

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.



Stagstop Owners Annual Meeting: Saturday, June 14th. Meeting: 10:00 am to 2:00 pm at the Jefferson Community Center, Jefferson, CO 80456. Refreshments 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: Over the past year, we have worked hard as a Board to ensure that our community is a place that homeowners are excited to live, work, and play. We meet monthly to discuss and act on issues that we believe will help make our community a top destination. We encourage and welcome your attendance and input into these discussions. Please consider joining us for our monthly Board meetings held via Zoom every second Tuesday of the month at 7:00 pm. It is always great to have community engagement and input to ensure that the Board is serving the needs of the community.

Over the past several months the Board has been discussing the Association's budget and need for long-term sustainability. You may not be aware, but not only is the Association responsible for the common areas, but we are also responsible for enforcing the court ordered water degree and water augmentation plan. The Association is legally and financially responsible for our augmentation pond, including the area surrounding it and the dam.

Also at our annual meeting, we have three board seats that are up for election. If you 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.

Proposed Dues Increase at 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 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

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

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 are currently \$52/year per lot (with a cap of two lots). These dues have 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, will be proposing a dues increase of \$20/year per lot (with the two lot cap) at the Annual Meeting. This would bring the total amount due on January 1 each year to \$112/year (\$72 for the SOA/\$40 for the TFC).

The Board encourages attendance at the Annual Meeting to hear important updates and for adoption of the budget for next year.

Treasurer's Message – Lynda Clay (Acting): As a reminder, both Stagestop and the TFC Annual Assessments are due January 1st and are considered late if received or mail is post-marked after January 31st, then a late fee of \$25.00/lot/quarter for to 2 lots. To save costs, the Association this year opted to only send invoices electronically if there was an email on file with the Association. 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.

Volunteers Needed for the Board: The Board will have three openings on the Board soon. This Association cannot run without the volunteers that dedicate their time in service to our community. We really need additional volunteers for the Board to serve now, and to be able to serve if and when there is a vacancy on the Board. Any member of the Board is available to talk more in depth about the responsibilities of the Board. Please consider volunteering.

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

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

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

Wolves in Colorado: In November of 2020, Colorado voters approved Proposition 114, which directed the Colorado Parks and Wildlife Commission to develop a plan to introduce and manage gray wolves in Colorado west of the Continental Divide no later than December of 2023. The Commission has been introducing wolves since that deadline and has been tracking their range and whereabouts. According to the latest map, it appears that wolves are now in Park County and approaching Stagestop.

Do you know to do if you encounter a wolf or wolf pack? Here are some helpful tips.

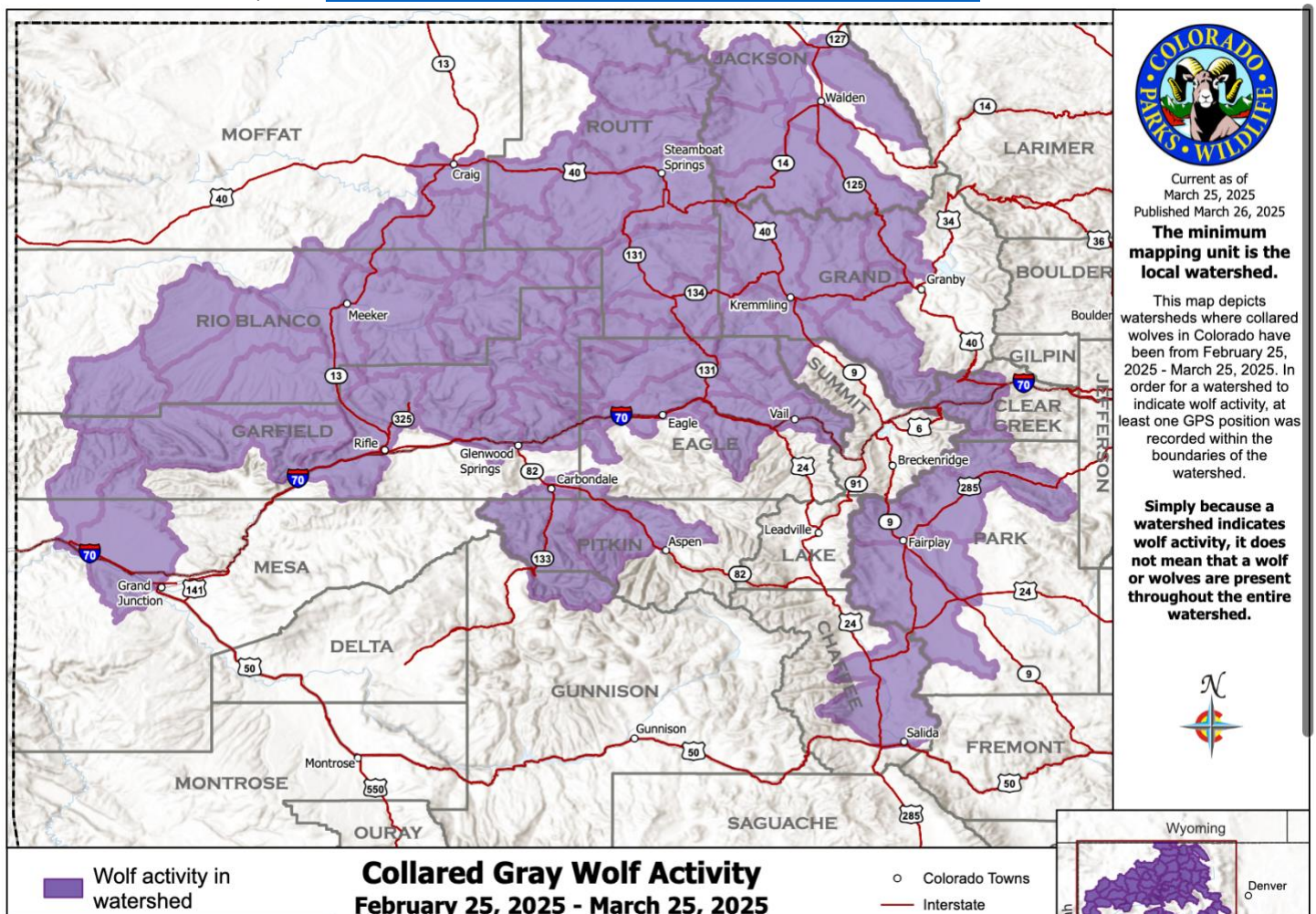
Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

Wolves are most active from dusk to dawn. Similar to keeping away other wildlife, it is important to secure all garbage and not leave out any food where wolves might be attracted to it. If you come across a wolf on a walk, do not approach it. Especially if the wolf has pups or if you have a dog with you. Maintain visual contact with the wolf so you can see what it is doing. Talk calmly and firmly and make enough eye contact so the wolf knows you have seen it. Most wolves will avoid confrontation and run away.

If you have a dog with you, keep the dog away from the wolf, as dogs can aggravate wolves. If there is a shelter or vehicle nearby, face the wolf and stand upright while backing toward the shelter. Do not run, as that may stimulate the wolf's predator instincts. If the wolf becomes aggressive, yell or clap loudly. If the wolf attacks, which is very rare, be ready to fight back.

Keep your pets safe from wolves by always keeping them near your home and bringing them in at night. Wolves are predators and will make your pet their next meal, if they have the chance. They will also attack farm animals such as alpacas, chickens, and cows. Keep livestock in sheds or barns at night, if possible.

For more information, visit <https://cpw.state.co.us/bringing-wolves-back-colorado>.



Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

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.

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. We will be offering those services again in 2025. 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 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 start at 8:45 am and are normally done by 3 PM. Lunch is provided by the SOA. The 2025 Chipper dates are July 26th and September 27th.

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

Jess Staten Letter Requesting Support: Hello Stagestop Members, Please allow me to introduce myself.

I'm Jess Staten, and I'd love the opportunity to continue serving on the Board as a Member at Large. My family and I have been proud Stagestop property owners for over 8 years, and we truly cherish this community.

Professionally, I'm a VP of Sales for a Staffing and Recruiting company, and I also support my wife Christina's small wellness business. We have three children who all enjoy spending time on our property in the beautiful Colorado mountains.

My commitment to Stagestop runs deep—I've served as a member of the ACC, then as Chairman for 7.5 years, and now as a Member-at-Large for the past couple of years. I'm dedicated to preserving what makes our community so special and ensuring it remains a great place for all of us.

I'd sincerely appreciate your support in continuing this role and working together to keep Stagestop strong while supporting our great 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

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

(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.

ATVS: Please be reminded that ATVs and other vehicles without license plates are not allowed on the roads in Stagstop. 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 Stagstop community. **PLEASE NOTE:** The Stagstop email changed to StagstopOwnersAssociation@gmail.com.

2025 Upcoming Events (events posted on front page of SOAnews.org)			
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 14 10am – 2pm	Annual Owner's Meeting	Jefferson Community Center, Jefferson, CO	Election of 3 Stagstop board members and adoption of FY25/26 budget.
Saturday – August 9 10am	TFC Fishing Derby/Duck Derby	Pond by Stagstop	The TFC will host their annual fishing tournament and Duck Derby.

Board of Directors: The StagstopOwnersAssociation@gmail.com is received by all Stagstop board members.			
Position	Name	Contact	Term Ends
President	Lynda Clay	President.Stagstop@gmail.com / (720) 432- 0253	June 2025
Vice President	Dan Kummet	VP.Stagstop@gmail.com	June 2025
Treasurer	VACANT	Treasurer.Stagstop@gmail.com	June 2026
Secretary	Rachel Lee	StagstopOwnersAssociation@gmail.com	June 2026
Member At Large	Jess Staten	StagstopOwnersAssociation@gmail.com	June 2025

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

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

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

Three board seats are up for election. Annual Meeting Saturday, June 14 10:00 am at the Jefferson Community Center. Proxy form on last page.

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 14, 2025 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, 5790 S. Olathe Ct., Centennial, CO 80015.