



VOLUME 18, ISSUE 2

FEBRUARY 2018

UPSC BOARD AND CONTACT INFO

If you do not know yet the Saddle Club is building a new Web Site! The Board of Directors is asking for any pictures you all may have to add to the new web page. This new page will be owned by the Club and controlled by the Club once completed. To submit pictures, or for more questions, talk to John Bradley. His email address is jabradley92@gmail.com, you can also contact any board of director to submit your pictures. Thank you and see you soon!

Merry Jo Larsen—President

719-687-9688

Shane Boyington—Vice President

719-287-0048

Deb Reuter—Treasurer

408-515-4713

Barbara Gardiner—Secretary

720-570-6361

DIRECTORS

Randy Sharb 719-351-1927

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UTE PASS SADDLE CLUB MONTHLY CALENDAR PREVIEW

March 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Board Meeting	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

PRESIDENT'S CORNER

Hello Saddle Club Members.

We had a wonderful dinner and a beautiful place to hold our annual election and members meeting on Saturday. Thanks to all who attended we hope to make 2018 a great year. Everyone is excited about this summer and the possibility of utilizing our Divide facilities. Let us know what events you would like to see this summer and please come out and make your club a success! Thank you to the outgoing board members for all their dedication and efforts and we welcome our new board members as we move forward into a promising future!

Thank you

President

Merry Jo Larsen

The gate code has been changed and will no longer be published in the monthly newsletters. The code will be contained in the monthly email that you receive when you get your newsletters. If you have paid to have your newsletter delivered through the mail, you may call the office to get the arena grounds gate code:
719-362-6310









New Members Are Joining

Connie Mahoney	Dean Buckhouse	Rachel Hartleben
Trevor & Sarah Campbell	Cheri Thompson	Nathaniel Dilisio
Jerod Campbell	Joyce Sharb	Tess Mahoney
Joel Grassman	Alicia Archibald	Mick & Collette Bates
Joseph & Elsa Dilisio	Emily Archibald	Pace Millhollon
Richard Krause		

Check out the new website:
WWW.UTEPASSSADDLECLUB.ORG
 You can even pay your 2017 dues online through the website!

Royalty Report

Thank you to those that supported the girls going up to stock show. It was a very eventful weekend and they had a blast and made new friends along the way. Cece was able to go back up an extra day and the girls did an amazing job. You should be proud of your royalty, these girls are wonderful and they worked their tails off. Time to quiet down for a little and gear up for summer, it's right around the corner!

February 13, 2018

Land Update

Woodland Park Property

The Club has been working with a buyer on the purchase of the 23+ acres in Woodland Park. The buyer (an Investment Group) has divided the property into 4 parcels, according to their plans for development. It is important to remember that of the 23+ acres only 18+ acres lie outside of the creek/flood zone, so the buyer is purchasing 5 acres they cannot use to build on. Not only is the land not buildable but they are required to address significant drainage issues within Fountain Creek that runs on the entire Western boundary of the property. There is also a tremendous drainage situation that comes under HWY 24 onto the Eastern side of the property. Whatever development would be constructed on that property, these drainage issues would have to be fixed and they are expensive. Through the years a number of developers have looked at the property and decided that these drainage realities are too big a task.

The handout given to the members at the February 3rd meeting showed the size, shape and sales price of the 3 southern parcels, they are as follows:

Parcel 1-3.86 acres-\$368,633.00

Parcel 2-4.36 acres- \$416,384.00

Parcel 3-4.76 acres- \$454,584.00

Parcel 4 was put under contract late in 2017. One of the conditions in the negotiations was that disclosure be delayed because of other pending real estate negotiations the buyer was involved in at the time.

Parcel 4- 10.58 acres-\$1,010,399.00

The total sales price for all four parcels: \$2,250,000.00

Parcels 2 and 3 are set to close shortly after the Governmental Approvals are obtained from the City of Woodland Park. This is estimated to occur in May or June, 2018. The final price will be determined by the final Survey Plat. This will determine the exact land area within each parcel. The land is actually priced and sold on a price per square foot basis. The club will receive for parcel 2 at closing approximately \$416,384.00 -6% commission, which is \$24,983.04 which leaves \$391,400.96. Parcel 3 will be involved in a Joint Venture with the buyer, this was part of the negotiations for getting money for Parcel 2 and that will be explained in next month's newsletter.

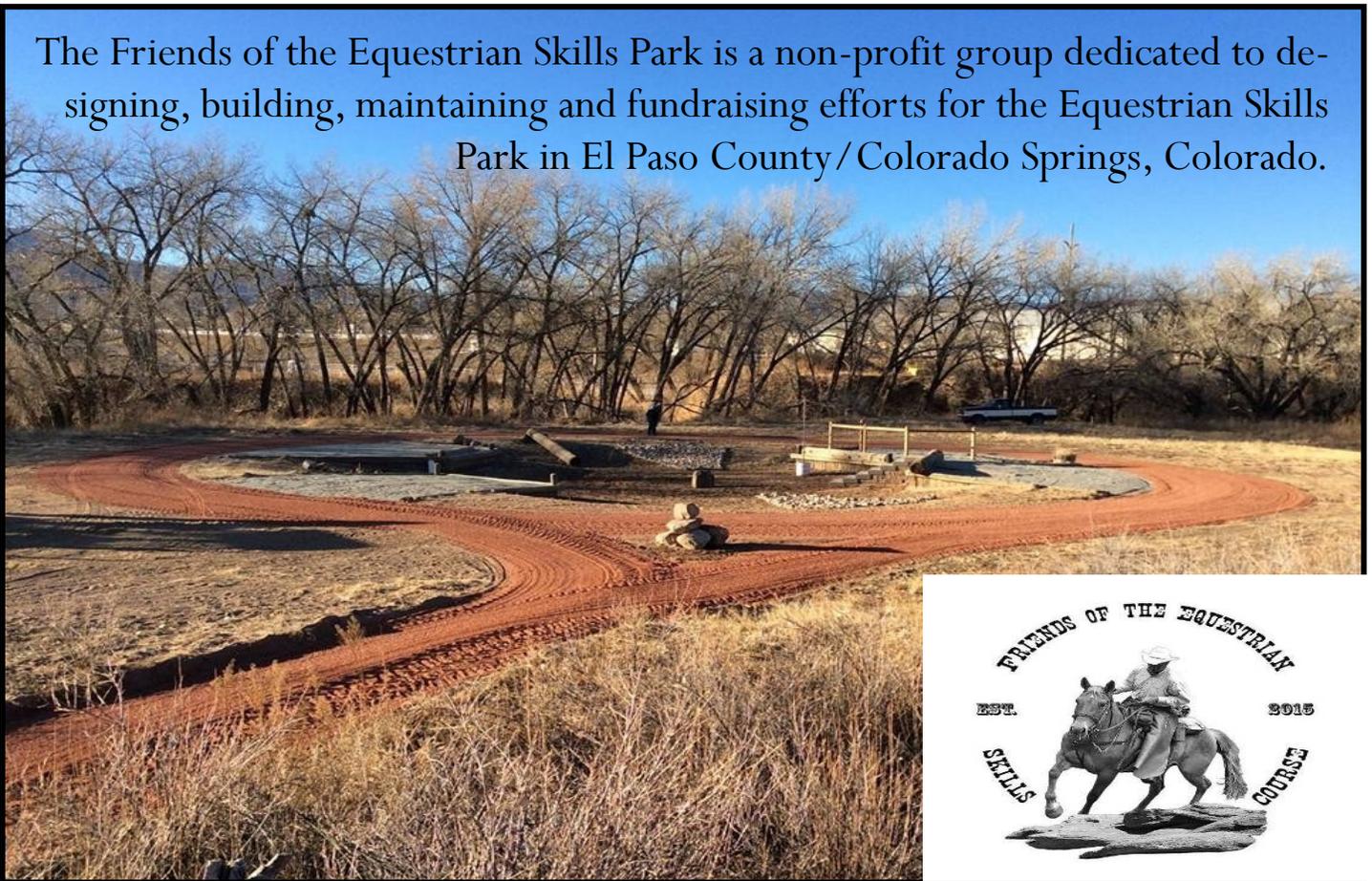
Divide Property

Anticipating getting nearly \$400,000.00 in early Summer, the Club has had meetings with The Teller County Planning Department on moving Phase I along as per the Approved PUD Plan. We have also met with Pete Kuyper as his company will be running the water and sewer mains to the North end of our property. As was mentioned at the February 3rd meeting your Board would like to have a strictly "Land" meeting in the very near future, to answer the many questions that people have.

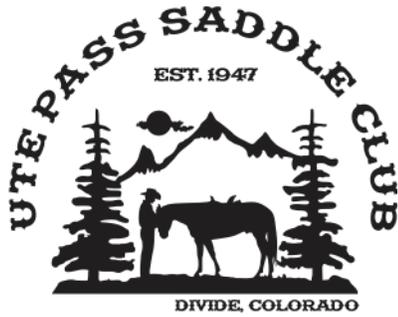
UPDATE: We got good news from the county, in that they are willing to let us work on the “Steps” obstacle on our skills course, even though we are a little shy of the total money we need. We are simply trusting that the funds will keep coming in on our Go Fund Me Page and extending our corporate sponsors. Please go on the Friends of the Equestrian Skills Course Facebook page, Like us and Follow our progress! The more likes we get, the better! I have challenged each of our members to see if they can get \$10 from 10 people! We have a Go Fund Me page and I am also here in town and am available to received any donations in person.

**Kathleen Burke (719) 331-6778 Pegasus Barn Products, Inc
Distributor for MDBarnmaster**

The Friends of the Equestrian Skills Park is a non-profit group dedicated to designing, building, maintaining and fundraising efforts for the Equestrian Skills Park in El Paso County/Colorado Springs, Colorado.



The Skills course every second Saturday of every month is asking for volunteers for there work days. Please help out and join them to improve the course so everyone can enjoy!



Roping Our Past and Riding Into the Future!

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“ROPING OUR PAST AND
RIDING INTO OUR FUTURE”

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