

NOTE SOA (3 boards seats open). Annual meeting, Sat. June 26 @ 10 am Indian Mtn Comm Center. Proxy form on last page.



STAGESTOP OWNERS ANNUAL MEETING: Saturday, June 26th. Meeting: 10:00 AM - 12:00 PM @ **INDIAN MOUNTAIN COMMUNITY CENTER**, 31 Keneu Court, Como, CO 80456. Water will be provided but no food this year due to COVID-19 concerns. **If you will be unable to attend, a proxy form is on the last page.**

SOA (3 SEATS OPEN) – PLEASE CONSIDER VOLUNTEERING AND GETTING INVOLVED

2021 Upcoming Events			
Date	Event	Location	Details
2 nd Saturday / month	Monthly Board Meeting	Check website/Nextdoor to confirm if having meeting	soanews.org/stagestopco.nextdoor.com. Owners please attend.
Saturday—June 26	Annual Owner’s Meeting	Indian Mountain Community Center- 31 Keneu Court, Como, CO 80456	Volunteers Needed
Saturday – July 17	1 st Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday—August 14	Cleanup Day / Picnic	Stagestop Firehouse	Two 30 yd roll offs will be provided from 7:30am till 1:00pm
Saturday – August 14	2 nd Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday – Sept 25	3 rd Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed

PRESIDENT’S REPORT – DENNIS SHEERAN (PRESIDENT): Stagestop community. What a beautiful, peaceful, and vibrant place we live in. I thought as a member of the SOA board what is it, we want to be to this community. I would hope we can be inviting, inclusive (full time and part time), neighborly, support a feeling of community and take pride and protect our beautiful sanctuary. I believe we can do this by first and foremost promoting ourselves as welcoming and neighborly engaging our members with a wave, a how you doin’, need anything attitude. If we see something out of sorts, approach in a positive manner, neighbor to neighbor. I believe our ACC is doing a great a job and will continue to do their duties. We have great policies enacted that we can use when necessary but as a last resort. Face to face neighborly discussion is the mountain way. In the coming year I hope we can plan some small events to encourage our community coming together and getting to know one another. Events like scheduled trash pickup along our roads, of course our chipper days and maybe beer thirty at the river. I feel this can only foster a better, stronger, and neighborly community. I look forward to 2021 and working with all of you to make Stagestop an even greater community than we have.

FINANCIAL REPORT – ANDRE LOBATO (TREASURER): The Stagestop Owners association had a good year even in the face of the pandemic. In the wake of the previous year, we only have 12 owners who have not paid their dues. We have collected \$23,887 in SOA dues, \$18,600 in TFC (Fishing) dues, \$350 in status letter fees, and \$250 in late payment fees.

I am also pleased to inform you that we are looking into accepting electronic/online payment for future dues.

Complete financial reports will be presented at the annual meeting and will also be available online. It is important for us to keep our database current so we can provide information when needed and update the TFC for your fishing information. As such, **please notify SOA (info@soanews.org) if you have any changes to your address, phone, or e-mail.** Welcome to all the new owners and we hope you will join us to meet your neighbors at the annual meeting.

ARCHITECTURAL CONTROL COMMITTEE (ACC) – JESS STATEN (ACC CHAIR): Thank you property owners for following the Covenants and By-Laws. 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,

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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. THANK YOU FOR MAKING THE ACC'S JOB EASIER.**

FIRE MITIGATION - DAN GALLIGAN (COORDINATOR): After a pretty dry 2020, and an early start to our local fire season, it is time to shift our focus to using the 2021 Chipper Days to remove the fuels from our Stagestop properties. We had fair participation in 2020, but there is always room for improvement and volunteers.

This year we will be chipping on: Saturday -- July 17, Saturday -- August 14, and Saturday -- September 25.

If you want the Chipper to come to your property, you **MUST** provide at least one volunteer to work the entire day with the crew. It does not have to be you, but someone must be present to work on your behalf. We meet at the Firehouse on Stagestop Road at 8:56 where we will talk safety and outline the day's work. We will then depart as a group and caravan from property to property until we have completed the planned route. We normally wrap up by 3 pm. I highly recommend work/hiking boots, long pants, long sleeve shirts, gloves, and safety/sunglasses. Hardhats and earplugs are provided by CUSP. Please plan to attend the Annual Meeting on June 26 to learn more about Fire Mitigation and the Stagestop Chipper Program.

TARRYALL FISHING CLUB – DENNIS SHEERAN (TFC BOARD MEMBER AT LARGE): After a cold winter the ponds and river are now thawed and open to fish. Fish have been sighted and caught in all ponds and on the river which indicate the fish wintered over well. The first stocking took place 5/5 with over 1300 fish being added to the river, and all ponds. Next stocking was June 2nd. The port-a-pots were delivered 5/3 and will remain for the season.

TFC held its annual meeting 5/1. It was a sad goodbye to President Gary Belk and Treasure Theresa Clifford who have served the Fishing Club for many years. Their leadership and accomplishments were greatly appreciated by the community. New members were elected to the board, and we welcome Keith O'Brien and Tim Clay. Stagestop and Lost Park associations have agreed to pursue legal clarification to our easement and access at Topaz Mountain property. A review and reminder of the rules was covered with special attention to use of guest passes. A reminder to pick up all trash when you leave the area was discussed. We are looking forward to a great fishing season.

2020 STAGESTOP ANNUAL WATER REPORT - PAUL SKEFFINGTON (STAGESTOP OWNER): Stagestop 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 Stagestop obtained on 09/01/19 and, a Division of Water Resources well database dated 09/01/19 to calculate the following totals.

- ❖ 19 vacant lots with wells
- ❖ 242 residential lots with wells
- ❖ 261 total lots with wells
- ❖ 240 lots without wells
- ❖ 501 total lots

These lots are allocated as follows:

- ❖ 43 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
- ❖ 19 vacant lots w/wells – some part-time use (summer campers)
- ❖ 20 residential lots without wells – No water use
- ❖ 240 vacant lots w/o wells – no full-time or part-time usage

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 <http://www.soanews.org/default.asp?id=16>. 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 at <http://www.soanews.org/default.asp?id=19>.

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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.

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 for District 1, Amy Mitchell at (719) 836-4210 / AMitchell@parkco.com.

CAMPING IN STAGESTOP 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.

SWAP DAY / CLEANUP DAY / PICNIC – SATURDAY – AUGUST 14: SOA will provide TWO 30-yard roll-off dumpsters to help our owners clean up their properties. The dumpsters will be available on **Saturday, August 14th from 8 AM until 1 PM**. 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. 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 declutter your cabins.

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.

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, 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. Please consider joining at <https://nextdoor.com/login/?ucl=1>.

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Stagestop Owners Association Board Members:			Architectural Control Committee (ACC) members:		
Email: info@soanews.org			Email: StageACC@gmail.com		
President	Dennis Sheeran	(719) 836-1458	Chairman	Jess Staten	(303) 241-2215
Vice President	Lynda Clay	(303) 791-0271	Member At Large	Larry Thomas	(303) 472-7447
Treasurer	Andre Lobato	(720) 308-2496	Member At Large	Daniel Bernier	StageACC@gmail.com
Secretary	Scott Speer	(719) 836-4491			
Member At Large	Ray Duncan	(303) 810-8213			

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 26, 2021 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 dated by the property owner.
 My Name _____
 Signature _____
 Date _____

You can also send your proxy to the secretary at: Scott Speer, 493 Stagestop Road, SS-D5, Jefferson CO 80456.