

# BEAR TRAP RANCH LANDOWNERS ASSOCIATION

## *Fast Facts*

### About Living in Bear Trap Ranch, Colorado

You may access the Association's website, [www.btrlacolorado.com](http://www.btrlacolorado.com), for additional information

- **Legal Status of the Association**
  - Bear Trap Ranch Landowners Association, Inc., (BTRLA) is a private roads association, not an HOA.
  - BTRLA is not subject to the provisions of the Colorado Common Interest Ownership Act.
  - BTRLA operates under the provisions of its Bylaws, which are recorded in both Park and Teller Counties, and the Colorado Nonprofit Act.
- **Association Membership and Management**
  - Ownership of a tract of land within Bear Trap conveys membership in the Association.
  - The Association holds an annual meeting of members on the second Saturday in August.
  - A Board of Directors, elected at the annual meeting, is responsible for management of the Association.
- **Mandatory Assessments**
  - The Association does not operate under covenants.
  - However, members are obligated to pay an annual assessment, currently \$200, which funds the maintenance of the 19.5 miles of Association-owned roads, and other expenses of the Association.
  - Assessments are due on or before September 1, in advance of each upcoming fiscal year, and are payable by check at the annual meeting or by mailing to the Association's P.O. Box.
- **Roads**
  - BTRLA maintains all roads; there is no county maintenance of roads on the Ranch.
  - BTRLA owns 60-ft deeded rights-of-way to the roads.
  - Any conflict between a property survey and the location of a road should be reported to the Board of Directors.
- **Snow Removal**
  - Snow removal is performed by volunteer members, who typically create one passable driving lane.
  - Owners are responsible for their driveways.
- **Water Supply**
  - Water is obtained via household wells. Some tracts do not have wells drilled.
  - Most tracts on the Ranch are too small for a livestock well permit.
  - Please contact the County for permitting information about your tract.
- **Fire Protection**
  - The Ranch is served by the Southern Park County FPD or the 4-Mile FPD.
  - You should confirm that your county is collecting property taxes for your district.
- **Available Association Documents**
  - Upon request, the Association provides Assessment Payment Status Reports for tracts to realtors and title companies.
  - Treasurer's Reports (our financial reports) are published in the minutes of Board meetings and the annual meeting, as well as in Newsletters (all available on the website).
- **To Whom to Make Requests**
  - Tract assessment payment status report requests should be made to the Association's Treasurer
  - The Bylaws and other documents are available on the website.
  - Questions or requests regarding other matters, or policies, should be directed to the Board's email address: [bt\\_board@btrlacolorado.com](mailto:bt_board@btrlacolorado.com).
  - Directors and Officers contact information is on the website and in our Newsletters.