



The RETREAT Newsletter

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

RLA Members,

As some of you are aware, there recently was a lawsuit between two members of The Retreat. One result of this proceeding seemingly declared that our Protective Covenants are not valid. Protective Covenants are vital to a community such as ours for many reasons, not the least of which is the preservation of property and community values.

Your RLA board has been monitoring the situation and is developing a strategic response. When this is done it will be shared with the membership. Some information may be posted to the Retreat web site. In the meantime the board will continue to conduct our business as usual for the benefit of all members.

THE RETREAT IS A WONDERFUL COMMUNITY

P.S. The meeting originally scheduled for April 16th at the Community Center will not take place.

Board Meeting, March 19, 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, Claud Alkire, Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott,
Also Attending: Dennis Bicknell, Vernon and Peggy Burch, Ernie Conrad, Joe Lavaux, Don and Ann Martin,
John Nolan, Al Matlock, Duke Sumonia

An executive session of the RLA Board was held immediately preceding this 9:00am Board meeting regarding legal matters and covenants.

President Mary Nolan called the meeting to order and the agenda was adopted. It was moved, seconded and carried that the December 4, 2010 Board Meeting minutes be approved with the following addition, "An executive meeting of the RLA Board of Directors followed the regular Board meeting regarding legal issues."

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$17,517.58 and the money market account balance was \$81,963.21 as of March 14, 2011. It was moved seconded and carried that the March 14, 2011 and December 31, 2010 year-end reports be approved.

Architectural – Chairman Bicknell submitted a written report of the approved and pending applications. Dennis stated that an application for a new structure had just been received.

Roads – Dick Boggs' written report stated that the eroded culvert at 491 Copper Hill Road was fixed, grading is beginning as portions of the roads thaw and plans have started for this year's application of recycled asphalt.

Environmental/Forest Preservation – Peggy Burch submitted a lengthy written report and recommends that homeowners spray or take other preventative measures for mountain pine beetle by the end of May this year.

Website – Quarterly committee reports and financial

reports will be posted on the RLA website. If members detect any inaccuracies on the site, please contact Amanda Gordon.

Newsletter – The next newsletter will encourage RLA members to purchase Duck Race tickets (on-line) to support the Glen Haven Area Volunteer Fire Department.

OLD BUSINESS:

Insurance – The possibility of litigation changed the insurance quotes formerly obtained and so the Directors and Officers liability will remain with the current carriers. Insurance coverage for vehicles and "inland marine" was switched from State Farm to Auto Owners.

Policies – The committee met several times and reviewed all of the policies. Board members will receive the newly revised policy book to review and vote on at the next regularly scheduled Board meeting. The book will also be put on the website for membership review and comment. President Nolan thanked the members of the committee for the tremendous amount of work they put into accomplishing this.

Board member Amanda Gordon requested further clarification regarding the policy on costs (further defining "costs") involved with providing copies of records. The Board generally felt that the present wording is adequate.

Survey Regarding Roads – Amanda Gordon reported on the results of the road survey she conducted. The general trend of those responding was for the roads to remain as they presently are. Many provided comments and suggestions. The results will be posted on the website.

–Meeting - Continued on Page 3

Letter to the Members

Dear Glen Haven Area Friends and Neighbors:

Due to the seriously inadequate current facility, a new Firehouse has been a long time Glen Haven Fire Department and community dream. It is no longer a dream. The FIRST STEP towards that dream has come true. We are thrilled to report that we recently obtained land adjacent to the post office through your generous contributions and continued support of the fire department. This site is ideal for our new Firehouse.

THANK YOU THANK YOU THANK YOU

The critical FIRST STEP has been taken to having a facility adequate to serve your emergency fire and medical needs.

We are now moving enthusiastically onto STEP TWO, knowing that we can succeed. STEP TWO is the raising of \$350,000. This is not the exact amount needed, as the building plans have not been completed. However, we do know that the figure of \$350,000 is in the ballpark and it gives us a reasonable starting objective.

A Fund Raising Committee has been formed consisting of Bruce Brown, Jim Broomfield, Dennis Buck, Tony Fink, Libby Hooper and Mike Keefe. Any of these members can be contacted for further information. Also, we are updating our local web sites (www.glenhavenfire.org) so that you can access community and fire department news. In addition you can call (970) 586-9501 (Mike) or (970) 586-6032 (Tony) for information, ways you can help, or how to make a monetary contribution.

Our fundraising kick-off event will be this year's Estes Park Duck Race. The Annual Duck race is a remarkably easy and profitable way to raise money. For every \$20 spent, \$19 comes back directly to the Fire Department and the purchaser has a chance of winning wonderful prizes. That's a 95% return for the Fire Department as well as a fun event. How better to let the entire Estes Park area know about our worthy goal? So, let's buy as many tickets as we can reasonably afford and sell tickets to everyone we know. Tickets can be purchased on line at <http://rotaryclubofestepark.org/DuckRace/>. Be sure to

circle number 47 (Glen Haven VFD). Let us all go to the race itself with banners and enthusiasm that announce our Fund Raising kick off and goal.

I'm sure you have many questions. Some we can answer now and some will take more time.

WHAT WE KNOW:

1. Glen Haven Fire Department Board purchased land for the Firehouse for \$80,000 in the fall, 2010.
2. The land is located adjacent and northeast of the Glen Haven Post Office.
3. Michael Tavel, AIA, is creating and donating preliminary architectural plans for the building.
4. Current Fire Department facilities are inadequate. Vehicles are packed so tightly in the garage that one vehicle has to be moved before the other two can be moved. There is no bathroom or room for training or meetings, office documents and record keeping, adequate storage area, space for vehicle maintenance, etc.
5. We hope to have preliminary drawings and cost estimates by June, 2011 and break ground by September, 2012.
6. Various fund-raising options are being considered including grants and memorial brick pavers with donor names.
7. All donations are tax deductible (non-profit 501(c)(3) Federal ID# 84-101385). The Fire Department is a non-government-funded organization.
8. Duck Race tickets can be purchased on the internet for \$21 (there is a \$1 service fee) at <http://rotaryclubofestepark.org/DuckRace/>. Also, all fire fighters and board members have tickets to sell.
9. The Fund Raising Committee needs volunteers, ideas and most of all – CONTRIBUTIONS. If you have experience, skills, or most importantly the desire to help with construction, planning, or fund raising and would like to help, please call (970) 586-9501. Thank You!

Thank You from the Frederick's

Sande and I would like to thank Jim Boyd, Cliff (Asst. Fire Chief), Graham Fowler, and Bob Clark for helping us with the broken pipe in our cabin after the hard freeze in February. Graham and Bob found the problem and then after contacting us, Bob went into our cabin and shut off the water pump and electricity. When we arrived, Jim Boyd stopped and helped us move household items to prevent further damage, and Cliff arrived to see if there was anything he could do to help. With their help, we were able

to contain the damage and get the wheels moving to get the cabin cleaned up and dried out. A couple of days later, our plumber had a flat tire and Vicky McCoy stopped to help him and he had her call us to let us know he would be late.

It is a wonderful thing to have neighbors like this that care and go out of their way to help others. This is what the Retreat and its residents are all about.

Thank You, Mike Frederick

Albert Andrew Dill

Passed away March 5, 2011 at age 90 in Loveland, Colorado. He had property here in the Retreat on Elkridge Dr. He is survived by his sons Allen (Arlis) Dill and Gary (Beth) Dill of Loveland, several grandchildren and great grandchildren.

Road Survey

Well, the results are in and 62 households responded (plus 2 anonymous surveys which were discarded). This is, believe it or not, considered quite a good response rate so thanks to everyone who took the trouble, even those who were somewhat rude. One person seemed to think I was too biased to evaluate the results, while several others thought I should leave, plus a few other uncalled-for comments, all of which was rather disappointing as I'd expected better, but I guess there are people like that everywhere.

Anyway, the outcome. (Remember that respondents could select more than one response so the numbers don't add up to 62.) Twenty-five (40%) households want to keep the gravel roads, while only eight (13%) support paving. The majority of respondents (42/68%) support continuing as we have been with the recycled asphalt, while 21(34%) are willing to pay more for increased applications. Interestingly,

the largest group of people interested in paving the roads live on Copper Hill (apparently our road has more problems); most of the others live on Streamside.

Suggestions for improving the roads included treating them with the same chemicals the county uses on Dunraven Glade, slowing down (several people suggested that), paving or treating the section of road in front of your house if dust is a problem for you, using a recycled asphalt/concrete mixture, using thicker layers of asphalt in problem areas, watering the roads twice a week, using road base instead of recycled asphalt, installing traffic calming devices like speed bumps or electronic signs, grading or plowing more carefully to avoid scraping off existing asphalt layers, adding reflectors to the roadside to increase safety at night, and donating money to the equipment fund. While that last isn't strictly to do with road improvements, the equipment we

use is expensive and the annual budget doesn't leave much room for replacement costs.

Several people expressed concern over the increased hazards associated with winter driving on pavement and the possible need for guardrails or striping. There were also concerns that paving would cost more than anticipated, both in the initial construction and ongoing maintenance (protecting the edges, surface sealing, etc.). Speeding and increased traffic were also cited.

Statistically speaking, the returned surveys don't represent a random sample so the results can't be generalized to the Retreat as a whole, but the trend is strongly indicative: Continue as we have been. Thanks again for your effort; all the surveys (even the rude ones) contained valuable information.

For more information, see the RLA web site.

—Meeting - Continued from Page 1

NEW BUSINESS:

Hunting – Concerns have been expressed from members about hunters and commercial guides accessing the National Forest through the Retreat. Often private property rights are violated, trespassing occurs and traffic and fire danger are increased. Individual property owners are encouraged to contact the Estes Park Police Department directly if violations occur (obtain license plates of violators) and EPPD will contact the appropriate agency.

Covenants – Anonymous correspondence regarding the RLA Covenants has been distributed recently which has caused some concern regarding its validity. The Board has tentatively scheduled an open meeting at the Glen Haven Town Hall on Saturday, April 16, 2011 at 1:00pm and will invite the RLA attorney to provide background of the current situation to the membership, provide his opinion of the current situation, outline alternatives available to the RLA, and receive input from the membership.

Correspondence – Long time resident Albert Dill passed

away. A former resident inquired about possible summer rentals in the Retreat. Legal information was received from a law firm about the Reservoir Road fire last summer which does not seem to pertain to the RLA. An anonymous letter was received and discarded as there was no identification and/or person to whom to respond.

Landowners' Comments – Duke Sumonia announced that the next Glen Haven Historical Society meeting is scheduled for April 19th at 7:00pm at the Town Hall and the program is about the history of the Horseshoe Café.

Peggy Burch commented on hunters she has encountered on Bulwark Ridge.

Ernie Conrad commented that the anonymous letter regarding RLA covenants contains some false information and that such misinformation has a negative effect on property values.

Meeting adjourned at 10:17am. An executive meeting was held immediately following this meeting to discuss legal matters and covenants.

Joan Van Horn, Meeting Recording Secretary

Glen Haven Historical Society Tuesday, April 19, 7 PM, GH Town Hall

Hoping for good weather in April, the program planned is, "Checkered Tablecloth and Pie," story of the Horseshoe Cafe and Gerry and Jennie Batchelor.

Looking for any photos of cafe and store and any remembrances of them. If you have any photos please get them to me, email or otherwise so I can use them in a presentation - give me a call, 586-8505. The cafe was located where the Fire Department recently acquired the land, where the ruins are. I just recently purchased two 1976 Horseshoe Cafe Menus. Trudy Schneider managed cafe that year. Jewell and I just finished reading her book, ALONE AGAINE and found it very interesting in her story of that year in Glen Haven and the friends she made here.

All are welcome. REMINDER - You can send your membership dues, \$10.00, to Becky at GHHS, PO Box 124, GH 80532
See you in April. Duke

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

**The next board meeting
will be held on Saturday,
June 11, 2011 at the home
of Mary Nolan**

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