



# Express

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Summer 2011

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Published by:

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Created by: Ann Holmes



*The 4th Annual May Fair at the South Routt Nursery in Phippsburg on May 7 ended with a piñata. Owing much to the sunny morning, 25 children and their families turned out. Some painted birdhouses, others planted pots of flowers or herbs for mom. The greenhouse was brimming with hanging baskets, a rainbow of annual color, fresh herbs, beautiful clay pots, trees, perennials and shrubs. The nursery also carries soil, mulch, amendments, local food & crafts. The May Fair also kicked off the extended hours of operation for the season. The South Routt Nursery is open M-F 9-5, Sat 10-6 and Sun 12-4.*

## Manager's Report

*By Ken Burgess*

### Use of vacant lots

In the last newsletter I noted a proposed policy regarding the use of vacant lots:

*Campers, Motorhomes, Boats, Trailers and Personal vehicles are permitted on vacant unimproved lots for no more than 30 days in a calendar year, unless otherwise approved.*

*For purposes of this Policy, the terms "Lot" and "Residence" shall have the same definition as in the Stagecoach Declaration of Covenants, Conditions and Restrictions ("Covenants"). For purposes of this Policy, an "Unimproved Lot" is a Lot without a Residence.*

*The storage of Boats, Trailers, Campers, Motorhomes, and other Motor Vehicles on an Unimproved Lot for less than 31 days in a calendar year, that have a current license and that are not used as a place to sleep, shall not constitute a violation of Article V Section a. of the Covenants ["Lots shall be... used only for Residences] or a violation of Article V Section f of the Covenants ["no trailers of any type shall be placed or kept on any Lot*

*unless such trailer is in an enclosed garage."]. Nothing in this policy shall prevent an owner from seeking permission for a temporary residence during construction of a permanent residence pursuant to Article V section f of the Covenants.*

The Board of Directors approved this policy at the April meeting.

### Stagecoach Reservoir

The work to raise the level of the Stagecoach Reservoir by 4 feet has been completed. This involved lowering the water level some 15 feet during construction. The reservoir is now being refilled and is currently at last summer's level. The Upper Yampa Water Conservancy District expects refilling to be complete by mid-summer.

### Logging Beetle Killed Trees

We have received a grant for up to \$47,000 to fund logging our dead lodge pole pines. This could provide up to \$470 per treed acre. We have been working to obtain permission from

## Manager's Report continued

individual property owners to access their lots and provide a SPOA waiver of liability. This has been only partially successful and we are working with the State forestry authority to define how the acreage would actually be calculated and how logging costs would grow where the authorized lots are not contiguous.

Separately, it is very important for property owners to understand several issues:

- 1) Logged property will not look the same and, aside from the open look, some scarring and damage to other vegetation would be limited but would also be unavoidable.
- 2) The volume of dead lodge poles that are falling is increasing and that is a significant hazard.
- 3) Even though the red pine needles have been shed and the trees felled by wind the fire hazard remains enormous.

The current grant is for 100 acres which is only about 10% of the treed acreage involved. We have submitted a second grant application but in today's environment an award is problematic. Additionally, the long winter, high runoff and wet terrain may delay machine logging and then the summer demand may divert this heavy equipment to larger projects.

### Annual Meeting

The annual meeting is scheduled for Saturday, July 30, at SOROCO High School. Please try to attend. Registration and breakfast starts at 8:00 A.M. with the meeting following at 9:00 A.M.

### Trails

Our first year of grooming a Nordic trail was successful. Several skiers could be seen skiing the 3 plus miles of trails almost daily. It has been recommended that we invest perhaps \$10,000 in added equipment including a track setter and a snow cat which would be far superior to a private snowmobile which we currently use to pull our compactor/groomer.

A possible tradeoff could be the sale of our 9 inch chipper. It has become clear that the chipper has little impact on the scale of our forest damage. Please send your individual thoughts to me at [gmspoa@zirkel.com](mailto:gmspoa@zirkel.com).

### Propane Costs

The Board was recently briefed on the escalating costs of propane. We encouraged the suppliers to advertise contract benefits which might help control annual costs. Look for the ads in this newsletter or contact your local supplier.

### Tax Assessments

The assessments for the 2012 tax year are out and there have been reductions of almost 50% on some residences and up to 70% on vacant lots. BUT PLEASE BE AWARE that your actual tax will be significantly different. You can anticipate some reduction but to the extent that taxing districts have guarded against massive reductions in service those district taxes will not reflect these large drops in assessments.

### Road Improvement

There is some developing interest in trying to form a Local Improvement District for the sole purpose of bringing remote roads up to County standards. This would enable property owners along the route who have 5 acres or more to consider digging a well, establishing a leach field waste system, and an utilizing an independent power source.

Regarding infrastructure, roads are a significantly less costly endeavor. Adding electrical power in the process would increase the cost four-fold. We will continue to assist in gathering data to see if either approach might be feasible. Again, your comments would be welcome.

## Real Estate Corner

*By Stephanie Fairchild*

The following information comes from the Steamboat Springs MLS, reported from March 1-May 20, 2011.

### Vacant Land:

There were 4 vacant land sales, and 2 that are currently under contract (sales are pending).

These sales closed at \$2,000 in South Station II; \$3,000 in Sky Hitch II; \$45,000 in Blackhorse II and \$37,500 in South Shore.

The pending sales are a listing in Blackhorse I and a listing in Blackhorse II with asking prices of \$19,000 and \$29,000 – we won't know sale prices until closing.

### Residential:

I'm pleased to announce that there was an increase in activity here.

There were 6 residential sales, plus 11 that are under contract. Of these 17 properties, 15 are/were bank owned or short sales. The 6 sales included a 2 bedroom Wagon Wheel condo for \$53,000; a Stagecoach townhome for \$67,500; a home in Red Hawk for \$212,500; a home in South Shore for \$289,000 and a home in Black Horse I for \$350,000.

Pending sales include 2 Stagecoach Townhomes and 1 Eagles Nest townhome, and homes in Blackhorse I, Blackhorse II, Coyote Run, 3 in Eagles Watch, 1 in Red Hawk, and 1 in South Shore. Asking prices for these 11 pending sales range from \$55,000-\$99,900 for the townhomes and \$169,900 to \$349,000 for the single family homes. (Sale prices aren't disclosed until closing.)

Another interesting piece of information is the amount of inventory on the market right now. On May 20, the MLS reports 180 active listings in the Stagecoach area, with 43 residential properties for sale and 137 vacant land parcels for sale.

Looking forward, I'll start to track the number of foreclosed properties on the market in Stagecoach each month vs. the number of foreclosure sales, to show absorption rates.

For further information on the real estate market, contact your local Realtor.

## From the Oak Creek May Newsletter

### The Oak Creek Community Garden

Spring is here! The Community Garden site is located on Nancy Crawford Blvd, near the ice rink next to the giant coal bucket. Plots will be available for the coming growing season. A signed agreement will be required. Also, volunteers will be needed for maintaining a plot in which all produce will be donated to a local organization or family in need.

If you would like to participate in the Community Garden or for general inquiries, or donations, please e-mail [oakcreekgarden@gmail.com](mailto:oakcreekgarden@gmail.com), or call Chloe at 819-6998 for more information.

### Coffee with the Mayor

Coffee with the mayor of Oak Creek is set for Saturday, June 4, 9:00 a.m. at The Oak Restaurant.

# Help Your State Park thru 'Friends of Stagecoach' Group

Friends of Stagecoach needs your help. Join a new grassroots effort to help support and improve Stagecoach's local state park.

This winter, a group of year-round Stagecoach residents came together to create Friends of Stagecoach State Park. Friends is a nonprofit group formed to help support recreational amenities and events in our community's resident state park. Over the last several months, the Friends group has been working closely with Stagecoach State Park to identify potential projects to benefit the park and its users. Projects under review include expanding hours at the South Shore boat ramp, expanding cross country ski trails, adding skate ski trails, and a fireworks show over Stagecoach Reservoir in July 2012.

Join the Friends of Stagecoach now with a \$20 annual membership fee. Donations of any size are now being accepted as well. Meetings are open to all members. Checks should be made out to Friends of Stagecoach. Please include your mailing address as well as an email address so we can keep you up to date with our progress and activities at the park.

A Friends website and membership brochure are already under development, gearing up to be ready before the lake's busy summer season. Also, stay tuned to the SPOA newsletter for updates.

In organizing our first community event, Friends is seeking a band to play one or more concerts at the Stagecoach Pavilion during



a Friends benefit. If you have a band, and would like to support Friends, please contact us.

For more information regarding Friends, to join the group, or offer your support in any way, please contact Tonja Elkins at (970) 736-8410; [friendsofstagecoach@gmail.com](mailto:friendsofstagecoach@gmail.com); or P.O. Box 1084, Oak Creek, CO 80467. Thanks for your support!

## Reduced \$50,000



Master carpenter's own home with 4 bdrms, 3.5 baths on a county maintained road. Quality construction and attention to detail is evident throughout with many custom features. Lovely, private setting with .73 acres in a meadow and mountain views.

Was \$425,000 Now \$375,000

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# Approved Board Meeting Minutes, January 8, 2011

The Board of Directors of the Stagecoach Property Owners Association met on Saturday, January 8, 2011, at the Stagecoach Fire Station for their regularly scheduled quarterly meeting.

Members Present: Sue Kimes (President), Ann Holmes (Secretary), Tonja Elkins, Amy Kopischke, Tom Watts (Vice President), and Stephanie Fairchild.

Staff Present: Ken Burgess (General Manager)

Public Present: Tony Stich, Kimi Lehman, Kathy Thorn

Sue Kimes called the meeting to order at 9:05 a.m. The president's comments are that everyone should go out and use the trails!

## October 2, 2010 Minutes

Motion: Amy made a motion to accept the October 2, 2010, minutes. Tonja seconded to accept and the motion was approved.

## October 28, 2010 Minutes

Motion: Tom motioned to approve the October 28, 2010, minutes. Sue seconded and the motion was approved.

## November Email Vote—Rules Committee

Motion: Tom moved that the minutes from the November 14, 2010, email vote be approved. Amy seconded and the motion passed.

## Treasurer's Report

Motion: Tom motioned to accept the check register as presented. Tonja seconded and the motion was approved.

## South Shore Parcel B Report

Tom reminded members that there was a proposal for a mailbox/recycling area by the South Shore sign. Upper Yampa Conservancy District referred SPOA to the state park. Tom and the committee spoke with both entities and discovered that Upper Yampa can make an approval in the form of a lease. Upper Yampa has since approved. Now they need to give notice to the park and the Federal Regulatory Commission. The attorney for the district has now asked SPOA board members to sign the lease (Tom distributed copies of the lease).

Tom reviewed the lease with the board members present. The lease is a 20-year lease with a commitment of \$100 per year. There are improvements required of the property including fill and a bus shelter as well as property insurance. There is no automatic renewal on the lease. Tom reported that the funds for the improvements would come from the roadway funds. Plans would be drawn, distributed for comment, approved and then put out for proposals by builders (with an objective of rewarding the contract to a local contractor).

Tom reported that the South Shore residents propose that landscaping and maintenance come from dues paid by South Shore owners.

Motion: Tom moved that the SPOA President and VP enter into the lease agreement as presented. Tonja seconded. Regarding a school bus shelter, Tony asked if Tom had spoken to the school. Sue reported that some contacts have been made but there is more to be done. Tom reported that before a bus shelter is built, SPOA will be notified and a vote will be taken. A vote was taken on the motion regarding a lease agreement and the motion passed.

Tom noted that he needs \$500 to pay Erica Swissler (an architect who lives in South Shore) to draw up a design on the property so all have an opportunity to comment. Tom recommends that the funds come from the roadway funds.

Motion: Tom made a motion that SPOA allocate \$500 to come

from the roadway funds for Erika to prepare a rendering. Tonja seconded. Ken and Sue noted that there may be restrictions on the roadway funds. The motion was amended that the funds come from the reserve fund. Tonja seconded and the motion passed.

## CC&R

Tom reported that SPOA's antiquated covenants continue to cause problems. Tom reminded the board that he looked into amending the covenants through judicial means. He reported that there are significant problems in proceeding with this method. There are two main problems with the covenants as they stand. First, votes to increase dues requires 60% voting or a quorum (approximately 1,500 people) to vote. If that doesn't happen, a second meeting would be required and 30% voting to get a quorum. SPOA has never gotten close to these numbers. The second problem is that the current covenants combine the things that ought to be discretionary with things that ought to be the law.

Tom reported that legally, SPOA may not amend covenants to make amendments with less than 50% participation. According to state laws, boards may not make changes to "property rights" (covenants) without at least 50% agreement of owners. Tom then reported that there are limited things SPOA can do. SPOA can take portions of the covenants, separate them, eliminate the quorum requirement and set different requirements. Tom reported that in order to make such a change, SPOA would have to go through CCIOA requirements which include notifications, meetings, and a 33.5% yes vote. If you get the 33.5% "in favor" vote, then SPOA could go to the court, notify all owners again and give them an opportunity to object.

Another possibility is for SPOA to amend the covenants and then divide the covenants in two parts—the parts that should be the law, and the parts that should be discretionary. First step is to re-write the covenants so that a quorum is not required for discretionary items (i.e. discretionary items could be subject to architectural review committee approval). Then SPOA would go through the CCIOA process to make these changes. This is a major undertaking but Tom noted that it would be easier than changing the quorum requirements.

The other option is to act as if the covenants are written the way SPOA wants them to be written. The rules are enforceable by the covenants as they are written and will likely be defensible in a court of law.

Ken reported that there is activity at the state that may help SPOA to amend the quorum requirements. Tonja is concerned about the cost of what is likely to be a losing battle. Tom clarified that the cost at the early stage would only involve mailing and getting out the vote costs. Judicial costs would come only after SPOA gets the required "in favor" votes. Sue reported that recent history has shown that any votes on increasing dues have been negative. Sue noted that past problems were in part due to a lack of marketing or any explanation of what the funds would be used for. Tony added that he has reason to believe that property taxes will go down for vacant lots.

Sue proposed that the board table the discussion.

## Trails Report

Amy reported that the cross country trails are currently being groomed and used. People can cross country and skate ski. Snowmobilers are not welcome on the trails. Amy reported that there needs to be more signage and poles to mark the trails. The trail map is on the website. Amy thought that naming the trails

# January Board Meeting (continued)

might be a fun way to get the community involved and invested in the trails. Amy also reported that there may be some community gardening opportunities. Tom invited all to a group outing tomorrow morning.

## Manager's Report

Ken reported on the following:  
High Speed Internet—it is in the south and is working well.

## Rules Committee Hearings

Kraus Property—There is a notice of violation on the Kraus property in Blackhorse I. A lien on the property is next. Ultimately, SPOA can pay to clean up the trash and then charge the owners.

Eldridge Fence—The rules committee has sent a notice of fine for the fence. The rules committee is working with the Eldridges to set up a hearing. Amy noted that “the fence issue” seems to come up every year. She suggested that SPOA be proactive, perhaps there could be an article in the newsletter or website about fences, etc. (maybe an FAQ). Bottom line, people need to ask ARC (the architectural review committee) for permission. Ken noted that new owners do receive a letter about policies and procedures. Stephanie and Ken will work together to distribute proactive SPOA communications to new buyers and anyone filing for property changes.

Green Ridge Mailbox Proposal (email)—An owner asked about putting up his own mailboxes on the existing Morningside concrete slab. Ken said no, but that they could buy the empty cluster slots at \$200 each.

Logging in Horseback (email)—Tony and Ken have been working on this issue. They have had conversations with Intermountain Resources who could do beetle-kill mitigation for \$400 per acre. Beetle-kill trees have been a problem for about 5 years. The properties affected are private, but SPOA is involved because it affects its members' properties. Ken has requested grant funds on behalf of SPOA. Next, SPOA needs to get property owner agreement. Some homeowners have logged their own properties. Tony reported that logging will reduce the fire risk by 60%. Tom noted that someone needs to solicit liability waivers from property owners. He asked that SPOA allocate funds to hire someone to do this. Ken mentioned Jim Ficke. Ken noted that SPOA could concentrate on one area (possibly 100 acres). Ken noted the logger (Intermountain Resources) would separate the logs into 3 piles (logs that could be sold, logs stacked for owners to use as firewood, and brush/slash piles).

**Motion:** Ken has already requested grant funds on behalf of SPOA. Tom moved that SPOA ratify a motion that the General Manager request grant funds to log on SPOA's behalf. Sue seconded and the motion passed. Tony added that even if SPOA does not receive the grant, SPOA must continue to look into efforts to alleviate this problem. Ken recommended as part of the marketing SPOA proceed with 100 acres to show others what proper logging looks like. It is for the benefit of Stagecoach in general. Any funds should come out of the general fund.

**Motion:** Tom moved that SPOA authorize that the General Manager spend up to \$2,000 from the general fund to solicit liability waivers from property owners to log 100 acres. Tonja seconded and the motion passed. The board discussed that no formal sanctioned liability waiver is required as long as Sally Claassen (the SPOA attorney) reviews and approves the waiver. Tony emphasized that time is of the essence.

**Motion:** Tom made a motion authorizing Sally to review and

approve a logging contract. Sue seconded and the motion was approved. Ken asked the board to approve \$10,000 for a burn supervisor if the grant money goes forward. A burn supervisor would coordinate with the state. Ken clarified that the total logging need is for approximately 1,000 acres. He is proposing that he proceed with 100 acres at a time.

**Motion:** Tom made a motion that SPOA allocate \$2,000 from Horseback and \$3,000 from the SPOA general fund to match fire district funds to hire a burn supervisor and additional personnel to remove existing slash piles. Stephanie seconded the motion. The motion passed.

Stored Vehicles—The rules committee came up with some recommended verbiage (see “Temporary Residences and Vehicle Storage on Vacant Lots” handout). Ken noted that SPOA must be consistent in handling this issue. Tom clarified that Ken is asking that SPOA approve the verbiage on the handout to post on the website and in the newsletter. This is not a policy change; it is a clarification of existing policies sanctioned under CClOA.

**Motion:** Tom made a motion that SPOA initiate a publication process for this policy rule adoption. Stephanie seconded. Discussion followed. Tom amended the motion that SPOA initiate the policy pursuant to article 6 in the Stagecoach responsible governance policies. Stephanie seconded. The motion passed.

## New Business

Wagonwheel Bus Shelter—Ken reported that he just started investigating the addition of a bus shelter at Wagonwheel. He has not contacted the school yet. Tom asked that when a bid for contractor goes out that Ken favor local contractors in Stagecoach.

Annual Meeting Date—Sue set the annual meeting date for Saturday, July 30, 2011.

Nominating Committee—Ken reported that there are 3 vacant seats on the SPOA board (Amy and Ken have completed their term and Don has resigned).

**Motion:** Sue made a motion to appoint Kimi Lehman to fulfill Don Alpert's term that ends July 2011. Tonja seconded and the motion passed unanimously. Sue will head a nominating committee for the other openings. Sue appointed Amy and Tonja to be members on the committee. They agreed to serve. Sue will write an article for the newsletter.

## Other

Tonja recommended allocating some SPOA funds for a new group called The Friends of Stagecoach State Park. She distributed a handout about the group. The mission of the group will be to support environmental education and stewardship of Stagecoach State Park and to sponsor activities and park improvement projects. The immediate objectives will be to groom skate-ski trails around the lake. Tom noted that it is in SPOA's best interest to work with the park.

**Motion:** Tonja made a motion to allocate an \$800 donation to the Friends of Stagecoach State Park. Amy seconded and the motion passed. Tonja also mentioned that there may be leftover funds from last year's fireworks for the group to use for another fireworks night.

## Adjournment

Sue set SPOA's next meeting for April 16, 2011 at 9:00 AM at the firehouse.

There was a motion from Ann and a second by Sue to adjourn the meeting at 11:55 a.m. The meeting was so adjourned.

# AmeriGas Proposal: To All Homeowners in Stagecoach

Recently, we met with the board members for the Stagecoach Property Owners Association. In our meeting, we discussed several issues regarding your propane service and providers. Our main objective was to present a plan where we could become a preferred vendor for Stagecoach and provide the homeowners with exceptional service, along with discounted prices.

While we know it is difficult to satisfy everyone's needs, we understand the importance of cutting costs and saving money when it comes to each homeowner's budget. This is why we are offering the homeowners of Stagecoach several ways to cut their costs with regards to propane. It is very simple: the more people that participate, the more savings to you. Here are some of the items that we discussed at this meeting:

1. We understand that there are many individuals that are currently unhappy with their propane provider. We are prepared to switch out underground tanks and install new tanks at no charge through AmeriGas. If your current propane provider chooses, we will provide them with one of our new tanks, delivered to their business, and you can change your provider to AmeriGas, with no excavation. Either way, the excavation and installation will be at no charge to you.

2. If enough people switch to AmeriGas, your annual rent could be reduced to as little as \$15 per year...and yes, this includes current AmeriGas customers.

3. For every customer that switches to AmeriGas, we will pay the SPOA \$35. (A hundred new customers will mean a check to your association for \$3500.)

4. On each new tank lease, we will provide a complete leak check, along with a snow cover survey, for those houses which may be subject to snow or ice damage in the winter months. If regulator covers are needed, we will install them at no charge. In addition, we will do a cathodic protection check to make sure that your underground tank is safe. Should your tank need additional protection, we will install anodes to keep the tank from deteriorating further. This, again, will be done at no charge.

5. We will provide you with Line Guard at no charge for 2 years. After 2 years, the price is \$19.95 per year. This program provides free repair on your underground line, through your second-stage regulator at your house. Line, labor, parts and fittings are free for 2 years should any damage occur and no matter whose fault it is.

6. It's a simple equation; the more customers involved means the more we can lower the price per gallon. While prices are changing daily and the fuel market is very volatile at this time, we are prepared to discount the cost of fuel in relation to the amount of gallons that we can deliver to Stagecoach. Your price will float up or down with local market conditions. If our price drops, your price will automatically decrease. We cannot and will not increase your costs, just because it is winter and everyone else decides to raise the price. Your prices will be discounted, due to the amount of customers and gallon volume that we can achieve through this offer. This is not only offered to new customers, but our existing customers, also. The more customers that sign up with AmeriGas, the greater discount we can give. More gallons delivered, means more savings.

7. In order for us to provide all of the above, our customers will be on a net 30 payment cycle. Any customer that cannot pay within 30 days must contact AmeriGas, or be subject to falling off the protected price. All new customers will be required to sign a lease agreement and credit application. Budget billing is still available.

8. Discounted prices are available to customer-owned tanks, also.

Communication is the key to our success with this program. We will provide you with phone numbers and e-mail addresses should you need to contact us for immediate and accurate information. Should there be any questions or problems with your account, we want to hear from you. We can't fix problems if we don't know about them.

Thanks for your time and we look forward to working with you and Stagecoach homeowners.

Sincerely,

Jon E. Rand

Sr. Account Manager/Western Colorado

Jon.Rand@AmeriGas.com

970-242-8000 x 1

800-979-9384 x 1

970-640-9168 (cell)

Steve Cless

Sales and Service Manager

Steve.Cless@AmeriGas.com

Craig, Colorado

970-824-5423

# WE WANT YOU!



To be on the Board of Directors for Stagecoach.  
There are two positions open due to term limits  
and one position up for re-election.

***Get involved!***

If you are interested  
please email Sue Kimes at  
suekimes@hotmail.com with a  
brief bio and your vision for Stagecoach.

# Stagecoach State Park Opens for Boating

Stagecoach State Park has opened the reservoir to boating for the season. In order to keep Colorado waters free from aquatic nuisance species (ANS), including zebra and quagga mussels, all boats will be required to be inspected for ANS prior to launching. The marina boat ramp inspection station hours will be 8:00 a.m. to 8:00 p.m. seven days a week beginning Friday, May 13.

The Morrison Cove boat ramp inspection station will be open Friday through Sunday from 8:00 a.m. to 8:00 p.m. beginning Friday, May 13 and the boat ramp will be chained and closed at all other times. Prior to May 13, boaters may have an ANS inspection performed at the Stagecoach State Park office. Early season unmarked hazards may exist on the water, so please use caution.

To speed up the boat inspection process, all boaters are encouraged to arrive at the reservoir with a boat that is clean, drained and dry. Dirty boats will not be inspected and will be turned away. Any boat found with ANS will not be allowed to launch, on any waters, until decontamination is performed.

## Friendly reminders from Stagecoach State Park

Colorado State Parks regulations require that all dogs be on a leash at all times in the parks, except in the two designated dog off-leash areas at Chatfield State Park and Cherry Creek State Parks.

The regulations were set for the safety of all park visitors and to protect the land and water resources.

Since Stagecoach does not have a designated area for dogs, training hunting dogs is not permitted.

Many of the 12 million visitors to Colorado State Parks are children and the leash requirement helps protect those children.

Not all dog owners collect their pet waste, which could create health concerns for other park visitors. State Parks have insufficient staff to collect pet waste in the 42 state parks.

Stagecoach has many sensitive bird species, nesting waterfowl, and other wildlife that will relocate (some species have already relocated) if they feel threatened by the presence of unleashed dogs.

Stagecoach State Park has recently updated the park management plan. Part of this plan includes enforcing the dog off leash regulation. In an effort to reduce impacts from dogs off leash, please do your part and leash and pick up after your pet year-round.

Colorado State Parks get everyone outdoors! Attracting more than 12 million visitors per year, Colorado's 42 State Parks are a vital cornerstone of Colorado's economy and quality of life. Colorado State Parks encompass 224,447 land and water acres, offering some of the best outdoor recreation destinations in the state. Colorado State Parks is a leader in providing opportunities for outdoor recreation, protecting the state's favorite landscapes, teaching generations about nature and partnering with communities. Colorado State Parks also manage more than 4,300 campsites, and 63 cabins and yurts. For more information on Colorado State Parks or to purchase an annual pass online, visit [www.parks.state.co.us](http://www.parks.state.co.us).



*As of Wednesday, May 25, Stagecoach reservoir is almost to the top of the new dam. It has less than a foot of the new 4-foot extension left before the water starts going over the top. Water is being let out through the power plant below at near maximum levels; water blasts out and hits the far side of the Yampa River gorge.*

## Munchies News

This is an update on the new restaurant in Oak Creek, MUNCHIES. Two issues ago, we summarized an article from the *Steamboat Pilot* that some thought was confusing. This information is provided for clarification:

MUNCHIES now offers eat-in dining in their completely remodeled location, 202 S. Sharp Avenue. Hours are noon to 9 p.m., Monday thru Saturday with delivery from 5:30 p.m., to close. They now offer a *new* menu with more items and lower prices, including a *value* menu. Bingo, Teen night and Poker night are planned and coming soon. Monday is all you can eat pizza for \$12.99 per person from 5 p.m. to 9 p.m., starting June 6. They also offer Wi-Fi & an Internet Lounge. All Shook Up Gourmet Milk Shakes and Sweet Sensations Dessert Shop will be coming to Munchies in July. [www.MunchiesFast.com](http://www.MunchiesFast.com)

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### 'Crummy's Last Run'

The Historical Society of Oak Creek & Phippsburg  
will host a picnic celebrating the restoration  
of its caboose.

Lunch & music will be provided.

Saturday, July 9, 2011

Noon at Phippsburg's Community Park

Questions: 970-736-8245

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