanews.org, under the ACC page.



Details the ACC will need:

- ◇ Building plans with dimensions.
- ◇ Color of paint, siding, and roof.

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- ◇ Site map showing distances from all property lines to the new structure, well, and septic.
  - ◇ Copies of your Park County permits.

Once the ACC receive the above, they will review and will respond accordingly. Please refer to the Declaration of Protective Covenants of Stagestop for the rules of compliance. You can download them from the "Covenants" page on the website.

**REMINDER:** Campers, 5th wheels, Pop-ups and Motor homes must be REMOVED from YOUR property by September 30 unless there is a residence on the property, per the covenants (Campers 3a.) All Campers, 5th wheels, Pop-ups, Motor homes, where permitted by county zoning, must be of temporary, licensed, transportable and in good working condition and must comply with county regulations with regard to sewage and gray water. Campers, 5th wheels, Pop-ups and Motor homes may be placed on the property May 1 but must be REMOVED from the property by September 30 unless the property owner has a residence on the property. The property owner may keep only one of the following: (1) camper, or (1) Pop-up, or (1) 5th wheel, or (1) Motor home that is temporary, licensed, transportable and in good working condition on the property. SOA has the right to remove any Camper, Pop-up, 5th wheel or Motor home that is in violation at the lot owner's expense.

*EXCEPTION:* If the Property Owner Has an Active Park County Building Permit The property owner may keep only one of the following: (1) camper, or (1) Pop-up, or (1) 5th wheel, or (1) Motor home that is temporary, licensed, transportable and in good working condition on the property. A copy of the current / active building permit will need to be sent to the Architectural Control Committee. You can send via email to [StagestopACC@gmail.com](mailto:StagestopACC@gmail.com).

**COMMUNICATION: SOANEWS.ORG & NEXTDOOR:**

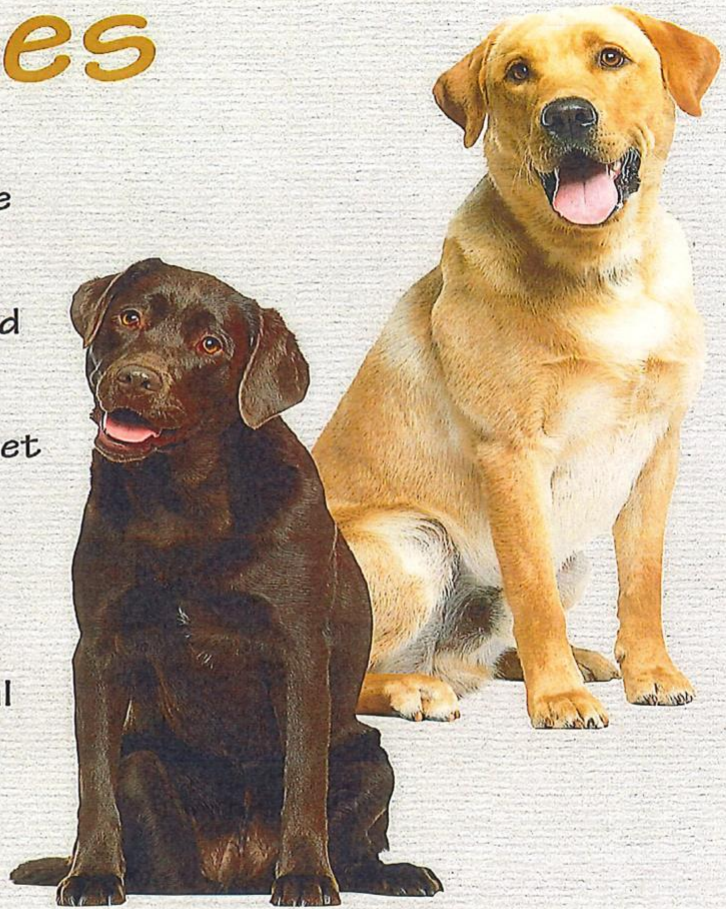
- ◇ **SOANEWS.ORG:** We are using email and the website extensively as a communication tool. If you do not have an account setup on [soanews.org](http://soanews.org), please set one up and provide an email. Email notifications / reminders are being sent out for upcoming events to inform the Stagestop community. **PLEASE NOTE:** The Stagestop email changed to [StagestopOwnersAssociation@gmail.com](mailto:StagestopOwnersAssociation@gmail.com).

**PARK COUNTY ANIMAL LICENSES:** Please remember that animal licenses are required in Park County for your furry family members.

*Park County Animal  
Control*

# Animal Licenses

- Dog licenses are required by the county
- They ensure your pet is returned safely to you if lost
- It helps the county know your pet is vaccinated for rabies
- 1-year or 3-year licenses available
- Cat licenses offered as optional



*For more information, please visit  
<https://parkco.us/144/Registration>  
Or call 719-836-4380*

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Jefferson, CO 80456

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**2025 Upcoming Events**

| <b>Date</b>                      | <b>Event</b>           | <b>Location</b>  | <b>Details</b>                                    |
|----------------------------------|------------------------|--|---|
| 2 <sup>nd</sup> Tuesday/month    | Monthly Board Meeting  | Zoom: Check website for Zoom info and meeting date/time changes. | soanews.org. All owners are encouraged to attend. |
| Saturday – June 14<br>10am – 2pm | Annual Owner's Meeting | Jefferson Community Center,<br>Jefferson, CO                     |   |

**Board of Directors**

| <b>Position</b> | <b>Name</b> | <b>Email</b>   | <b>Term Ends</b> |
|-----------------|-------------|--|------------------|
| President       | Lynda Clay  | <a href="mailto:president.stagestop@gmail.com">president.stagestop@gmail.com</a>               | June 2025        |
| Vice President  | Dan Kummet  | <a href="mailto:vp.stagestop@gmail.com">vp.stagestop@gmail.com</a>                             | June 2025        |
| Treasurer       | VACANT      | <a href="mailto:StagestopOwnersAssociation@gmail.com">StagestopOwnersAssociation@gmail.com</a> | June 2026        |
| Secretary       | Rachel Lee  | <a href="mailto:StagestopOwnersAssociation@gmail.com">StagestopOwnersAssociation@gmail.com</a> | June 2026        |
| Member At Large | Jess Staten | <a href="mailto:StagestopOwnersAssociation@gmail.com">StagestopOwnersAssociation@gmail.com</a> | June 2026        |

**Architectural Control Committee**

| <b>Position</b> | <b>Name</b>    | <b>Email</b>   | <b>Phone</b> |
|-----------------|----------------|--|--------------|
| Chairman        | Jess Staten    | <a href="mailto:StagestopACC@gmail.com">StagestopACC@gmail.com</a> | 303-241-2215 |
| Member At Large | Daniel Bernier | <a href="mailto:StagestopACC@gmail.com">StagestopACC@gmail.com</a> |              |
| Member At Large | Larry Thomas   | <a href="mailto:StagestopACC@gmail.com">StagestopACC@gmail.com</a> | 303-472-7447 |

**Happy Holidays!**  
**We wish you peace, happiness, and good fortune**  
**for 2025.**