

2 board seats up for re-election. Annual meeting, Sat. June 25 @ 10 am Jefferson Community Center.  
Proxy form on last page.



**STAGESTOP OWNERS ANNUAL MEETING:** Saturday, June 25<sup>th</sup>. Meeting: 10:00 AM - 2:00 PM @ JEFFERSON COMMUNITY CENTER, Jefferson CO 80456. \*\*\*\*\*LUNCH WILL BE PROVIDED\*\*\*\*\*. If you will be unable to attend, a proxy form is on the last page.

PLEASE CONSIDER VOLUNTEERING AND GETTING INVOLVED

2022 Upcoming Events			
Date	Event	Location	Details
2 <sup>nd</sup> Saturday / month	Monthly Board Meeting	Check website/Nextdoor to confirm if having meeting	soanews.org/stagestopco.nextdoor.com. Owners please attend.
Saturday—June 25 10am – 2pm ( <b>lunch provided</b> )	Annual Owner’s Meeting	Jefferson Community Center, Jefferson CO	Volunteers Needed
Saturday – July 30	1 <sup>st</sup> Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday—August 13	Cleanup Day / Picnic	Stagestop Firehouse	Two 30 or 40 yd roll offs will be provided from 7:30am till 1:00pm
Saturday – August 27	2 <sup>nd</sup> Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed
Saturday – September 24	3 <sup>rd</sup> Chipper Day	StageStopFireMitigation@gmail.com	Volunteers Needed

**PRESIDENT’S REPORT – LYNDIA CLAY (PRESIDENT):** Stagestop’s annual owner’s meeting is June 25<sup>th</sup>, 2022, at the Jefferson Community Center. Come meet your neighbors and get acquainted with what is going on in our Stagestop Community. **Lunch will be provided.**

In the coming year, I hope to see you at some of the community events such as our monthly meetings, trash pickup along our roads, chipper days, and swap day in early August.

TOPAZ MOUNTAIN: There have been several confrontations in recent years between Topaz Mountain Ranch (TMR) representative(s) and TFC member(s). As you fish downstream from Stagestop, please be respectful of property owners, stay with our access / easement rights, and within 20 ft of the high-water mark. Below is a summary of what has occurred in recent history.

BACKGROUND: Members of the Stagestop (SS), Lost Park (LP), and the Tarryall Fishing Club (TFC) boards met via conference call with Willian J “Kip” Kochevar of Topaz Mountain Ranch (TMR), LLC August 2020 to concerning the ongoing physical obstruction of the 1993 4-ft wide x 600-ft long easement that runs along the eastern side of TMR. LP & SS owners associations paid to have this easement re-surveyed Fall 2020.

The issue is a large steel gate structure installed by TMR that spans the ranch driveway and the north access end of our easement. Part of this structure is located on US Forest Service land. Currently fishing members & guests go through the barbed wire fence aka a “poor man’s gate” to the right of the gate.

The goal is to have a full unobstructed access to our easement restored – this would entail removal or relocation of the part of the gate structure that currently blocks access. During the conference call, Mr. Kochevar, said to contact his attorney.

On January 28, 2021, a letter signed by both LP & SS Presidents, was sent to his attorney, Nathan Osborn (with Montgomery Little & Soran, P.C.), reiterating the above.

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In a letter dated March 22, 2021, from Mr. Osborn to both LP & SS, Mr. Osborn questioned the validity of the easement and stated, "At this point, we do not believe your clients have the legal right to access my client's property."

In a letter dated July 2, 2021, attorney Lindsay Smith (with Winzenburg, Leff, Purvis, & Payne, LLP) hired by LP & SS. Ms. Smith's letter to Mr. Osborn states:

- ❖ Your conclusion seems to stem from your analysis that a scrivener's error in the Thornton Easement's legal description controls notwithstanding the unambiguous language of the conveyance provisions. While the Thornton Easement's legal description indicates that it was personal to Mr. Poleson, the remainder of the document (and extrinsic evidence) clearly show the intent to tie this easement's duration to the duration of the 1976 fishing lease.
- ❖ It makes no sense to claim that the easement is personal to Mr. Poleson when the lease that dictates the easement's term will not expire until 2174. When Mr. Poleson assigned the Thornton Easement to the Benefitted Parties by the document recorded on September 9, 2008, at Reception No. 655604, the Benefitted Parties (and subsequently the Tarryall Fishing Club) received the easement's benefits and obligations, which will not extinguish in either of our lifetimes.
- ❖ The members of the Benefitted Parties who make use of the Thornton Easement and access the fishing amenities in Tarryall Creek are not trespassing. They will continue to make this use and will work to do so in a neighborly and non-confrontational fashion. With this said, you need to instruct your client to not impede the Benefitted Parties' right of access to the river.

As of May 2022, there has been no follow-on communication between TMR and TFC, LP, or SS concerning this matter

**FINANCIAL REPORT – ANDRE LOBATO (TREASURER):** Stagestop has had another successful year. We collected \$41,310 in dues and fees and have sent \$17,388. to the Tarryall Fishing Club. A full update will be provided at the annual meeting in June. **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):** 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, & 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 this website.

**FIRE MITIGATION - DAN GALLIGAN (COORDINATOR):** Dry, Dry, Dry! We continue to see what our dry conditions can do to the beautiful State of Colorado. Please be careful with Fire, or anything that could spark our very dry conditions in Stagestop. Again in 2022 we will be working to remove fuels from Stagestop with our Chipper Services for Homeowners. Stagestop Owners Association in conjunction with the Coalition of the Upper South Platte will provide these services at no expense to you.

**This year we will be chipping on: Saturday -- July 30, Saturday -- August 27, and Saturday – September 24.**

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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. I would also ask that if you have trees that are down, but need help getting the slash cut away, and wood processed for firewood, reach out to us. We have Owners who have graciously volunteered their time to help their neighbor in the past, and we might be able to build a team to assist in your efforts. If you would like to participate in the Chipper Program, or have questions, please send an email to [stagestopfiremitigation@gmail.com](mailto:stagestopfiremitigation@gmail.com). Please plan to attend the Annual Meeting on June 25 to learn more about Fire Mitigation and the Stagestop Chipper Program.

**TARRYALL FISHING CLUB – PAUL GROSSNICKLE (TFC PRESIDENT):** Just a short note to all the members and family that helped with fish stocking May 10, Thank You! The river is looking pretty good. Because of the beaver ponds, the lower two ponds are pretty well full, but the pond in Stagestop may take a while to fill. We stocked about 1000-1200 rainbows this year and lots of people are catching fish. We are waiting to fill the lake at Stagestop. We are not sure when the next stocking will be, it depends on the water and weather so when we know you will know and to all of the people who helped stock Thank You! So, let's have a great year, be courteous to landowners, and each other and have a great year fishing.

**2022 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.

The below data was derived from the Park County Assessor's database for Stagestop obtained on 09/01/21 and, a Division of Water Resources well database dated 09/01/21 to calculate the following totals.

- ❖ 13 vacant lots with wells
- ❖ 243 residential lots with wells
- ❖ 256 total lots with wells
- ❖ 245 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
- ❖ 13 vacant lots w/wells – some part-time use (summer campers)
- ❖ 18 residential lots without wells – No water use
- ❖ 227 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>.

**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

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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](mailto: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](mailto: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 13:** 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 13<sup>th</sup> 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](http://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: <a href="mailto:info@soanews.org">info@soanews.org</a>			Term Expires	Email: <a href="mailto:StageACC@gmail.com">StageACC@gmail.com</a>		
President	Lynda Clay	(303) 791-0271	JUNE 2023	Chairman	Jess Staten	(303) 241-2215
Vice President	Dan Kummet	Kummet@msn.com	JUNE 2023	Member At Large	Larry Thomas	(303) 472-7447
Treasurer	Andre Lobato	(720) 308-2496	JUNE 2022	Member At Large	Daniel Bernier	StageACC@gmail.com
Secretary	Sylvia Gibson	719-836-4582	JUNE 2022			
Member At Large	Ray Duncan	(303) 810-8213	JUNE 2023			

### 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 25, 2022, 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: Sylvia Gibson, 493 Stagestop Road, SS-D5, Jefferson CO 80456.