



Brand New Nordic Ski Trails

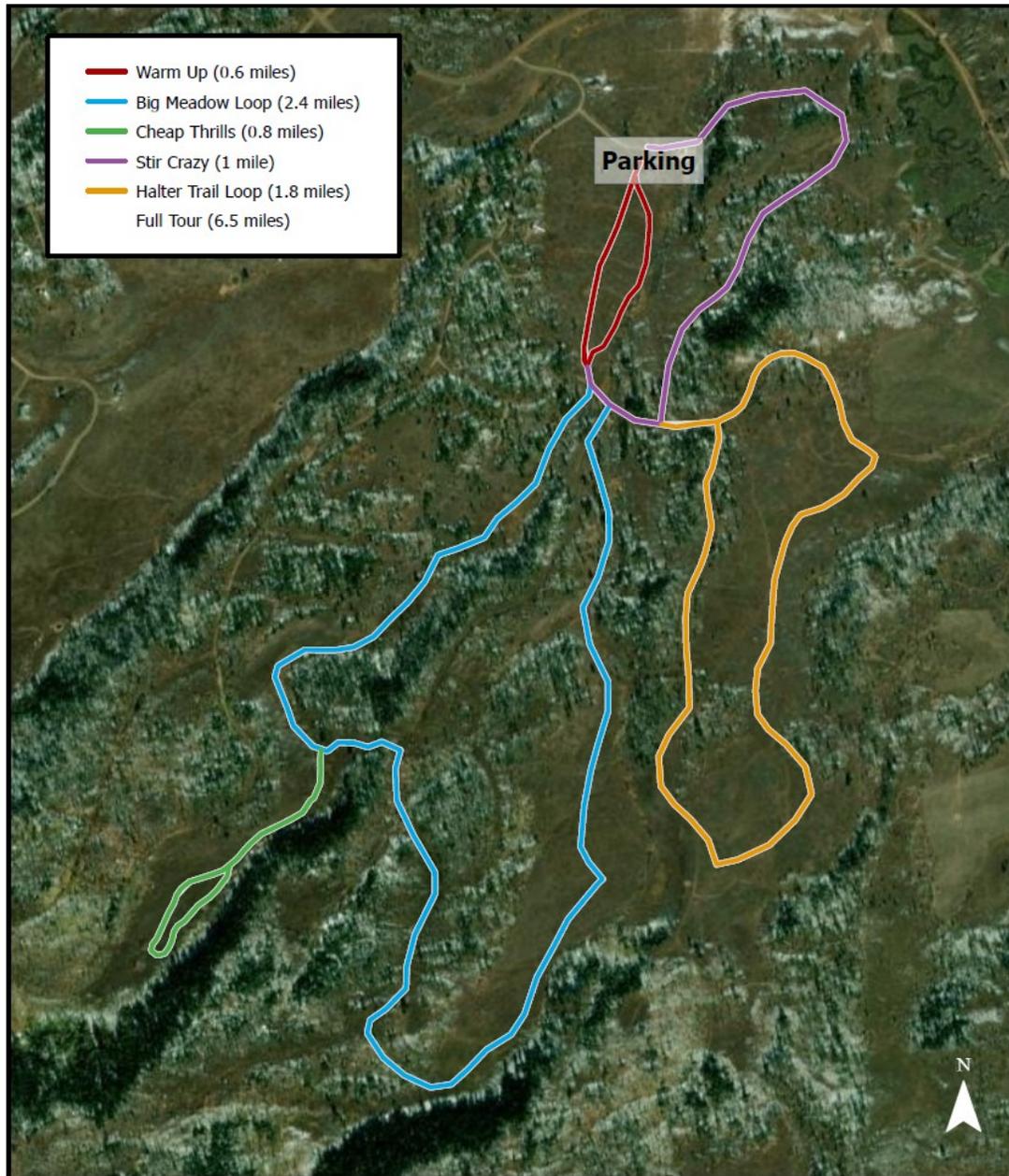
Over the summer, significant effort went into expanding and improving the Nordic skiing trails, including scouting new routes, mowing, and updating maps. The SPOA Board has hired a part-time employee, Chris McElroy, whose work grooming the trails has already enhanced their quality this season. The Board also approved the purchase of a new groomer capable of creating both skate and classic tracks—an upgrade from the previous roller designed mainly for compaction—which has arrived and will be used as soon as conditions allow.

As you head out to enjoy the trails, here are a few important guidelines to follow.

- To help maintain trail quality, please use only skis or snowshoes and avoid walking on the classic track where present, even with snowshoes.
- Be mindful of dogs when snow conditions are soft, as deep paw prints can damage the trail surface (and post-holing is also probably not very fun for your dog!)
- Remember the trail etiquette motto: *"If you're leaving tracks, turn back."*
- Always respect private property along the routes, and remember that snowmobiles are not permitted on SPOA common areas or platted roads.
- Since there is no cell service at the trails, plan accordingly before heading out.
- Wildlife is often seen in the area—please give animals plenty of space and ensure your pets do the same.

The trails committee is very excited about this improvement to the Nordic trails, we hope you get out to enjoy them!

Updated Nordic Trails Map



This map can be used within the *Avenza Maps* app. This app will work while on the trails outside of cellular service. Please follow the instructions [HERE](#) for a step by step guide to getting it on your phone before you start out on the new trails.

Applications For New Home Construction Increased During 2025

A review of the new home applications approved by the Architectural Control Committee over the past three years shows that approved applications increased substantially during 2025, when compared to 2024 but increased only slightly when compared to 2023. In 2023, a total of 15 new home applications were approved. In 2024, for no known reason, the number of approved applications dropped to 7, and then rebounded this past year, with a total of 18 new home applications approved.

The breakdown by subdivision for 2025 was as follows:

- Meadowgreen [Bannock Trail, Willow Island Trail, Rock Point Trail and Ormega Way] – 2 approved applications
- Neighborhoods at Young's Peak [including Blacktail Meadows] – 4 approved applications
- South Shore – 4 approved applications
- Morningside – 1 application
- Blackhorse II – 4 applications. Horseback – 1 application
- Black Horse I – 1 application
- Skyhitch I – 1 application

It's good to see new construction at the south end of Stagecoach. We'll see whether that trend continues in 2026.



Report on the SPOA Wildfire Fuel Mitigation Program

Over the past several years, the SPOA Directors have adopted a multi-pronged approach to remove dead forest fire fuel from Stagecoach.

The longest-running component of the program is the slash pile located off of Stirrup Way in Sky Hitch. The slash pile provides a spot where Lot owners can dispose of slash from their Lots that would otherwise remain on the Lot, potentially adding to the fuel available to sustain a fire. Once the snow falls, SPOA then burns the slash piles in a controlled and safe manner. During 2024 and 2025, the Directors made changes to improve the operation. A circular roadway was constructed to aid the traffic flow and signs were posted directing Owners to utilize identified areas to drop their slash. This made it easier to form the piles for eventual burning. Also, a gate was added, to prevent after-hours dumping and an attendant was hired to monitor the incoming traffic to try to insure that the people dropping slash were in fact SPOA owners and that the slash did not include prohibited items. And, finally, the opening and closing dates and the hours of operation were changed so as to protect the ground from too much traffic and better control the use. Even with the new restrictions, the size of the piles of slash, when the operations closed in October, was comparable to prior years.

Another component of the overall approach is the “curbside” chipping program that

SPOA has arranged, through a partnership with the Oak Creek Fire Protection District. This program has been running now for about three years and has proved to be quite popular with owners. Prior to 2025 SPOA paid for all of the chipping either directly or through partnership with the Routt County Fire Mitigation Council, which has contributed funds to the program. In 2025, the OCFPD decided that it would offer free chipping services, up to a certain limit, for all of the property owners within their district. So, many SPOA owners received that service for free. However, by agreement with SPOA, the OCFPD also offered additional chipping services to SPOA Owners who had slash piles exceeding the limit set for the free program. In the 2025 Budget, the SPOA Directors had allocated \$10,000 for this service and by the end of December had paid out most of that allocated sum.



Report on the SPOA Wildfire Fuel Mitigation Program—cont'd

The third component of the overall approach is to continue to remove dead wood from the portions of Stagecoach that are under the direct control of the Directors, namely common areas and roadways that are not maintained by Routt County. As in years past, during 2025 SPOA hired the OCFPD to provide the cutting and removal services. Because the wildfires this year were so numerous and frequent, the wildland fire crews of the OCFPD were unable to devote time to the project until November but were able to finish in early December.

The fourth component of the overall approach was instituted in early 2025: In May of last year, the SPOA Directors approved money to fund a program, administered by our Projects and Compliance Manager, David Park, to clear dead wood from Lots owned by our members. The terms of the program provided for SPOA to match the financial contribution of the Lot owner, up to \$500, to pay for the removal of dead wood from the Lot. Arrangements were made for wildland firefighters from the Oak

Creek Fire Protection District to be available to cut dead wood on lots into chunks that could be hand-carried from the Lots. At the end of August, Mr. Park identified an initial batch of about thirty lots with an excessive amount of standing and fallen dead timber. Correspondence was then sent to the Lot owners by the General Manager, Kasey O'Halloran, inviting them to participate in the program. Eleven owners accepted the invitation. Ten of them selected the maximum contribution of \$500 and one owner made arrangements for additional work, with \$500 being paid by SPOA and the balance paid by the Lot owner. The work was completed by the OCFPD in October and November, and resulted in a marked decrease in the amount of forest fire fuel on the Lots.

For 2026, the Directors have again allocated funds to support the clearing of dead wood from Lots. We hope to get an earlier start this year. If you are interested in participating in the program please contact Kasey O'Halloran.

Upcoming Board Meeting

Meeting of the Board of Directors In-Person at Stagecoach State Park or via Zoom:

<https://us02web.zoom.us/j/83566508239?pwd=WJSB0b6alZKNsrWkNYi6a6L3qCvTNQ.1>

February 23, 2026 at 5:00 pm

Real Estate Development Committee Update

The Real Estate Development Committee has reviewed the Stagecoach Mountain Ranch (SMR) Proposal and submitted their response to the County Planning Department. We encourage SPOA residents to review both our response to the proposal as well as the proposal itself.

The SPOA response can be found on the SPOA website on the Real Estate Development Committee page: <https://www.stage-coach.com/real-estate-development>

The public comment period is currently open for the SMR project and the proposal can be found on the Routt County Planning Commission website: <https://www.co.routt.co.us/190/Current-Pending-Applications>

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Coming Soon—SPOA Job Opening

Be on the lookout! In late February SPOA will open applications for the SPOA Projects and Compliance Manager (PCM).

The PCM, under direction from the Board of Directors, manages new projects, oversight and on-going maintenance of existing SPOA completed projects (primarily trails and roads), review of construction on lots, and covenant and complaint investigation.

The PCM will work closely with the SPOA General Manager, the Board of Directors, and various committees of the board.

An email will go out to all of SPOA in late February announcing the opening of the application window.

www.stage-coach.com

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