



August 2026 Quarterly Newsletter

Hi, Stagecoach!

My name is Morgan, and I'm excited to introduce myself as your new SPOA President.

My husband, Charlie, our son, Quentin, and I have called Stagecoach home for the past three years, and we've been lucky enough to call Routt County home for six. We fell in love with Stagecoach for all the obvious reasons—the incredible beauty, endless recreation opportunities, peacefulness, and abundant wildlife—but what we've come to love most is the people. Our whole tribe is here, and it seems to be constantly growing. We're excited to raise Quentin here, continue growing our family, and be part of this community for many years to come.

I've had the privilege of serving on the SPOA Board for the past two years. During that time, I've had the opportunity to observe, learn, and get involved in a few projects of my own. I helped form the Real Estate Development Committee, which has given us a way to thoughtfully engage with development issues that may affect our community, and I've also been fortunate to help continue the great work already being done by our Trails Committee.

Outside of SPOA, I'm a software engineer. When I'm not working, you'll most likely find me mountain biking, walking my dogs, getting out on the river, Nordic skiing on our incredible trails, or cooking. So, if you see me out on the trails, please say hi!

As President, my goal is pretty simple: I want to be a shepherd for the great work that our Board is already doing. There are so many passionate, talented people involved in SPOA, and I'd like to help make that work run as efficiently as possible while creating more opportunities for our community members to get involved and contribute their own ideas, time, and talents.

Two of my favorite projects SPOA is currently working on are our Nordic trail system and wildfire mitigation. Both are great examples of what can happen when members of our community care about something, get involved, and work together to make it better. And that's really what I hope my time as President can be about: helping all of us have a voice, giving people more opportunities to participate, and continuing to make Stagecoach the special place that it is.

If you're curious about what SPOA is working on, I encourage you to join us at a Board meeting. Come listen and see what we're up to. We'd love to have you there.

I'm excited for what's ahead and grateful for the opportunity to serve this community. I'll see you out there!

Morgan Yost
New SPOA Board President

Then & Now: The Story of Stagecoach—Part 2

Life on the Early Homesteads

By the late 1800s, a handful of homesteaders had begun establishing ranches throughout the Stagecoach Valley. Life was rewarding, but far from easy. Families lived in an isolated landscape where nearly everything they needed had to be produced, repaired, or built by hand.

Ranching quickly became the foundation of the local economy. Settlers raised cattle and horses while producing hay to feed livestock through the long mountain winters. Because the growing season was short, irrigation was essential. Early settlers invested significant time and effort constructing ditches to divert water from nearby streams, making agriculture possible in the high country.

The valley remained largely isolated for many years. Supplies often required long trips by wagon over rough roads, and neighbors could be miles apart. Families relied heavily on one another during haying season, livestock roundups, and times of hardship. Cooperation wasn't simply appreciated—it was necessary for survival.

The surrounding forests also played an important role in everyday life. Timber provided logs for homes, barns, corrals, fencing, firewood, and countless repairs. Nearly every resource needed to sustain a ranch came directly from the land.

Although today's Stagecoach community has modern conveniences, the landscape still reflects its ranching heritage. Open meadows, irrigation ditches, historic ranch properties, and sweeping mountain views continue to tell the story of the hardworking families who first called this valley home.



Source: Wikimedia Commons (Public Domain)



Red Hawk Village's New Playground is Open

We're excited to share that the aging playground at Red Hawk Village has been replaced with a brand-new one. We hope this updated space provides a fun place for Stagecoach families to enjoy for years to come.

This project was made possible through the generous support from the Stagecoach Property Owners Association, the Red Hawk Village Homeowners Association, and the dedication of Red Hawk neighbors who volunteered countless hours to help bring this vision to life. We are sincerely grateful for everyone who contributed their time, effort, and support to make this community improvement possible.

Interested in Serving on the SPOA Board of Directors?

The Stagecoach Property Owners Association is seeking volunteers to fill **two vacancies** on the Board of Directors.

Serving on the Board is a meaningful way to help guide the future of Stagecoach, protect property values, and support the programs and services that benefit our community.

If you're interested in learning more about the responsibilities of serving as a Board member, please contact:

Kasey O'Halloran, General Manager

genmgr@stage-coach.com

New Policy On **Special Assessments**

At the Directors meeting on August 17th, the SPOA Board adopted a new Policy, 2026-1, that establishes procedures for SPOA members to initiate special assessments for construction of capital improvements, such as roads, water lines, sewer lines and electric lines.

We are all aware that many of the Lots at Stagecoach lack “county standard” road access and access to electricity and access to central water and sewer lines. The historical reason for this is that the developer, Woodmoor Corporation, went bankrupt before installing necessary infrastructure. And, for many years, SPOA was unable to take any action to try to remedy the situation because the Stagecoach Covenants required a vote of approval by two-thirds of all 2,238 Lot owners in order to levy a special assessment to raise money to construct infrastructure improvements. But, in 2016, the Covenants were amended to allow the SPOA Directors to designate a much smaller number of Lot owners to vote on a proposed special assessment. The amendment set up a procedure whereby the Directors could identify a proposed improvement, such as the construction of a road, and could identify the Lots benefitted by the proposed improvement, and send out a ballot to the owners of those Lots, asking them to vote on the proposed improvement. If the owners of two-thirds, or more, of the benefitted Lots approve, then all of the Lots are assessed a proportionate share of the cost of construction.

Although SPOA could wait to collect the assessment amount from every Lot owner prior to entering into a construction

contract, this would likely result in the failure to ever construct the improvement. Construction costs typically and historically increase over time. So the amount assessed might no longer be sufficient if the project is delayed. As a practical matter, the only way for projects covered by special assessments to proceed is for SPOA to advance the cost of construction from reserves and then replenish those reserves with the assessments collected, over time, from the Lot owners.

Currently, there is one on-going project and one project that appears likely to proceed. In 2025, the Directors approved an assessment to benefit 59 Lots located on Shoshone Way and Arapahoe Road in South Shore. The purpose of the assessment is to construct an electric trunk line so that the Lots have the option of receiving electricity provided by Yampa Valley Electric Association, rather than having to rely on PV arrays to provide electricity. In August of last year, ballots were sent to the owners of the 59 Lots. The two-thirds approval was finally obtained in February of this year. After approval, SPOA entered into a contract with YVEA. Construction began shortly thereafter, and the trunk line was completed about two weeks ago. The share of each Lot owner is approximately \$4,700. As of August 17th, about 40% of the Lot owners had paid to SPOA their share of the special assessment.

The second project, which currently requires 1 more “yes” vote to proceed, involves the construction of a “county standard” road in the Shay Way right of way in Sky Hitch.

(Continued on the next page)

New Policy On Special Assessments

Both the South Shore and Sky Hitch projects were initiated by individual SPOA Directors at the request of Lot owners that will benefit from the construction. By adopting Policy 2016-1, the Directors have set up a mechanism for anyone who is a Lot owner to propose and initiate a capital improvement projects funded through a special assessment. The new policy has been published on the SPOA website. If you have questions about the policy, please feel free to contact the SPOA General Manager, Kasey O'Halloran. If you would like to initiate a special assessment request, please contact the SPOA Projects and Compliance Manager, Adrian Pougiales.

Although the new policy sets up a process for any owner to apply for a special assessment, only the Directors can actually approve an assessment. In this regard, it is very important to understand the following:

First and foremost, the Directors may reject your proposal because there are not sufficient funds in the reserves account to pay for your proposal. The South Shore electricity project was the very first special assessment levied by the Board. SPOA paid YVEA \$309,000 to construct

the electric trunk line. A substantial portion of that money has been reimbursed through payments made by Lot owners, but we really don't have any experience yet in terms of when we can expect full reimbursement. As a result, the Board will likely be cautious about approving additional assessments until we have collected the funds that are owed.

Second, the Directors may reject your proposal because it does not fit the priorities established by the Board. So, for instance, a proposal to build a playground may be rejected because the Board wants to focus on construction of roads, electricity, water and sewer.

Third, the Directors may reject your proposal because the Directors think that what you propose will not be supported by the owners of the Lots covered by the assessment.

So, before you incur any costs for preparation of plans, and before you try to obtain bids from potential contractors, be sure to discuss you plans with Mr. Pougiales.

Second Round of Chipping

The Oak Creek Fire Protection District will once again be providing curbside chipping services for SPOA property owners this summer.

Second Round: Week of September 28

- Registration opens in early September (be on the lookout for the sign-up email!)

The Slash Pile is closed until further notice. Thanks for your understanding!

BE WILDFIRE READY:

Know Before an Emergency Happens

Every minute matters during a wildfire. Make sure your family is prepared before an emergency occurs by registering for alerts, knowing your evacuation zone, and understanding Routt County's evacuation terminology.

1 REGISTER FOR ROUTTCOUNTYALERTS



Scan to register for
RouttCountyAlerts

Why Register?

RouttCountyAlerts is the County's primary emergency notification system. Emergency alerts are also sent through the federal IPAWS system (the same system used for AMBER Alerts), but those messages are limited in length.

By registering for RouttCountyAlerts, you'll receive:

- ✓ Detailed evacuation instructions
- ✓ Road closures and detour routes
- ✓ Evacuation center locations
- ✓ Emergency updates as conditions change
- ✓ Information that simply won't fit into a standard emergency alert



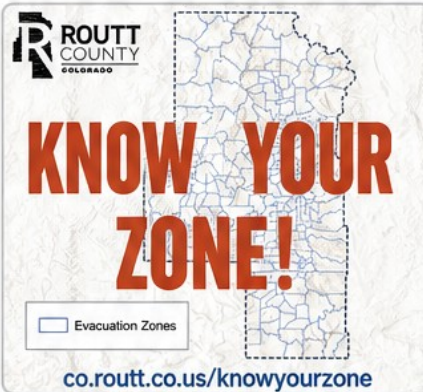
Need Extra Assistance?

When you register, you can confidentially indicate any mobility, medical, or other access and functional needs.

This information is only available to emergency dispatchers and first responders and helps them:

- Identify residents who may need assistance evacuating
- Better plan emergency response
- Allocate resources where they are needed most

KNOW YOUR EVACUATION ZONE



Emergency alerts refer to evacuation zones—not neighborhood names.

Every evacuation zone has:

- A two-letter district code (such as OC for Oak Creek/Stagecoach)
- A three-digit zone number

Some numbers are skipped to allow for future developments and adjustments to the evacuation zones.

Take a few minutes today to learn the evacuation zones where you:



Live



Work



Recreate

Being familiar with your zone means you'll recognize immediately if your area is affected during an emergency.

UNDERSTAND THE TERMINOLOGY



ALWAYS BE READY

Living in Routt County means wildfire is always a possibility.

There is no "Be Ready" alert—being prepared should already be part of your plan.



PRE-EVACUATION

Prepare to leave immediately if conditions worsen.

- Stay aware of changing conditions
- Gather medications, pets, and important documents
- If you need additional time to evacuate, leave now



EVACUATION ORDER

Leave immediately.

Do not delay to pack belongings or prepare your home.



Depending on how quickly conditions change, officials may issue an evacuation order without first issuing a pre-evacuation notice.

During the Green Ridge Fire, only minutes separated the first pre-evacuation notification from mandatory evacuation orders.

There also may be times when no pre-evacuation alert is sent because there is not enough time.

TAKE 10 MINUTES TODAY

- ✓ Register for RouttCountyAlerts
- ✓ Find your evacuation zone
- ✓ Learn evacuation terminology
- ✓ Share this information with everyone in your household

ROUTT COUNTY EMERGENCY LINKS

Active
Emergencies



Emergency
Map



Know Your Zone:
Find Your
Evacuation Zone



Fire
Restrictions



Evacuation
Terminology



Register for
RouttCountyAlerts



Need help or have questions?

Contact: Alyssa Wilhelme, Routt County Emergency Management
970-761-9168 or awilhelme@co.routt.co.us



Stagecoach Trail at Sky Hitch is now Open

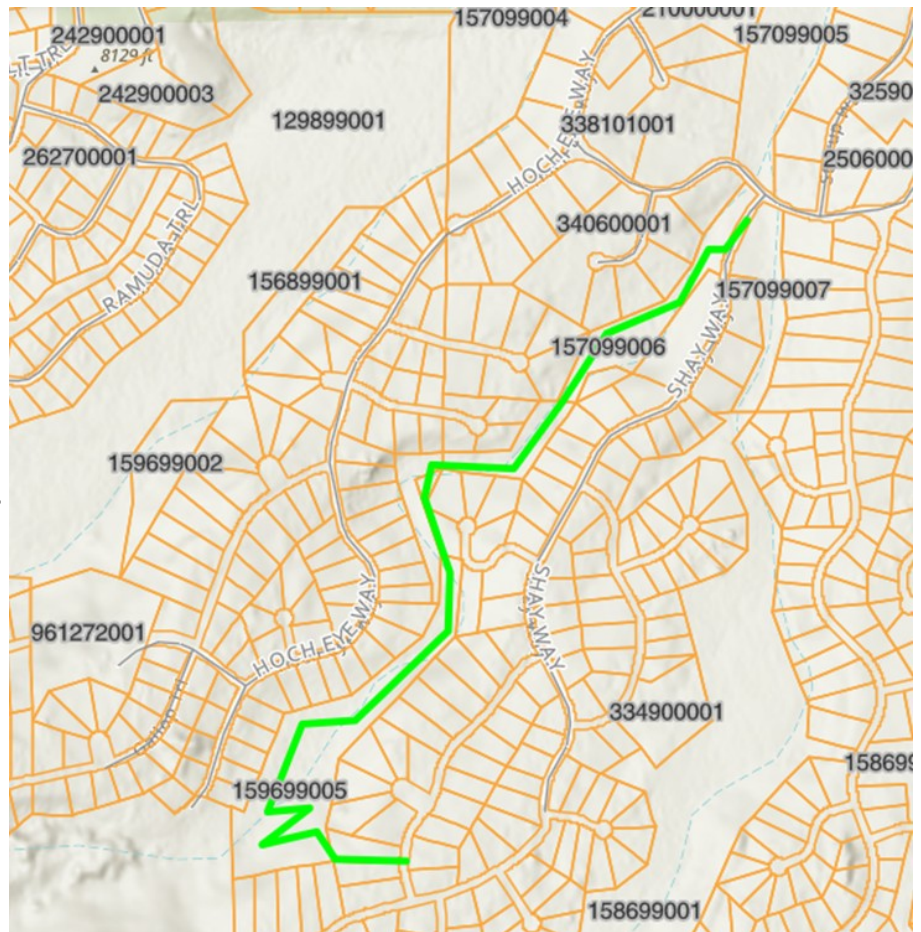
Photo to the left: Lower entrance to the new trail from Shay Way

During the calendar years 2021-2025, SPOA constructed trails in South Shore. Starting this year, SPOA is moving the major trail building to the subdivisions above Cole Hill at the south end of Stagecoach. In early July, we completed cutting the first segment of the trails planned for that area. Temporarily, we are referring to the new trail as the, "Stagecoach Trail at Sky Hitch." Currently it is a six foot wide path cut into the earth. Eventually, we hope to gravel most or all of the new trail. But, in the meantime, it is open for use and enjoyment by SPOA members.

The new trail is approximately 1.5 miles long. Here is a map showing the location. You can access it at each end from Shay Way. Park at the slash pile parking lot and hike up the meadow to Shay Way. The lower entrance is about 200 feet from the intersection of Shay Way and Whiffle Tree. If you wish to make a loop, you can enter the trail and hike up the meadow to the south. At the top, the trail ends at Cutter Trail. From there it is only a short walk to Shay and from there you can hike back down Shay to the intersection with Whiffle Tree.

The trail is very scenic and accesses areas that have previously been inaccessible because of heavy deadfall. Starting at the Cutter Trail end, the trail immediately enters into a half mile section of deep timber, eventually emptying out into the meadow on the northwest side of Shay. At that point, there is a short spur that connects to Hock-Eye Trail, but the main trail heads north,

down the meadow, crossing the stream for a second time before entering the lower portion of another heavy timber area. From there it heads generally south traveling partly through meadow and partly through wooded areas until it approaches the southern end, at which point it crosses the stream for the sixth time, traveling south along the stream, and then pops out onto Shay. Following are some photos showing the path.



TRAIL AT SKY HITCH



Entering the Deep Timber

**Exiting the Deep Timber
into the Meadow**



**Traveling North at the top
of the meadow**



**Traveling through a
forested section**



Stagecoach State Park



5K

**SEP
26**

**SEP
26**

RUN FOR YOUR FLAPJACKS

Saturday, September 26

Race starts at 9am

Starting line is at the Yampatheater

Registration: \$27.50 per person/Group 3-4 \$64.60

Hosted by the Friends of Stagecoach



Sign up on
[Runsignup.com](https://www.runsignup.com)



Sponsored by Boomerang

Volunteers Needed: Stagecoach State Park Picnic Pads

SPOA is excited to partner with **Stagecoach State Park** on a project that will create **new picnic pads at Stagecoach Reservoir**, providing even more ways for residents and visitors to get outside and enjoy this beautiful place we call home.

We're looking for **volunteers willing to lend a hand with construction** alongside SPOA Project Manager **Adrian Pougiales**. Whether you're handy with tools or simply willing to help, we'd love to have you join us!

This is a great opportunity to work together, give back to our community, and make a lasting improvement that everyone can enjoy.

Interested in volunteering? Contact the SPOA PC Manager for more information and upcoming work dates.

Board of Directors

PRESIDENT

Morgan Yost (*Term ends 2027*)

VICE PRESIDENT

Mike Slater (*Term ends 2028*)

SECRETARY

Jaclyn Bennett (*Term ends 2028*)

TREASURER

Tom Watts (*Term ends 2027*)

MEMBERS AT LARGE

Noah Eckert (*Term ends 2029*)

Todd Stewart (*Term ends 2029*)

Vacant (*Term ends 2029*)

Matt Wright (*Term ends 2028*)

Vacant (*Term ends 2027*)

Reminder

SPOA application and approval are required before lot consolidation or submission of a consolidation to the Routt County Planning Department.

www.stage-coach.com

CONTACT US

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Projects & Compliance Manager
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