



# The RETREAT Newsletter

Glen Haven, Colorado  
"A Piece of Earth to Live With"

## OFFICIAL BUSINESS SECTION

### Board Meeting, September 17, 2011; 9:00 a.m.

Mary Nolan's Residence, Elkridge Dr.

*Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.*

Attending: Mary Nolan, Dick Boggs, Marv Gee, Kent Mills, Danny Perugini, Peter Sinnott

Also Attending: Peggy and Vernon Burch, Joe and Dianne Lavaux, John Nolan, Peg Sloan, Duke Sumonia

An executive session of the RLA Board was held immediately preceding this 9:00am Board meeting regarding the pending lawsuit.

Peter Sinnott called the meeting to order and the agenda was adopted with amendments. Peter requested the minutes note that Marv Gee was appointed by the Board to fill the term vacated by Claud Alkire. Also, subsequent to the Annual Meeting, Mary Nolan and Kent Mills were appointed by the Board of Directors to fill the other two vacant Board member terms until the next Annual Meeting to resolve any possible issues concerning election procedures that occurred at the Annual Meeting.

It was moved, seconded and carried that the June 11, 2011 Board of Directors meeting minutes be approved with the following amendment to Article 3 under Bylaws of Old Business: The statement saying the matter was tabled be amended to say, "The Board voted not to accept the recommendation."

It was moved, seconded and carried that the July 16, 2011 Annual Meeting minutes be approved with the addition of a statement that 61 members attended and 33 proxies were represented.

The following were nominated and unanimously elected to office for 2011-12:

President - Mary Nolan

Vice President - Peter Sinnott

Secretary - Amanda Gordon

Treasurer - Danny Perugini

Board member comments included President Mary Nolan reporting on correspondence recently received and submitting a written summary of contacts, correspondence and activities since June 18<sup>th</sup>. She also submitted a written President's Message, both of which are attached to these minutes.

#### REPORTS:

**Treasurer** - Written financial reports were submitted by Hobert Office Services. The checking account balance was \$3,061.58 and the money market account balance was \$45,481.27 as of September 15, 2011. Five assessments for

2010 and seventeen assessments for 2011 have not been paid. Three properties have sold since June 10, 2011. It was moved, seconded and carried that the report be approved as submitted.

**Architectural Control Committee** - Dennis Bicknell's report dated September 16, 2011 was read which stated an application for a cabin was approved for the Hillmans at 755 Bulwark Ridge Drive.

**Roads** - Dick Boggs reported that 560 tons of recycled asphalt was applied to .6 miles of Copper Hill Road and that 11 RLA members volunteered their time which helped the project be completed within three days. Non-members are dumping slash in the RLA slash pile which is costing the Association more money. The Board asked Dick to research the cost of installing a gate to prevent this. The Board commended Dick Boggs and Rich Gilmore for the exceptional job they are doing!

**Environmental/Forest Preservation** - Peggy Burch reviewed her written report dated September 17, 2011, which included information on needle cast disease, aphids, grasshoppers, and mountain pine beetle preventative sprays. The report recommended that homeowners avoid cutting and trimming trees until later this year in case fresh sap attracts beetles.

Peter Sinnott attended a Forest Service meeting regarding fuel mitigation proposed for the Cedar Park area which does not directly affect The Retreat. The Forest Service plans to start fuel mitigation in the Glen Haven area in 2015. The fire mitigation plan approved for the Glen Haven area is available through the GHAVFD.

The National Park Service fire management plan for Rocky Mountain National Park will be discussed at community meetings in the near future. Marv Gee has agreed to attend and report at the next Board meeting.

**Website** - A written report dated September 9, 2011, was received from Amanda Gordon which discussed proposed additions and updates. The question was raised whether or not access to the website should be limited to members only as some information should not be readily available to the general

—Meeting - Continued on Page 2

public. Danny Perugini agreed to discuss this with Mandy and report at the next Board meeting.

**Newsletter** – No report.

#### OLD BUSINESS:

**Bylaw Amendments** – The Bylaw Amendments will be signed by all Board members with the President and Secretary testifying and applying the Association seal.

**Arbitration Panel** – This matter was tabled.

**Policy on Proxies** – This matter was defeated at the June Board meeting.

**Lorenz vs. RLA Lawsuit** – A new sign has been posted on the Lorenz property and a three page letter has been distributed to many RLA members. The lawsuit is advancing and further information will be passed onto the RLA members when the attorneys representing the RLA approve of its release.

#### NEW BUSINESS:

**Colorado Corporation Report** – The annual periodic report will be referred to Hobert Office Services.

**Call Tree** – This matter was tabled.

**Meeting Standing Rules** – This will be tabled until the spring Board meeting.

**Easement on RLA Land** – A letter was received from N. VanButsel stating that he may need an easement on RLA for his septic system. There are several conditions he must meet first so the matter was put on hold until the other matters are settled.

**Budget Meeting** – This meeting is scheduled for 9:00am on October 15, 2011 at Danny Perugini's residence.

**Board Meetings** – Board meetings are scheduled as follows:

December 10, 2011 @ 9:00 am at Peter Sinnott's residence

March 17, 2012 @ 9:00 am at Mary Nolan's residence

June 16, 2012 @ 9:00 am at Mary Nolan's residence

**Legal Counsel Review** – Marv Gee, Kent Mills and Peter Sinnott agreed to research attorneys with regard to handling RLA general purpose matters.

**Landowners' Comments** – Duke Sumonia announced that the next Glen Haven Historical Society meeting is September 20<sup>th</sup> at 7:00pm and that annual membership dues are only \$10. Meeting adjourned at 10:15 am.

## Environmental Report submitted by Peggy Burch, Environ. Cmte.

Right now fire is probably foremost in everyone's mind this fall. We had lots of spring rain and cool weather but now the heat has come with a vengeance. Conditions are right for wildfires as is evidenced by the Fourmile and Reservoir Road wildfires. Larimer County has now put fire restrictions in effect. The Cow Creek fire is still burning and will do so until heavy snows arrive. Dried weeds and grasses can start on fire very easily. Cut them down close to the ground for fire safety. Let's all be very careful and watchful.

Mountain pine beetle is another worry. Many people sprayed their important trees. Others placed pheromone packets. MPB-killed trees are all over the hillsides and on our properties. I saw two newly-attacked trees in mid-July. That was an early flight. The middle of August to the middle of September is the biggest flight

and some beetles will be flying into the first part of October. November is prime time to identify the trees that are newly attacked so plans can be made to get them out before next spring.

Twig beetles have been in the news lately. This has caused much consternation in our neighborhoods. According to tree experts, Twig beetles (*Pityogenes plagiatus knechteli*) are a lesser invader of trees that were previously attacked by MPB and /or pine engraver beetle. Experts doubt the twig beetle can carry out sustained tree-killing attacks on its own.

Fall web worms are making their presence known. They are all over the cottonwood trees in Big Thompson Canyon. The insect starts life as a small moth. It spends the winter as a pupa in a light-colored cocoon on the ground. The adults emerge and lay eggs on the leaves of trees and shrubs. The larvae

feed together and spin large webbed tents. As the caterpillars grow, the tents are made bigger and can reach several feet in diameter by early fall. This is when people usually start to notice them. They can severely defoliate trees. As the biggest part of the damage is later in the season, they don't seem to cause lasting effect on the plants. If they are unsightly on your plants, cutting tents down and destroying the caterpillars is probably the most effective thing to do. They are really ugly.

There are many people in Estes that would like to have a community garden. This would be a protected space for people to rent and grow their own gardens. There are petitions being passed around to ask the Town of Estes Park to support this and provide space. If you are interested, please contact me and I will provide you with more information.

## NON-OFFICIAL SECTION

### Lloyd Angell

Lloyd Angell of Estes Park died July 10, 2011. Lloyd and his family was a first purchaser of Lot 75A and Lot 11 in Filing 1. He was the first president of the RLA and helped get the Retreat through its first years. He held many family gatherings on his land until they sold. He is survived by only one sister, immediate family, grandchildren, and great-grandchildren.

### Pet Sitter Needed

WANTED: someone we can pay to come to our house (Miller Fork and Elkridge) to let our friendly dog out mid-afternoon. Only needed for the days we're working late, maybe 3-4x/ mo irregularly. Please call Patti or Bill at 577-1003 (or stop by 184 Miller Fork Road during the weekends)

## Our Retreat Legacy, From the Archives

Walter Maitland took over the operation of the family ranch on County Road 43 in 1961. His father, a mining engineer and physician, came from South Dakota in 1916 and purchased 3,300 acres of land that became known as the "Maitland Ranch" [virtually all of the private property northwest of River Forks/Drake which is surrounded by national forest].

Walter was a professional land planner; he graduated from Princeton University with a degree in architecture and did his graduate work in land-use planning at Columbia University in NYC.

Following positions in Rhode Island and California, he served as a land-planning engineer for both Loveland and Greeley.

In an early Association newsletter, Lynn T. Wells, the developer of The Retreat, recounts his relationship with Walter Maitland.

"At first, Mr. Maitland and his lawyer chuckled good-naturedly at our ambitions. We talked, discussed and negotiated. Finally, Mr. Maitland decided to sell this portion of their property which we eventually purchased in the spring of 1971."

"Given his background in architecture and land planning, Mr. Maitland was concerned about how the land would be used by the new owner(s). He did not wish to see it cut up into small parcels. He also recommended that once a final plan had been approved by the County Planning Commission, firm covenant restrictions be adopted to insure proper land development."

"Although his personal inclinations lean toward modern architecture, Mr. Maitland appreciates 'simplicity in design and uniformity of construction materials.' He likes, above all, 'buildings that express the environment around them.' Mr. Maitland approves of *retreat-style* land use. He says, 'A person should be able to have a place of his own where he can go, to get away from it all. Even in private ownership, though, land use should be regarded as a privilege, not a right. Protective covenants make people aware of this distinction, I think. The real challenge in land development is to satisfy people's need for peace and privacy and still protect the land. That's why I really like your motto: *a piece of earth to live with.*'"

## Road Report submitted by Dick Boggs

This year 560 tons of RCA was applied to .6 mile of Copper Hill Rd. The project was completed in three days by 11 RLA members. The volunteers were: Francis Cunningham, Marv Gee, Alan Podolsky, Rich Gilmore, Mandy Gordon, Ron Spurlin, Rob Squire, Pete Sinnott, Mike Frederick and John Nolan.

Their hard work during the three hot and sometimes rainy days is gratefully acknowledged.

The slash pile was chipped twice this summer. A dumpster is being rented from Waste Management, it will be used to remove two loads of wood chips and trash from the slash pile area.



## GLEN HAVEN FIREHOUSE UPDATE

Appeal letters and fliers to raise money for a Glen Haven firehouse, have been sent to approximately 500 families in our service area. So far, 110 have responded with very generous donations. Tony Fink, Chair of the Firehouse Fund Raising Committee, has noted that \$90,000 in cash and pledges has been raised to date.

The Building committee has met several times with the architect and General contractor, and good progress is being made on issues that affect the site and construction of the new firehouse.

If you have yet to contribute please consider doing so now. Donors contributing \$500.00 or more will be permanently recognized on engraved tiles to be installed on our new firehouse.

Donations may be made on-line through the GHAVFD website ([www.glenhavenfire.org](http://www.glenhavenfire.org)) or mailed to Glen Haven Area Volunteer Fire Department, P. O. Box 53, Glen Haven, Colorado 80532. For additional information, please call Tony Fink at 970-586-6032.

You are invited to attend the Fall potluck on Saturday October the 28th, 6:00 pm, at the Community Building.

**The RETREAT Landowners' Association**

**P.O. Box 160**

**Glen Haven, CO 80532-0160**

**FIRST CLASS MAIL**

**Address Correction Requested**

**Next Board Meeting  
will be held on  
December 10, 2011  
at Pete Sinnott's  
Residence**

**Ernie Conrad Real Estate  
Glen Haven/Retreat Properties**

7504 County Road 43, Glen Haven  
P.O. Box 28, Glen Haven, CO 80532  
970-586-5929 • ernieconradre@msn.com

**Mel's** Kitchen & Bathroom remodel  
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**Mel Seanor**  
**(970) 667-9131**

**Craig Carmon**  
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**Board of Directors 2011-2012:**

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**Nominating**

Danny Perugini & Graham Fowler

**United Retreat**

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