

# Greetings from the Buffalo Owners Association!

## State of the Buffalo

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

### A Message from the President

Here we are coming to the end of 2024. It has been quite a year. The rampant inflation is hurting us all. Half our population have their heads in the sand. The other half is wondering if the downward spiral will ever end. By the time you read this message, we will probably know the answer.

Let me address a few of the issues the BOA Board of Directors (BoD) have been dealing with. Almost half of our owner/members have been late with or failed entirely to remit their assessment (dues) payments! This is unacceptable behavior. Our bookkeeper, Rich Lemke, has been extremely lenient with the late fees and interest that should be charged to late payers. If you are a “first offender” he will usually waive these charges. He keeps track. Please understand that the BOA relies on your dues payments as the majority of the income that keeps our association running and paying for the services we provide to our members and their guests. These services include: Portable toilets at both Cabin Pond and the Picnic Pavilion from mid-May to mid- September. The cost of these toilets has increased 30+% over the last few years. We are now paying almost \$3,000 per summer, including delivery, pickup and weekly cleaning services.

Septic pumping for our two (2) RV / chemical toilet dump sites located off Remington Road @ Musket Lane and right next to Spring Pond on Indian Lane, just off McDowell Drive. The cost to pump out these septic holding tanks is \$700 +/- per tank, 3 or more times each, per year! Do the math... That is \$4,200 per year! (unless we have to pump more than three times. Then it's \$1,400 more!) These costs have doubled from previous years due mostly to sanitation treatment fees!

**NOTE:** Please DO NOT put dirty baby diapers, tampons, feminine pads or any non-biodegradable items in your black water tanks. These items will clog and block the pump out equipment and will cost us the services of our loyal service providers. They will simply go elsewhere for the business rather than deal with the problems caused!

Use your gray water to water the plants on your property. Try not to dump gray water in our septic holding tanks. It causes them to fill too fast which equals added costs to us all.

The cost of fish for our ponds has more than doubled over the years. The 9-14” Trout that we stock are now costing us almost \$7 per pound plus the delivery charges have increased substantially. When we stock both ponds, three times a season the cost can be as high as \$5,000 per stocking event.

That's \$15,000! The stocked ponds are one of our most high value enticements to prospective owners (buyers) of Buffalo properties. They keep the value of our property increasing every year.

Custom Bookkeeping, is Rich Lemke's company that performs the bulk of our financial services and requirements. This is a service we pay for on a monthly basis and don't tell Rich, but we are getting one heck of a deal for what he does for us! 'nuff said.

**GOING ELECTRONIC!!! – Go to [www.TheBOA.org](http://www.TheBOA.org) to learn more.**  
Future newsletters will be emailed.

# State of the Buffalo Continued

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

Another issue that has arisen is that many members have signed up with PayPal to automatically make their assessment payments. There is a complication (pay attention)! The problem is that most of these people were late payers. PayPal only allows the auto payments to be made one week, one month or one year from the date the initial payment is made. Consequently, if, for instance, the auto-pay is setup on June 10th, on a yearly schedule, which is already five (5) months late, all resulting payments to the BOA will be received five months late, so the payer will also owe a late fee and interest on the assessment that was due in January.

**The solution to this problem** is to cancel your existing auto-pay, if you have one, (I am able to cancel them for you, if you wish), and/or **set up your auto-pay with PayPal in December or January BEFORE your payment is late.** **The website will offer Recurring Payments from Dec 1st through Jan 31st ONLY.** Then all the problems (late fees, interest and us having to chase you for the money), will not exist! Chasing late dues payments is time consuming and expensive for the rest of us that pay on time. Mr. Lemke has better things to do with his time.

All of the members of your BoD are volunteers. None of us are paid for our service to the community. We are compensated only for expenses as they pertain to our service on the board, and then only if we choose to submit an expense report. Most members do not. I do, because I pay a lot of BOA expenses out my pocket. Mac and I control the check books. I control the bank accounts. Rich reviews all the BOA accounts.

The BIGGEST problems facing the BOA at this time, in my opinion, other than the undeniably rapid and crippling inflation, the drought causing the loss of water level in our ponds and the possible lowering of the water table (none of which we can control), are the spreading pond weed growth, junk properties, absentee owner neglect, junk cars, road conditions caused by excessive speeds on our roads that results in the wash-boarding we all have to contend with.

**Please SLOW DOWN!** Have some respect for your fellow owners and guests. Slower speeds will also decrease the amount and growth of the wash boards as well as the dust thrown up by your tires.

We are in the process of fixing Spring Pond. We have a plan that, we hope, will raise the water level in Spring Pond which should increase the size and depth of the pond allowing us to improve and maintain the pond as one of the best recreational benefits and attractions of The Buffalo subdivision.

It is a work in progress. With the help of several BOA owner/members who are experts in their respective fields of endeavor, we hope to complete the project by next Spring. Those people are: The brothers Norton, **Ryan Norton** a civil engineer and **Bradley Norton**, I call him a fluid engineer, Bradley is with Preferred Pump, [bnorton@preferredpump.com](mailto:bnorton@preferredpump.com), 303-241- 9033 (Direct). Brad is heading up our project and keeping it on track. **Zack Gupton** is Guardian Welding & Fabrication, [guardianwelding@gmail.com](mailto:guardianwelding@gmail.com), his direct line is 303-520-9367. Zack is a full time resident of The Buffalo. He can design and build almost anything!

**Rick Eastlund** and his wife Peggy are also full time Buffalo residents. Rick is your BOA VP and chairman of our Architectural Committee. 719-836-1423, [reastlund@msn.com](mailto:reastlund@msn.com), Rick and his trusty tractor are doing the rock and dirt moving and will probably dig the ditch for the pipe going into the pond.

**Ron “Mac” McMullen**, 303-981-1542, [ron.mac.mcmullen@outlook.com](mailto:ron.mac.mcmullen@outlook.com), your BOA Treasurer, and all around “Go to Guy” when it comes to gettin’ things done in The Buffalo. Mac has been maintaining our Big Brown Buffalo sign out on the Elkhorn Road for years. He has rebuilt, repainted, patched and fixed it countless times. (We really wish people would STOP SHOOTING OUR BUFFALO!!!). Mac is always there for us. He is really dedicated to the BOA. He is our project manager for this operation.

# State of the Buffalo Continued

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

I have placed multiple complaints with the (non-responsive) Code Enforcement Department of Park County Government, concerning non-compliant properties that are covered in junk cars, garbage piles, construction trash and/or are just incredible eye sores with owners that are absentee, uncaring, recluse, or simply have abandoned their properties. The feedback, when and if I get any, is that the Code Enforcement Officers are too busy doing Code inspections on existing or new businesses, construction sites and dwellings.

Almost all the problem properties in The Buffalo do NOT have dwellings on them. They are quite simply neglected junk piles.

I will keep these endeavors as priorities as long as I am your BOA president, which I pray is not too much longer. We actually have a qualified owner/member that is making noises that he may be interested in taking the helm. First thing we have to do is get him on the BoD before we can elect him as our next president. To date, none of the existing BoD members have stepped up to volunteer as president, but that may change soon, as well. The BoD members elects our president.

The membership elects the BoD members.

Last, but certainly not least, is the fact that we as your Board of Directors have been forced, due to rising costs, and with the approval of the voting membership present at our Picnic BoD meeting, to increase our yearly assessments for the first time in the over 50 years of The Buffalo's, Not for Profit, Incorporation.

**Starting with the January, 2025, dues season (Nov-Jan), our annual assessment will be \$50 per lot, per year due January 1, 2025.** Late fees will be assessed and interest will start accruing on March 1st, for new and/or repeat late payers. This increase, we feel, will help us to resolve problems faster, make improvements to and raise the enjoyment level of The Buffalo for all of our owners, their loved ones, friends, relatives and prospective buyers.

As always, It has been my honor to serve as your president. I believe I have streamlined our organization, saved and invested some of our meager proceeds to help sustain and enhance your investments in The Buffalo.

Please do not sell your properties to in or out of state investor/speculators. It lowers our property values! They do not care about your or our property(s). They are in it for the profit they will make low-balling you and then selling for what your property is really worth! Get involved. Volunteer. You won't regret any of it! Cheers!

Thank you and Good Night.

Respectfully,

Tom Wright- BOA President P: 720-798-2220

E: [president.thebuffalo@gmail.com](mailto:president.thebuffalo@gmail.com)



**GOING ELECTRONIC!!! – Go to [www.TheBOA.org](http://www.TheBOA.org) to learn more. Future newsletters will be emailed.**

# BOA News 2024

December 2024  
Buffalo Owners Association, Inc. – Park County, Colorado

## Annual General Membership Meeting

Saturday, February 1, 2025 1:00 PM - 3:00 PM

Church of Christ

4690 South Logan St. Englewood, 80113

\*\*(Check-in begins at 12:30 PM)\*\*

Be sure to check the website in late January for any last minute up-dates

Anticipated agenda items: Annual dues, updated bylaws, board elections, electronic communications, etc.c



Spring time flowers

## Meet Your Board:

We wanted to take this opportunity to introduce you to your current BOA Board and ensure you have the names you need should you ever want to reach out. All contacts are listed when logged into the BOA website at <https://theboa.org> on the main page.

**President** - Tom Wright [president.thebuffalo@gmail.com](mailto:president.thebuffalo@gmail.com)

**Vice President/Architectural Committee Chairman** - Rick Eastlund [reastlund@msn.com](mailto:reastlund@msn.com)

**Treasurer** - Ron “Mac” McMullen [ron.mac.mcmullen@outlook.com](mailto:ron.mac.mcmullen@outlook.com)

**Secretary** - Rachel Sundermeyer [rachelden14@gmail.com](mailto:rachelden14@gmail.com)

**Director** - Jeff Dill [jdillpickle@msn.com](mailto:jdillpickle@msn.com)

**Director** - Tom Walker [tsaawalk@aol.com](mailto:tsaawalk@aol.com)

**Director** - Louise Faulkner [rlfaulkner123@hotmail.com](mailto:rlfaulkner123@hotmail.com)

**Director** - Melanie Crandall [gmcrandall@gmail.com](mailto:gmcrandall@gmail.com)

### Reserve List:

**Director** - George Acree [mariea966@yahoo.com](mailto:mariea966@yahoo.com) (reserve list)

**Director** - Derek Jordan [bassy7382@gmail.com](mailto:bassy7382@gmail.com) (reserve list)



Cut off the ballot below and return with your dues payment

## Board of Directors Ballot

Reinstatement of board members: [OFFICIAL BALLOT for Board of Directors](#)

- Rick Eastlund                       For                       Against                       Abstain
- Jeff Dill                                       For                       Against                       Abstain

Elect new board members:

- Louise Faulkner                       For                       Against                       Abstain
- Melanie Crandall                       For                       Against                       Abstain
- Brad Norton                                       For                       Against                       Abstain

# BOA News 2024

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

**REMEMBER.** You can now vote for the 2025 board members on the website. Just go to [TheBOA.org](https://TheBOA.org) and click on the [VOTE](#) section on the main page to get started. You can also use the website to [Pay Your Annual Dues](#) and submit your [Annual Well and Property Questionnaire](#)

## New Board Member Bios:

---

### Bradley T Norton

187 Crooked Rock Path

I've owned property in the Buffalo since 2018.

I'm a 4th generation Coloradan and I'm the 2nd of 5 brothers. I have been married to my wife Anne for over 24 years and live in Wheat Ridge.

I'm an Eagle Scout, have had many opportunities to learn from a myriad of projects with which I have been involved. I have extensive knowledge in many different areas of work thanks to the merit badge programs with the Boy Scouts and my varied career enterprises.

I have been working in the Water Well Industry for the past 25 years. I'm looking forward to working with the people of Buffalo in the future. I helped with the Remington Road Hand pump repair and am involved in the current Lone Tree Spring project.

I would be honored to earn your vote to become a member of the BOA Board of Directors.

Thank you,  
Bradley T Norton

### Melanie Crandall

Hello my husband and I own a lot here in the Buffalo. We find the property out here is wide open private quiet and just a nice relaxing place to be. Camping in Colorado has become very hard to do now that all the rules have changed. Now we don't have to worry about it anymore cause we have our own little oasis here in the Buffalo to come to. I find coming to the picnics each year you get to know more of the folks and everyone that I have run into has been wonderful. I also started a new Facebook page for the buffalo particularly for posting upcoming events "what's happening" in the buffalo or if folks just want to connect with each other! If you do want to follow the page please do so it would be a great way to put up information and anything that needs to be brought to the attention of the board I can pass along! Great way of posting pics in the event of suspicious things happening, putting out ideas, and meeting up with new folks to camp! I just would like to be a part of this community and see how things might get along or improve. I say be a part of a solution not the problem.

Thank you  
Melanie

### Louise Faulkner

I am an owner in the Buffalo. I am a native of Colorado and I enjoy the tranquility and peace of the mountains; especially our Buffalo. I graduated from CU Boulder in 1987. I work as a certified swim instructor for the past 26 years. I have two grown children and one great husband of 33 years. I respect our natural backyard and the dark nights to see the shining stars. I want to preserve the Buffalo as much as possible and not allow suburbia to move in. I look forward to serving our community for many years.

Thank you for allowing me to be a board member.

Louise Faulkner

Join the BOA Facebook Page: [Buffalo Owners Association](#)



# BOA Annual Dues

December 2024  
Buffalo Owners Association, Inc. – Park County, Colorado

## Annual Dues & Instructions



Spring leaves have arrived

**Important: ALL well owners**  
Online Water-Well Questionnaire must be filled out by all well owners on the website!  
You can now complete the annually required BOA Water & Well Questionnaire on the website under the “Subdivision” tab:  
Annual Water & Well Questionnaire  
This is available to registered (signed in) users. Thanks in advance!

– ANNUAL BOA assessments are due JANUARY 1, 2025\*–

Starting with the January, 2025 dues season (Nov-Jan), our annual assessment will be \$50 per lot

Payment options:

**Option 1. Check Payable to:**

Buffalo Owners Association, Inc., OR BOA  
Mail to: BOA c/o Custom Bookkeeping  
208 Kit Place  
Johnstown, CO 80534

\*\*\*Be sure to include bottom section of this page with check

**Option 2.** Log on to <https://theboa.org/dues>

Follow the instructions on our homepage to pay with a Credit or Debit card. **Please enter your Lot, Filing and Parcel numbers** so we will be better able to credit your account.

**PayPal** will add a \$3 service charge that will offset the fees as PayPal charges us for utilizing their service.

**DO!**

- Include a payment of \$50 for each lot owned
- Include **Lot** and **Filing** and **Account** numbers **PRINTED** on your check
- Update your mailing address & phone number
- Include email address

**DON'T!**

- Send cash
- Send certified mail

\* Payments received after January 31, 2024 will be assessed a late fee of \$25 annually, plus a finance charge of 0.67% compounded monthly (8% annually), as permitted within the BOA bylaws.

Name of Lot Owners: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

LOT #: \_\_\_\_\_

FILING #: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email address: \_\_\_\_\_

# BOA Financials

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

## Buffalo Owners Association Financial Overview

### BUFFALO OWNERS ASSOC INC Profit & Loss January through September 2024



Indian paintbrush at Observatory Rock

### Dump Station Use:

How often and how much do you use the BOA dump station? We are seeing significant increased costs for regular pumping, thus are contemplating how to better regulate owner-only use. Please contact your Board of Directors with your individual use and any ideas you may have. Thank you!

|                                 | Jan - Sep 24     |
|---------------------------------|------------------|
| Ordinary Income/Expense         |                  |
| Income                          |                  |
| Annual Association Dues         | 21,727.51        |
| Fines                           | 100.00           |
| Interest Income                 | 3,009.37         |
| Misc Income                     | 11.01            |
| Other Fees                      | 150.00           |
| Transfer & Sale fees            | 2,400.00         |
| <b>Total Income</b>             | <b>27,397.89</b> |
| Gross Profit                    | 27,397.89        |
| Expense                         |                  |
| Accounting & Bookkeeping        | 3,300.00         |
| Annual Meeting                  | 300.00           |
| Annual Picnic                   | 1,093.38         |
| Board Member Expenses           | 2,470.92         |
| Credit Card Payments            | 1,131.38         |
| Fish Stocking                   | 7,172.00         |
| Insurance Expense               | 2,506.60         |
| Maintenance                     | 180.78           |
| Misc Expense                    | 100.00           |
| Newsletter Expense              |                  |
| Printing                        | 590.04           |
| <b>Total Newsletter Expense</b> | <b>590.04</b>    |
| Office Supplies                 | 110.73           |
| PayPal Fees                     | 107.02           |
| PO Box rental                   | 100.00           |
| Repairs and Maintenance         | 566.28           |
| Telephone Expense               | 185.00           |
| Utilities                       |                  |
| Sanitation                      | 1,978.54         |
| Waste Disposal                  | 550.00           |
| <b>Total Utilities</b>          | <b>2,528.54</b>  |
| <b>Total Expense</b>            | <b>22,442.67</b> |
| Net Ordinary Income             | 4,955.22         |
| Other Income/Expense            |                  |
| Interest Charged                | 1,588.43         |
| Late Fees                       | 4,050.00         |
| Writeoff late fees & Interest   | -1,530.29        |
| <b>Total Other Income</b>       | <b>4,108.14</b>  |
| Net Other Income                | 4,108.14         |
| <b>Net Income</b>               | <b>9,063.36</b>  |

### BUFFALO OWNERS ASSOC INC Balance Sheet As of September 30, 2024

|                                       | Sep 30, 24        |
|---------------------------------------|-------------------|
| <b>ASSETS</b>                         |                   |
| Current Assets                        |                   |
| Checking/Savings                      |                   |
| 1st Bank                              | 46,697.16         |
| 1st Bank CD 2758                      | 10,696.65         |
| 1st Bank CD 2766                      | 10,696.65         |
| 1st Bank CD 2782                      | 10,696.65         |
| 1st Bank CD 2790                      | 10,696.65         |
| 1st bank CD 8667                      | 21,112.41         |
| 1st Bank CD 8675                      | 21,543.41         |
| 1st Bank MM Savings 4503              | 26,398.69         |
| PayPal Account                        | 5,061.86          |
| <b>Total Checking/Savings</b>         | <b>163,600.13</b> |
| Accounts Receivable                   |                   |
| Accounts Receivable                   | (6,848.53)        |
| <b>Total Accounts Receivable</b>      | <b>(6,848.53)</b> |
| Other Current Assets                  |                   |
| Other Receivables                     | 50.00             |
| <b>Total Other Current Assets</b>     | <b>50.00</b>      |
| <b>Total Current Assets</b>           | <b>156,801.60</b> |
| <b>TOTAL ASSETS</b>                   | <b>156,801.60</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                   |
| Liabilities                           |                   |
| Current Liabilities                   |                   |
| Credit Cards                          |                   |
| 1st Bank VISA CC                      | 100.00            |
| <b>Total Credit Cards</b>             | <b>100.00</b>     |
| <b>Total Current Liabilities</b>      | <b>100.00</b>     |
| Total Liabilities                     | 100.00            |
| Equity                                |                   |
| Retained Earnings                     | 147,638.24        |
| Net Income                            | 9,063.36          |
| <b>Total Equity</b>                   | <b>156,701.60</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>156,801.60</b> |



A big **THANK YOU** to our illustrious and talented Treasurer, Mac McMullen, for continuing to repair and re-paint the well-known "Welcoming Buffalo!" Please report it to the Board and local Sherriff if you see anyone shooting or vandalizing our sign.

# BOA Area Happenings

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

## Buffalo & Area Happenings

Hello fellow Buffalo owners,

It's that time again for the annual news letter. Fall colors are mostly done with for the year and fall is definitely here. Nights are getting cooler, but the days are still sunny and warm although shorter. Myself, Tom Wright, Mac and Brad just finished stage one of the Lone Spring pond rescue. We installed a new culvert in the center area next to the spring so the cows can't get water, so hopefully they stay away. We have had a number of people on atv's and driving 4x4's this summer destroying a wetland pond once again and now developed a trail across the associated dam. Remember to respect your neighbors and only tear up your own land, stop trespassing.

Now on a fun note, local fun things to do.

- First Saturday of each month, Como Civic Center hosts a Bingo night cost that is \$10 bucks for 10 games that begins at 7 pm. Dinner starts at 6 pm and is \$5 adults, \$3 children, \$1 drinks. Please bring your favorite dessert or side to share.
- Tuesday nights the Snitching Lady Distillery in Fairplay hosts and open mike evening, entrants get a free drink.
- Thursday nights from 4-7ish Komokazi Red plays at the Stagestop Saloon, featuring accordion, harmonica, kazoo, then he switches to his bass guitar.
- Sunday nights live music at the Highside Brewery. Great food and brews.

Have Fun and Enjoy the mountains. Rick

## Summer Picnic:



Thank you to all of you who helped make this year's annual summer picnic a success! From set up, grilling, the drawing, to tear down— it was all so appreciated! Approximately 100 people in attendance! We were thrilled for the chance to meet many of our new BOA members and neighbors!

THANK YOU!!!

**Reminder: The Annual BOA Picnic is the 1st Saturday in August every year at the Spring Pond Pavilion— hope to see you there! Bring a side dish or dessert to share.**



# Neighborhood Message Board

December 2024

Buffalo Owners Association, Inc. – Park County, Colorado

## **Buffalo Owners Association (BOA) Website**

*Your Source for Community Updates and Resources*

At the Buffalo Owners Association, our goal is to keep you informed and connected. In this edition, we want to highlight the invaluable resources available at [theBOA.org](https://theBOA.org), which are designed to enhance your experience as a resident.

1. **County & Road Details** Are you looking for information about our county, including local resources, government services, road closures, maintenance schedules, and important contact details? Visit [theBOA.org](https://theBOA.org) for direct links to county resources that matter to you.
2. **BOA Events** Stay engaged with your community by exploring exciting events organized by the Buffalo Owners Association. From festive community picnics to informative workshops, [theBOA.org](https://theBOA.org) provides details about upcoming events that bring us all together.
3. **Regulations & Bylaws** Understanding and following HOA regulations and bylaws is crucial for maintaining our community's harmony. [TheBOA.org](https://TheBOA.org) website offers easy access to these important documents, ensuring that all residents can stay informed and compliant.
4. **Fines & Enforcement** Stay informed about any fines or penalties related to violations of community guidelines. The website provides a clear overview of the enforcement process, ensuring transparency and fairness for all residents.
5. **New "For Sale" Section** Looking to buy or sell goods or a property within our community? Discover the [BOA.org](https://BOA.org)'s new "For Sale" section, where residents can list their properties and goods for sale or find available homes and items of interest within our neighborhood. It's a convenient way to connect with potential buyers or find your dream property right here in our community.
6. **Message Forum for Neighbor Interaction** We're excited to introduce a new feature - a message forum where you can engage with your neighbors, discuss important neighborhood matters, exchange ideas, and foster a sense of community spirit. While involvement may be limited initially, we encourage everyone to actively participate and help build a vibrant online community.

## **Stay Informed and Engaged**

We encourage all residents to visit [theBOA.org](https://theBOA.org) regularly and explore the wealth of information and resources available. The website is continuously updated to ensure that you have the latest information at your fingertips.

As always, your active participation in our community is greatly appreciated. Together, we can continue to make our neighborhood a wonderful place to live, work, and thrive.

Questions? If you have any questions or comments, please don't hesitate to reach out to our webmaster at [Webmaster@theBOA.org](mailto:Webmaster@theBOA.org). Your feedback is invaluable to us.

Thank you for being an integral part of our community. We look forward to connecting with you on [theBOA.org](https://theBOA.org).

-Glenn, Your BOA webmaster

## **Electronic Communication:**

We request all owners to go to the [BOA website](https://BOA website) and create a login and include an email for future correspondence, newsletters, general BOA News & announcements! Thank you!!