

Invoices for Annual Dues are sent to your email inboxes and mailboxes. Please remember that Dues are due on January 1, 2026. Late fees will be assessed if dues are received after January 31, 2026.



President's Message: There are few things more stunning than the color of the changing leaves in our aspen trees in Stagestop. We hope you have had time to enjoy the changing season as we slide into Winter. Speaking of changing seasons, we have had many changes on the Board of Directors at Stagestop.

First and foremost, let me thank our former board members, Lynda Clay and Dan Kummet. Lynda and Dan have moved off the Board to focus on other priorities. They have served our Association for many years and we want to extend our deep and sincere appreciation for their dedicated service to our community. Our association cannot function without volunteers and your many years of service is greatly appreciated.

We hope you were able to attend our Annual Meeting in June. At the Annual Meeting the members voted on new members for the Board. I am excited to be back serving our community on the Board after some time. Another former Board member joined again as well, Andre Lobato. And we welcomed Mark Campbell to the Board. Rachel Lee and Jess Staten are continuing in their roles. With these new additions I am pleased to say that we now have a full Board again and we are ready to get to work on making sure our community is a desirable place to live and play.

In addition to voting on board members at the Annual Meeting, the membership also approved a dues increase of \$20 per year, per lot. Additional information and background on this dues increase is included in this newsletter.

Over the past several months the Board has been focused on cleaning up the Association's books and finances and ensuring that they are up to date and expenses and income are properly recorded. We are also focusing on creating opportunities for the community to come together and get to know one another. The Association provides several services to the members including our chipper program and our dumpster day. We encourage you to take advantage of these programs.

We would love to see you at a monthly board meeting. Board meetings are held on the second Tuesday of every month at 7:00 via Zoom. Details for meetings, including the Zoom information and the agenda, can be found on our website. We are hoping to also include some in-person Board meetings in the future.

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Thank you for your engagement in our community and are looking forward to further opportunities to connect.

Dues Increase Approved at the Annual Meeting:

On March 29, 2025, the Association held a working session to discuss the Association's budget and current level of dues. All members of the Association were invited and encouraged to attend. Several members of the Association joined, in addition to the members of the Board.

The working group reviewed the budget and expenses of the Association. Currently, the Association is essentially breaking even. This does not leave any additional dollars to place towards reserves. Reserves are an incredibly important component to an Association's budget as it protects homeowners from large and unexpected special assessments. The Association is responsible for upkeep of the common areas, which includes the firehouse and area surrounding the firehouse, water augmentation and maintenance of the water augmentation pond and dam, and for the dump station located near the firehouse.

The dues for the SOA previously were \$52 per year, per lot (with a cap of two lots). These dues had not been increased since 2005. And yet, expenses have increased significantly, the most of those being for insurance. In the event a large expense happened, the Association would likely not be able to absorb the cost without a special assessment to the membership. As an example, a new dam would cost anywhere between \$800,000 and \$1,000,000.

The Board, with the input from the working group, proposed a dues increase of \$20 per year, per lot (with the two lot cap) at the Annual Meeting. The members approved this increase, and the 2025/2026 budget, at the Annual Meeting. This brings the SOA dues to \$72 per year, per lot. Please note that the TFC also proposed an increase in annual dues of \$40 per year, per lot, (for a total of \$80). The Board is still awaiting word on if this dues increase was approved. If so, dues for 2026 will amount to a total of \$142 per year, per lot (with a two lot cap). If not, dues will be \$112 per year/per lot (capped at two lots).

Invoices for 2026 and Annual Dues Deadline:

Be on the lookout in your mailboxes and in your email mailbox for your 2026 invoice. These will be sent on or about December 1st. As a reminder, both Stagstop and the TFC Annual Assessments are due January 1st and are considered late if received or mail is post-marked after January 31st. A late fee is assessed of \$25.00/lot/quarter for to 2 lots. The Board is hoping to save costs on mailing and are considering only sending electronic invoices after this year. Try and make it a habit to check your email for invoices and other important information to make this transition easier in the future. Invoices to your email are sent through QuickBooks with the sender Stagstop Owners Association (quickbooks@notification.intuit.com). The Board will send out multiple reminders via email. If you cannot locate your invoice, please reach out to our Treasurer, Mark Campbell, at treasurer.stagstop@gmail.com.

SOA Website: The best way to receive information about the Association and current events is by creating an account through our website. We are utilizing the website to post information about meetings, upcoming

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events, and to email important information. If you have not already, please create an account through the website to ensure you are receiving important communications.

Water Augmentation: Did you know that the foundational purpose of the Association is for water augmentation to ensure that all our properties can have wells? Stagestop originally owned the right to use the entire flow of Old House Creek for irrigation purposes with date of appropriation of May 1, 1866, as decreed to the Crosier



Ditch by the District Court of Park County on October 18, 1889. These water rights are the basis for this augmentation plan.

Because of the nature of the domestic and household-use-only wells for the 500 single-family residential equivalent units, the consumptive use which is expected to occur, with full development of our 500 single-family residential equivalent units, is 16.6 acre-feet per year. Inappropriate uses of well water, such as for filling of swimming pools or hot tubs, is not permitted under the augmentation plan. The augmentation plan of Stagestop eliminates the historic use of the water right. The augmentation program offsets depletions resulting from the use of water for our residences. The augmentation program eliminates the possible injury to other water rights in the Tarryall River Basin and assures the granting of permits for wells under 1973 C.R.S. §37-92-602 and prevents curtailment of diversions through facilities required to serve the 500 single-family residential equivalent units, except to the degree that there is insufficient water in Old House Creek to provide replacement.

The augmentation plan provides water in the amount required and at the time needed to replace depletions by The Stagestop Filings 1 and 2. This requires the release of water either through direct flow out of Old House Creek or through the augmentation storage reservoirs on Old House Creek. During the irrigation season there will be 7.5 acre-feet of water consumptively used by the subdivision, and during the non-irrigation season, there will be 9.1 acre-feet of water consumptively used. Since historically the Crosier Ditch did not take water for irrigation from October 1 through April 30, and since the subdivision uses water during that time, a portion of the original right was changed to a storage right. The stored water is released at the direction of the State Engineer to offset the ongoing winter depletion period. The reservoirs are approximately 2.0 surface acres with an average depth of 6 feet, and having a capacity of 12.5 acre-feet. From an operating standpoint, the winter release water should be in the reservoir for only 6 months; however, evaporation and seepage losses are figured on a year around basis. The 2.0 surface acres of the reservoirs will cause 3.4 acre-feet of evaporation and seepage losses per year. The augmentation plan therefore takes the Crosier Ditch water, changes the point of diversion to The Stagestop reservoirs through a storage right, not to exceed 9.1 acre-feet per year, plus the storage of 3.4 acre-feet per year expected evaporation and seepage losses. The rest of the Crosier Ditch right is abandoned to the river to compensate for the summer depletion in the amount of 7.5 acre-feet.

All of this is the basis for our Association. The Stagestop Owners Association, which association is a non-profit Colorado corporation and whose existence is evidenced by a Certificate of Incorporation, will be for the benefit of the owners of each of the lots in the subdivision. The Stagestop Owners Association will have the right to enforce obligations to permanently remove land from irrigation; to supply storage of water as may be needed and otherwise to enforce the decree for and on behalf of The Stagestop Owners Association, said entity to be entirely liable for the regulation and enforcement of the terms and conditions of this decree. The Association

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shall have the further right to acquire necessary additional water to meet unexpected demands during periods of drought when consumption exceeds replacement.

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>.

Local Business Spotlight – The Shaggy Sheep

If you haven't dined at the Shaggy Sheep at the base of Kenosha Pass, there's no time like the present. The Shaggy Sheep has been in business since 2016 serving fresh, wholesome comfort food that really hits the spot. In addition to great food, owners Sarah Bennett and Chris Howe created a relaxed lounge for a community gathering space. So order yourself a great burger or bowl of housemade green chili and make a new friend over a cold brew. They are located at 50455 US 285, Grant, CO 80448. You can view their winter hours and find additional information on their website at <https://www.the-shaggy-sheep.com/>.

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

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

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TARRYALL FISHING CLUB (TFC) Website Update: The TFC website now is using both owners' associations (Lost Park / Stagstop) websites for their information / details. The TFC website is no longer active.

Click on Tarryall Fishing Club on the left-side panel on soanew.org for details and information. **You will need an account on soanews.org to access the TFC link.**

Fire Mitigation – Dan Galligan, Coordinator: For the last several years Stagstop has offered chipping services to help property owners clean up potential fuels that could feed a fire. As we enter the winter months fire mitigation is likely not top of mind, but please remember that we live in a wildfire prone area, and everyone has a responsibility to ensure your properties are being mitigated to lessen fire danger. One of the most effective tools to lessen your wildfire risk and increase the likelihood that your property will survive a fire is to ensure there is adequate defensible space around structures and decks. The wildfire mitigation page on the Colorado State Forest Service website has wonderful resources to help. Check it out at <https://csfs.colostate.edu/wildfire-mitigation/>.

Fall and winter months are a great time to evaluate your property and prep for summer chipper days. If you would like to learn more about this program or sign up to have your property visited by the Chipper Crew next year, please send an email to StagstopFireMitigation@gmail.com. Please provide your name, lot number, physical address of your property along with phone contact information and we will get you information regarding the program and the specific dates. We usually start at 8:45 am and are normally done by 3 PM. Lunch is provided by the SOA. The 2026 Chipper dates are not yet set.

ADVERTISING: Would you like to advertise your business, but don't know where to start? Are you interested in supporting local businesses, but aren't sure what Jefferson/Fairplay/Como have to offer? If so, we have good news for you! We are now offering free advertising in our newsletter. If you are interested in showcasing your business, reach out to any Board member for information.

CAMPING IN STAGSTOP AND PARK COUNTY LAND USE REGULATIONS (LRUs): According to the County, you cannot have other structures (such as sheds or containers of any size) on vacant property until you have a residential building permit (the County grandfathered some structures of this type). The Park County Land Use Regulations state that for camping on undeveloped property you must have a legally registered and licensed RV (maximum of two on a property); an approved driveway and address sign; an approved location of the RV with sanitation plan and trash disposal plan; and must post the permit and be subject to periodic inspection. The RV may be on the lot for 14 days without a permit (total per year), 30 days with the first permit and 30 more days with an extension. If you have a licensed septic system, you may have an added 30 days for a total of 90 days (regardless of the number of lots you own). You cannot leave the RV vacant during the permit period, and you must remove the RV when the permit expires. You must renew the permit annually.

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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 if one obtains an OHV (Off-Highway Vehicle) pass from the Forest Service.

Contact Us:

Board of Directors: The StagestopOwnersAssociation@gmail.com is received by all Stagestop board members.

Position	Name	Contact	Term Ends
President	Dan Galligan	President.Stagestop@gmail.com	June 2027
Vice President	Andre Lobato	VP.Stagestop@gmail.com	June 2027
Treasurer	Mark Campbell	Treasurer.Stagestop@gmail.com	June 2026
Secretary	Rachel Lee	StagestopOwnersAssociation@gmail.com	June 2026
Member At Large	Jess Staten	StagestopOwnersAssociation@gmail.com	June 2027

Architectural Control Committee: The StagestopACC@gmail.com is received by all ACC board members.

Position	Name	Contact	Term Ends
Chairman	Jess Staten	StagestopACC@gmail.com / 303-241-2215	June 2027
Member At Large	Daniel Bernier	StagestopACC@gmail.com	June 2027
Member At Large	Larry Thomas	StagestopACC@gmail.com	June 2027

Wishing you a Happy Holiday Season and Happy New Year!