



The Jasper Jaybird

Winter 2023

2023 Gate Codes

Yellow gate - 3020

Blue gate - 3021

Red gate - 3022

Green gate - 3023

2023 Jasper

Board Members

Kelly Slater - President

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John McClanahan -

Vice President

719-580-6739

Candice Hennigh -

Secretary/Treasurer

719-850-2127

Kevin Edgar

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Walt Lovins

620- 214-3061

Kelly Curley

719-688-3343

Marshall Wayne Ray

817-996-8969

Mindy Malone

Jasper Board Secretary

719-298-1119



Caretaker Report Winter Report

Kevin Miller

It's been as winter as predicted with less snow, colder than average temperatures and drier air. We have had 86" of snow this season. - Oct. 4", Nov. 8", Dec. 32", Jan. 42". Currently on the ground in untracked areas varies 2-3 feet. Forest Service Road 250 is snowpacked entire way from Science Camp. Yellow, Blue, Spring Creek are untracked and Green and Red up to Deer Street were plowed at one time but currently are snowy and rocky.

Temperatures this last week have been in high 40s and low 50s during day and lows in single digits. No snow on horizon next 10 days.

There's been an average number of snow enthusiasts parking at the red gate but no parking issues as of yet.

Cooley, the grader service, has been called twice this year. Once on 12/14 and again on 1/21.

It's nice and quiet up here. Jerry and I are only ones full time however the Holleys up the red gate are giving it a full time run.

Been a few visitors here and there but most don't call or contact us about coming up.

Latest report from Kevin on Sunday: Looks as if we may be expecting some snow tomorrow on Monday through Wed PM, upwards of 26 inches being forecasted by NOAA/NWS. Looks to be coming a day earlier, heaviest on Tuesday/pm. Calling Cooleys today get us on their radar.



Blow Out Pass sign



Please make sure when you are hiking in the Jasper area you are staying on public right of ways and not crossing private property. Also please make sure your pets are controlled and not causing problems with other residents and their pets. We appreciate your attention to this. Thank you.

Donations of building

materials

The Board is planning to build a roof over the Association's gasoline tank to reduce the condensation and evaporation. They are looking for donations of leftover building supplies. They need 2X4s, 1X4s, 4X4 or 6X6 treated posts, roofing material, and concrete, (preferably sakrete). If you have anything to donate, please contact Carl Hill at clhillranch@gmail.com.

Telephone Service

The Centurylink phone service to Jasper has gotten increasingly worse in the past few years. According to the phone company, the equipment is very outdated and too expensive to replace. Many residents have already changed their service. The Board is looking into some other alternatives for the community "phone booth".

You can't always trust Google to give you the best directions. 12/15/22



Covenants and Bylaws Update

The Board has formed a committee to review and amend the Covenants and Bylaws of the Jasper Association. The Covenants were last revised in 1987. Multiple laws, as well as building codes, have changed since that time. In particular the sections that addresses wells and septic systems. Many of the conditions set forth then, no longer apply now. An example is section 8 (g) "No for sale signs shall be permitted in the Development until 95% of the Lots have been sold by the Declarant".

The Bylaws were updated in 2008, but still need a few corrections. The current bylaws state that notice of meetings for the Board of Directors shall be given "personally or by mail, telephone or telegraph". Most of the changes in the Bylaws are to include electronic notifications and meetings.

The committee presented the updates to the Board for consideration this month. Once the Board is satisfied with the changes, the Covenants and Bylaws will be sent to an attorney for legal review. Each property owner will received an amended version of them and will have the opportunity to vote on both the new Covenants and Bylaws. Please take the time to read these updated versions and vote as it takes 51% of the property owners vote to change them. The Board appreciates your attention to this matter. If you have questions, contact Kevin Edgar, chairman of the committee.

Call before you build

As per the Jasper covenants, property owners must get approval from the architectural committee before starting any external construction, such as buildings, fences, porches, decks, patios, (including roofs) or other structure or improvements to existing buildings. A county building permit is also required.

New Colorado Building Codes are going into effect this summer that will drastically change the way cabins can be built in Jasper. Dave Slater offered this advice to anyone thinking of building a cabin, "Get your permit as soon as possible". Permits issued before the new laws take effect will be exempt from the new laws. Architural Committee Members are:

Dave Slater ~ 719-850-0035

Kevin Edgar ~ kevinedgar81@gmail.com

Corky Heard ~ corky@heardauction.com

Scott Curley ~ jscurley@hotmail.com

Mike Allen

Caretaker duties

The Jasper Board would like to remind property owners of the caretaker's duties and to emphasize that the caretakers are responsible for the common property of the Jasper development. Residents can make arrangements with the caretaker and pay him to work on private properties. The duties as defined by the Board are:

Caretaker will make rounds of all properties at least two times per week – more frequently at his/her discretion

If, at ANY time, suspicious tracks are seen in the snow or mud, the caretaker will investigate

Rounds should be performed on non-consecutive days and days should vary throughout each week/month

Caretaker will attempt to refrain from being absent from Jasper on the same day each week to prevent the establishment of a pattern of absences

Caretaker will contact property owner/lessor by phone and or email in the event of an unusual occurrence or property damage from wind/rain/snow/vandalism immediately upon discovery

It is the responsibility of the property owner to provide the caretaker with current contact information

Caretaker will also notify the Association Board of Directors via email and phone call of unusual occurrences and property damage

Caretaker will coordinate with property owner/lessor to facilitate repairs or to provide pertinent information for insurance purposes – this may include taking photos and giving damage statements to the proper authorities

Caretaker will provide a detailed weekly incident report to the Association Board of Directors via email

If caretaker notices a trespasser he/she will request that the trespasser leave, BUT caretaker WILL NOT attempt to physically remove anyone

If trespasser refuses to leave or is uncooperative, caretaker will report the trespasser to the appropriate law enforcement officials – Rio Grande County Sheriff

If possible, caretaker should attempt to record the license plate number for law enforcement. Under no circumstance is caretaker to endanger him/herself in an attempt to record license plate number

Property owners should notify the caretaker when they will be coming to Jasper in the winter. In the event they need assistance, they may contract individually with the caretaker or the private snow plowing contractor at their own expense, for that assistance

While gates are locked during the winter season the caretaker will unlock gates as require to allow realtors, contractors, etc. access - as authorized in advance by property owners - this will enhance security measures

If you have questions, please feel free to contact one of the Board of Directors. Thank you.