

One board seat is up for election and one board seat is vacant, both need to be filled at the Annual Meeting. Annual Meeting Saturday, June 22 10:00 am at the Jefferson Community Center. Proxy form on last page.



Stagestop Owners Annual Meeting: Saturday, June 22nd. Meeting: 10:00 am to 2:00 pm at the Jefferson Community Center, Jefferson, CO 80456. *****LUNCH/BREAKFAST WILL BE PROVIDED***** If you are unable to attend, please complete and return your proxy form on the last page of this newsletter.

President's Message: It is hard not to look forward to summertime in Stagestop. The wildflowers, fishing, hiking, and enjoying our Colorado mountains are a true joy to experience. As the snowstorms slowly get replaced by spring and summer rains, it is important to remember that wildfire is a constant danger. Please be sure you are evaluating your property annually and taking note of any trees that should be trimmed back and slash that should be removed.

The Board spent the last year updating some key policies to align with our obligations under our governing documents. Please take a few minutes to visit our website and familiarize yourself with our policies, bylaws, and covenants.

At our annual meeting we have two board seats that are up for election. One seat is vacant, and one is currently occupied by Rachel Lee, who is running for re-election. Our Treasurer seat is the vacant position. If you love numbers and want to serve your community, please consider running for the Board. We are always in search of homeowners who want to share their joy of our community by serving. If you are unable to attend the meeting in person, please return your proxy form, included at the end of this newsletter, to ensure we achieve a quorum for our meeting.

Please consider joining us for our monthly Board meetings held via Zoom every second Tuesday of the month at 7:00 pm if we meet virtually and the 2nd Saturday if we meet in person. It is always great to have community engagement and input to ensure that the Board is serving the needs of the community.

Treasurer's Message – Lynda Clay (Acting): Stagestop uses QuickBooks Online (QBO) and can now send invoices electronically via email. Unfortunately, QBO is not connected to our website, soanews.org, so there is no way to go on the website to find your invoice. Invoices are sent out electronically to your email on file. If you need another invoice mailed or emailed to you, please email Treasurer.Stagestop@gmail.com.

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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.
- ◇ 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 Stagestop for the rules of compliance. You can download them from the "Covenants" page on the website. **All 3 ACC board members are up for re-election and willing to continue to serve. They will be up for election at the Annual Meeting.**

TARRYALL FISHING CLUB (TFC) Website Update: The TFC website now is using both owners' associations (Lost Park / Stagestop) 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 Stagestop has offered chipping services to help property owners clean up potential fuels that could feed a fire. We will be offering those services again in 2024. As we enter the summer months and the temperatures increase, 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/>.

If you would like to learn more about this program or sign up to have your property visited by the Chipper Crew, please send an email to StagestopFireMitigation@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 once set. We start at 8:45 am and are normally done by 3 PM. Lunch is provided by the SOA. The current 2024 Chipper dates are Saturday, August 3rd and Saturday, Sept 21st.

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Rachel Lee Letter Requesting Support: Hello members of the Stagestop community. Allow me to introduce myself and ask for your vote to continue to serve on the Board. I am a Colorado native, born and raised in the Denver metro area. As a child growing up, my grandparents were original owners of a lot in Stagestop, and I enjoyed many summers running around the hills of the community and Pike National Forest. I am so thrilled to be able to have my own lot in this special place. I am a small business owner and am married to my wonderful husband, Chris, and we have three energetic children. All of us are excited to enjoy our property in the Colorado mountains.

My philosophy on serving as a Board member is rooted in maintaining the wonderful character of our area and fostering a sense of community. I believe that “less is more” and strive to ensure that the Association is operating within the confines of our governing documents. I would be humbled by your support to continue to serve our community.

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.

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 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

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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.

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.

SWAP DAY / CLEANUP DAY: SOA will provide TWO 30-yard roll-off dumpsters to help our owners clean up their properties. The dumpsters will be available on Saturday, September 14th, from 8 AM until 1 PM. The board will be there to help you unload. As usual, the prohibited items include:

1. Any items with Freon (refrig/freezers)	2. Any HAZARDOUS WASTE of any kind
3. Liquid Paint	4. Construction Materials
5. Old Tires	6. Household Waste
7. Electronics	8. Slash (i.e. trees limbs, logs, stumps) or Yard 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.

NOTE: After 1PM, all drop offs must cease, unless approved by a Board member or Designated Monitor. Due to issues of people leaving items after the dumpsters have left, security cameras will be used for surveillance of such activity.

******* PLEASE, ONCE THE DUMPSTERS HAVE LEFT, DO NOT DUMP ANYTHING. *******

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. **PLEASE NOTE:** The Stagestop email changed to StagestopOwnersAssociation@gmail.com.

2024 Upcoming Events			
Date	Event	Location	Details
2 nd 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 22 10am – 2pm (lunch provided)	Annual Owner’s Meeting	Jefferson Community Center, Jefferson, CO	Election of 2 Stagestop board members and 3 ACC board members.

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Saturday – August 3rd	1 st Chipper Day	Chipper will come to your property.	Email StageStopFireMitigation@gmail.com . Volunteers needed.
Saturday – August 10	TFC Derby 10am – 1pm		Click on Tarryall Fishing Club on the left-side panel on soanew.org for details.
Saturday – September 14	Swap/Dumpster Day	Stagestop Firehouse	Volunteers needed.
Saturday – September 21	2 nd Chipper Day	Chipper will come to your property.	Email StageStopFireMitigation@gmail.com . Volunteers needed.

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

Position	Name	Contact	Term Ends
President	Lynda Clay	President.Stagestop@gmail.com / (720) 432- 0253	June 2025
Vice President	Dan Kummert	VP.Stagestop@gmail.com	June 2025
Treasurer	VACANT	Treasurer.Stagestop@gmail.com	June 2024
Secretary	Rachel Lee	StagestopOwnersAssociation@gmail.com	June 2024
Member At Large	Jess Staten	StagestopOwnersAssociation@gmail.com	June 2025

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 2024
Member At Large	Daniel Bernier	StagestopACC@gmail.com	June 2024
Member At Large	Larry Thomas	StagestopACC@gmail.com	June 2024

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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 purposes of voting on all issues which may arise at the June 24, 2023 Stagestop Annual Meeting, I assign my voting rights to the SOA Board Member _____ or the assigned SOA Member _____ (print name)/ Lot # _____.

My Lot/Lots #: _____

Name: _____

Signature: _____

Date: _____

This proxy must be completed, signed, and dated by the property owner to be valid.

You can send your proxy to the Secretary at: Rachel Lee, 493 Stagestop Road, SS-D5, Jefferson, CO 80456.