

**Please note that your 2020 invoice is included. Invoices are due on January 1, 2020.**



### 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](http://soanews.org), the left side panel, Governance. 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 the covenants that are 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 <sup>th</sup> Wheel/Motor Home that is temporary, licensed and in good working condition <b>may remain on the lot after September 30 if you have a residence</b> 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 <sup>th</sup> 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 that 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](mailto:mbrazell@parkco.com).

2020 Important Dates			
Date	Event	Location	Detail
2 <sup>nd</sup> Saturday / month	Monthly Board Meeting – we don't meet every month. Soanews.org / Nextdoor has latest info	Stagestop Community Center (Firehouse) usually	Look on soanews.org / stagestopco.nextdoor.com for details
May 2	Tarryall Fishing Club Annual Meeting	Jefferson Community Center	
May - Nov	Indian Mountain Burn Pit	To sign up: Bev Bushaw: <a href="mailto:bbushaw@comcast.net">bbushaw@comcast.net</a> /303.990.049	Volunteers Needed
June 27	Annual Owner's Meeting	Jefferson Community Center	Volunteers Needed
August 8	Swap Day	Stagestop Community Center (Firehouse)	
October 2020	Dam Maintenance / Release of Water	2 Ponds by Lost Park subdivision	Volunteers Needed

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### From the Annual Meeting – June 23, 2019

- ❖ We had a turnout of about 55-60 property owners.
- ❖ Lynda Clay, Dennis Sheeran, Diane Haddock accepted their nominations for the board. Note: Ms. Haddock has since resigned and we have one open board seat.
- ❖ Our guest speaker was Paul Matson from the South Park Ambulance District
- ❖ A presentation was made to the owners to move money from the operating account to bring the H2O Augmentation Reserve to the \$100,000 goal and eliminate the \$36 H2O assessment for 2020 and 2021. The vote was unanimous to change bylaw Article 7, Section 1 to stop the collection of the \$36 per lot and thus reduce the annual from \$115 to \$92/lot for up to 2 lots.

**Policy Documentation:** the Stagstop Operating policies can be found at <http://soanews.org/default.asp?id=29>.

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|-------------------------------------|--------------------------------------|
| ❖ SOA collection Policy             | ❖ SOA Enforcement Policy             |
| ❖ SOA Adoption and Amendment Policy | ❖ SOA Records Inspection Policy      |
| ❖ SOA Conduct of Meetings Policy    | ❖ SOA Reserve Fund Investment Policy |
| ❖ SOA Conflicts of Interest Policy  | ❖ Reserve Study Policy               |
| ❖ SOA Dispute Resolution Policy     |                                      |

**FINANCIAL REPORT - DOUG GRUSH (TREASURER):** The overall financial status of SOA is good. We only have one owner that has not paid this year's dues. The owners voted at our annual meeting to transfer funds from the general fund to complete our H2O augmentation fund goal of \$100,000 and eliminate the \$36 special H2O assessment from annual dues. The 2020 dues have been reduced to \$92/per lot. The dues notice is included with this newsletter. Please remember to include address corrections, email and phone contact info. We have 24 new owners so far this year. The SOA board has voted to make some improvements to the drainage in front of our fire stations and to add a concrete pad and steps for the small fire station that we use as a meeting place. Per our lease agreement with JCFPD, SOA & JCFPD split the cost of those improvements for the JCFPD Station #3.

**2019 STAGESTOP ANNUAL WATER REPORT - PAUL SKEFFINGTON (STAGESTOP OWNER):** Stagstop has two reservoirs for storage designated as the upper and lower reservoirs respectively, co-located on the west side of Lost Park subdivision. The upper reservoir stores 9 acre-feet, and the lower stores 3.5 acre-feet. These volumes have been verified by the engineer's survey in the fall of 2010. The data was derived from the Park County Assessor's database for Stagstop obtained on 09/01/19 and, a Division of Water Resources well database dated 09/01/19 to calculate the following totals.

- ❖ 16 vacant lots with wells
- ❖ 242 residential lots with wells
- ❖ 258 total lots with wells
- ❖ 243 lots without wells
- ❖ 501 total lots

These lots are allocated as follows:

- ❖ 40 full-time residents
- ❖ 50 snowbirds – up to 5 months/year full-time usage
- ❖ 151 part-time residents – up to 1 month/year full-time usage
- ❖ 16 vacant lots w/wells – some part-time use (summer campers)
- ❖ 20 residential lots without wells – No water use
- ❖ 243 vacant lots w/o wells – no full-time or part-time usage

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**ARCHITECTURAL CONTROL COMMITTEE (ACC) – BOB HANSON (CHAIRMAN):** Thank you property owners for following the Covenants and By-Laws. As of this newsletter, there were 5 violations written since the spring and all have been corrected. There have been 8 projects approved and an additional 2 projects are in the process of getting permits and sending the required forms and information to the ACC.

On October 5, 2019, the ACC drove around Stagestop to determine if there were any RV's still on lots without residences. There were only 3 RV's that were still on lots. All 3 have since been removed. In October 2018, the ACC found 13 RV's on lots, so this is a great improvement.

The following information needs to be provided to the ACC for approval before you start any exterior projects: (1) Lot number; (2) request and waiver forms; (3) building plans with dimensions; (4) color of paint, siding and roof; (5) for any exterior projects a site map showing distances from all four property lines to the buildings, septic system, wells, and driveway, etc.; and (6) copies of all county permits. **Please give us a call or send questions or concerns regarding the ACC to [StagestopACC@gmail.com](mailto:StagestopACC@gmail.com). THANK YOU FOR MAKING THE ACC'S JOB EASIER.**

**JEFFERSON COMO FIRE PROTECTION DISTRICT (JCFPD) – GENE NAGLE (FIRE CHIEF):** Jefferson Como Fire Protection District instituted a 24-hour Firefighter schedule due to the passing of the mill levy and Gallagher votes. This means we have a firefighter at our main station, Station 5 on Elkhorn Rd (CR 15). This reduces our response times to emergencies, as personnel are with the equipment they need to respond with. In the past members would respond to a station pick up the appropriate equipment then respond to the emergency. This would not have been possible without everyone's support for your Fire Department. We cannot thank you all enough for your support.

Park County approved Ordinance 19-01 requiring a Burn Permit for all outdoor burning. This ordinance was instituted by all Fire Chiefs in Park County and supported by Sheriff McGraw. The ordinance provided consistent rules and enforcement throughout the County. The annual permit is \$10 good for one year, January to December. This year everyone had to come to Station 5 for the permit, next year everyone will be able to obtain and pay for the permit online at [jcfpd.permits.com](http://jcfpd.permits.com). Those that do not have internet access will be able to use the computer at Station 5 with our assistance. For the permit you will have to create an account on the site, you can pay here as well, then use the toll-free phone number to activate your campfire. Activation is for 24 hours so you will have to call in each day that you are burning. Remember slash burning is not allowed from April 1st thru September 30<sup>st</sup> annually, only campfires during this time. This system lets us know where the fire is, thereby reducing the amount of personnel and equipment is sent on a smoke report and leaving personnel and equipment available for additional emergencies.

JCFPD wants to thank Stagestop Owners Association for the donation of Lot 260 for the use of fire protection for the whole community. The completion of the Land Donation agreement and the transfer of the warranty deed was completed about a month ago. If JCFPD determines the site is unsuitable for the fire protection purpose of the District or the District ceases to utilize the property in furtherance of the District's fire protection purpose, the District shall return ownership of the property to SOA. **Please visit our web site at [JCFPD.org](http://JCFPD.org) if you have any questions.**

**TARRYALL FISHING CLUB – GARY BELK (TFC PRESIDENT):** Another year has come and gone. And I trust you were able to enjoying fishing either on the Tarryall Creek or in one of the three TFC fishing ponds. The year had a great start with individuals catching Rainbows weighing as much as 6lbs. How many fish did you catch?

Well, the TFC Board was busy catching 3,376 "Suckers" thanks to Dennis Sheeran's persistence. This year's catch of Suckers brings our three-year total to over 12,000. Wow! Hopefully next year we'll see a decrease in the Sucker population in the Stagestop pond, which will ultimately translate into better water clarity.

Although it took the majority of the summer, the TFC Board along with faithful helpers was able to complete the installation of the solar aeration unit for the upper Lost Park pond. The TFC is trusting that it will help maintain the health of the upper Lost Park pond especially if we experience a dry winter and summer.

Coming in 2020, the TFC is planning on placing new signage at the ponds and along the Tarryall Creek providing information concerning easement access and TFC rules. Lost Park and Stagestop boards have approved to share the cost 50% / 50% to have a survey completed by Pinnacle Land Surveying Company Inc. to re-survey the accesses to Tarryall creek allowed by the

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Thornton Easement Agreement. Plus, we plan on fabricating and placing "Fence Walkovers" in areas along the Tarryall Creek where cross fencing prohibits easy access.

The purchasing of the solar aeration unit, the upcoming new signage, and the fence walkovers, as well as fully populating the three TFC ponds with Rainbows is made possible by the dues increase, which the TFC Board says, "Thanks." As in the past, the TFC Board will continue to be good stewards of the funds we receive and hopefully continue to improve your fishing experience. See you all at the **2020 TFC Annual Membership meeting, which is scheduled for Saturday, May 2, 2020.**

**Please visit our web site at TarryallFishingClub.org if you have any questions.**

**FIRE MITIGATION - DAN GALLIGAN (COORDINATOR):** Although we have had some pretty big changes to our Fire Mitigation options, Stagestop continues to be a Firewise Community with the National Fire Protection Agency. With the various changes in use and processing of the Indian Mountain Burn Pit, Stagestop owners no longer have access to dispose of material at the pit. That being said, our participation in the Chipper Program was still slightly off vs. 2018. We did have 3 Chipper Days with a total of 28 properties participating. An estimated 34 acres were mitigated by owners who logged approximately 80 total hours of labor. We will plan on three Chipper Days in 2020. **Questions or Concerns regarding Stagestop Fire Mitigation efforts can be sent to StagestopFireMitigation@gmail.com.**

**STAGESTOP STORE & SALOON - DENNIS SHEERAN (OWNER):** We wish to thank all our patrons who have contributed to our 8th successful year of business. The Saloon and store are up for sale. Contact Pat or Dennis if you are interested.

**JEFFERSON MARKET – JULIE / ROGER GREENWALD (OWNERS):** The Jefferson Market is excited to announce their new website and online fudge store! Our website can be found at <https://jeffersonmarket17.com/>. Thank you for your continued support!! We are now providing meals on some evenings. Mondays - Meatloaf, Tuesdays - Lasagna, and Fridays - Fish & Chips thru the winter months. We are also hosting a Christmas party on December 21, 2019. There will be a Crazy Christmas Hat Contest, so come all decked out. Please come and share the holiday joy with us and please bring a side dish to share!!

**Communication: soanews.org & Nextdoor**

- ❖ We are trying to use email and the website more and more 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 is using a FREE private online network called Nextdoor Stagestop. On our Nextdoor site, neighbors can share community events, look for lost pets, items for sale, crime reports, ideas about how to improve our neighborhood and more. Notifications can also be sent to Indian Mountain residents as well. Please consider joining at <https://stagestopco.nextdoor.com/login/>. This is located on the left side panel at soanews.org under Stagestop Nextdoor.



***Happy Holidays to All Our Stagestop Neighbors***

<b>Stagestop Owners Association Board Members:</b>			<b>Architectural Control Committee (ACC) members:</b>		
<b>Email: info@soanews.org</b>			<b>Email: StageACC@gmail.com</b>		
President	Lynda Clay	303-791-0271	Chairman	Bob Hanson	(303) 838-6721
Vice President	Dennis Sheeran	719-836-1458	Member At Large	Jess Staten	(303) 241-2215
Treasurer	Doug Grush	719-836-4574	Member At Large	Daniel Bernier	StagestopACC@gmail.cm
Secretary / Me	Dan Galligan	720-385-8646			
Member At Large	TBD				

***Wishing you and your family the best in 2020 and hope to see you at Stagestop meetings and events next year.***