

September 2024

North Fork Ranch Landowners Association

2024 Annual Meeting

A beautiful and wet summer is coming to an end. The flowers are still blooming and the elusive comelina dianthefolia have come and gone. We continue to have much wildlife on the ranch, including deer, elk, bears, mountain lions, ring tail cats, turkeys and many more elusive non-human relatives. Please be aware of your surroundings and keep a clean camp. If you have not yet taken a walk in the forest this season, take some time to enjoy the whispers of the pines and aspens that speak to what a beautiful life we have been blessed with.



Comelina Dianthefolia

We had 11 landowners present at the meeting representing 12 lots. The annual meeting was fruitful, and we thank all the landowners who showed up

and voiced their concerns, opinions and plans to help our beautiful community.

Tracy Dahl, Lot # 13, who has for many years headed the secretary position of Northfork Ranch LOA has stepped down and welcomed Angie Sharpe, Lot #63, in his position with 15 votes. We gave a big thank you to both Tracy and his wife Amy who has given years of selfless service to make our ranch and roads as safe as they are today. Tracy is continuing to head our Firewise committee. Chris Van Aelstyn, Lot # 27 & 28, has taken over the position of president with 14 votes. Eric Haley, Lot # 48, has taken the vice president position with 14 votes. Paul Anna, Lot #62, continues to be treasurer of the LOA with 12 votes.

Firewise

There were concerns brought up at the meeting regarding an evacuation plan should a fire start. Stonewall Fire Chief John Jenkins has put together an evacuation plan with map for the landowners up Right Hand Fork and Rattlesnake. We encourage landowners to become familiar with the roads and exits – however due to adjacent gated properties this has been a challenge. Thus, John Jenkins, the Stonewall Fire Department Chief, has volunteered to take any new residents or old that are unfamiliar with the roads through the properties needed to evacuate. We will send out a communication when the fire chief will give a tour and we recommend that as many landowners that are not familiar with the evacuation of the ranch attend.

We recommend that you download the reverse 911 app onto your phone so that EMS / Fire are able to locate you in the event of a fire. You can find this information on your county's website.

We also recommend downloading the app CO-Trex to your cellular phone, which will give you access and maps to any roads in Colorado should you not have access to the evacuation plan in the event of a fire.

Please purchase and have a fire extinguisher on your property. Furthermore, Verizon seems to be the most reliable cellphone service in our area.

The NFR's is a "Firewise Community" and our efforts at reducing the risk of wildfire continues. It falls under two broad categories, forestry mitigation (prevention) and fire suppression (put it out once it starts). "Shaded fuel breaks" as well as water tanks at four key locations on the ranch; 4-Points, the top of Rattlesnake, the top of the Right Hand Fork, and the split at Right Hand Fork and Left Hand Fork. The large water tanks at each location will serve as reserve water supplies for the Stonewall Fire Protection District (SFPD) to utilize in fire suppression should the need arise. All these locations are a long way from the fire hydrant at the junction of county road 21.6 and state highway 12. All the tanks have been purchased and placed in their locations. The SFPD is very supportive of all our efforts and has agreed to fill the tanks with water. This is NON-POTABLE WATER to be used for fire suppression only as it does contain chemicals to suppress algae growth.

NFR does require a burn permit prior to burning any materials, please contact Stonewall Fire Department @ 719-868-2249 prior to burning. A good time of the year to burn is when the ground is covered with snow. Furthermore, NFRLOA recommends contacting the Stonewall Fire Dept to get on their email list for their annual newsletter.

Roads

Our ranch roads remain in good shape. At this time we do not intend to hire a contractor to grade the roads, following a major effort to rectify the road problems caused by the flooding event of last August 2023. The NFRLOA spent \$27,000 on road work (more than two and a half times what was budgeted for the year) to recover from that event. Unless absolutely needed, we will not do any additional road work until 2025 to replenish funds. In the interim, there are piles of road base in multiple locations along our roads. If you see a small problem on the roads that can be addressed with a few shovels full of base, a culvert that can be cleared, etc., please take personal responsibility.

Snowplowing will be performed with an accumulation of 6 or more inches.

Greenbelt Pavilion

The taxes for the greenbelt have increased to just under \$300.

Eric Haley has volunteered to finish the roof cap on the greenbelt pavilion. We are still in need of volunteers to help with the stuccoing of the west wall. This is work that doesn't require a lot of knowledge or previous experience - just a willingness to do some hard work, the benefits of which we can all enjoy. Volunteers will be compensated at the rate of \$15/hr, subtracted from their annual dues. Volunteers will need to keep track of their hours and submit them to the NFRLOA Board.

New Board Members and Budget

Chris Van Aelstyn – Lots 27&28 President

Eric Haley – Lot 48 Vice President

Paul Anna – Lot 62 Treasurer

Angie Sharpe – Lot 63 Secretary

The 2025 budget was approved by a vote of 12 in favor and 4 not in favor.

Please note that about 1/3 of our budget currently goes to the Road and Management insurance policies as well as our bookkeeping Firm Century Financial Solutions.

The dues have not been increased and remain at \$300 / year, if you have any outstanding dues please make your payment immediately.

Last year was the first time in over 10 years that we went over the budget due to the road washouts from the extreme flooding, which required new culverts and erosion mitigation.

Other News

You will be receiving a request to update your contact information to include email and telephone numbers, lot numbers and physical address in case we need to get information out as quickly as possible. Please contact Jeni Skalko at:

September 2024

jeni@centurysolutions.org

Century Financial Group

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Get Involved!

Get on the board (self-nominate on the ballot). Join a committee (Firewise, Roads, Greenbelt). Help out with interesting projects. There is no shortage of great projects to do - just of people to do them. We encourage everyone's participation.

North Fork Ranch Landowner's Association Contact List:

NFRLOA Board:

Chris Van Aelstyn – President – seeme42@yahoo.com 424-477-7351

Eric Haley – Vice President - Ehaley323@gmail.com – 806-787-4979

Paul Anna - Treasurer - theannas@yahoo.com - 719-680-2155 Angela Sharpe - AngerellaRN@gmail.com - 719-557-1848