



RETREAT NEWSLETTER

1971

33rd Year

January 2004

RLA BOARD MEETINGS FOR 2004

ALL MEETINGS BEGIN AT 9:30 A.M.

- January 10: Graham Fowler's Cabin, 2102 Miller Fork Road.
- March 20: Ann Martin's Home, 1758 Dunraven Glade Road.
- May 15: Kent Mill's Home, 644 Copper Hill Road.



REMEMBER THAT RETREAT LANDOWNERS NEED TO HAVE A RETREAT STICKER ON THEIR VEHICLE WINDSHIELD. YOU CAN GET THEM FROM JAN RICKER. (970)577-0925.

RESEEDING IN THE RETREAT

By Dennis Bicknell
ACC Chair

The past two years have seen a number of new cabins and homes built here in The Retreat. Their appearance adds to our area and is a source of pride to their owners. Many of us are realizing what an undertaking it was to build here, and the amount of work involved with two homes or only one at over 7,000 feet elevation in a new neighborhood. One of the chores remaining for some of the new homes is concentrated work on rehabilitating the land. Many owners accepted responsibility for this part of the construction by indicating on their application that they would follow this through to completion.

A planning program for revegetation would be a good winter project. Revegetation is important for many reasons. Proper seeds and grasses will reduce the amount of noxious weeds that are here in the Retreat. These include common mullein, Russian thistle, and leafy spurge plus some others that may be gaining a hold in our soil. Establishing grasses prevents erosion and helps retain a bit of moisture. Certainly a grassy bank is more attractive than

Continued on page 2

Message from the president

After another successful year, we will be entering into 2004 planning a balanced budget. We elected to balance the budget by not going into the contingency fund to pay for the three-year road program that was proposed by Gordon Nuttall at the 2003 annual meeting. We have extended the road program to four years. Even with the extension of the road program, we still have an aggressive road repair and maintenance program envisioned for 2004. With increased costs of operating the RLA, we have had to increase the annual assessment to \$275 per landowner.

The board continues to look for ways to keep our assessments as low as possible.

*Sincerely,
Kent Mills, President*

"Reseeding" continued from page 1

bare soil and most of us agree that this is an important aspect of the landscape.

This work can be a major undertaking, but once a plan is in place, the work is outside and will be pleasant. For those who may be contemplating cabin construction, keeping the disturbed area to a minimum reduces the rehabilitation effort. There are a number of sources for getting started with a plan including books available at your library, extension services and news articles. In addition, many years ago, the Retreat had a professional group prepare some guidelines. This free, three-page handout contains information about proper seed mixes, sources for these, optimum times for seeding and additional tips. It may be obtained by contacting the ACC at P.O. Box 172, Glen Haven, Colo. 80532.

For those who might be interested in planting some seedlings, it is possible to get these at a very nominal price from the Colorado State Forest Service. Ordering time is fast approaching for those who might be interested.

BIG THOMPSON CANYON ASSOCIATION

If you want to meet new friends and get involved with an organization that also does charitable work, the Big Thompson Canyon Association might be what you're looking for.

This group, which was founded in 1936, hosts a potluck dinner meeting with entertainment and a program the first Wednesday of each month in the Community Building, 1479 Big Thompson Canyon off of US 34. And they are hoping to expand their membership in the Glen Haven area.

The organization strives to bring residents of the Big Thompson Canyon, Drake, North Fork and the Glen Haven area together as neighbors, friends and for social and charitable events. An annual membership costs \$12.50 for adults.

For information, call Peggy Lafferty at (970)667-2294 or Bus Tarbox at (970)667-6260.

BACK BY POPULAR DEMAND: *The mid-winter potluck will take place on Friday, April 16 at the Community Church of the Rockies. More details will be published in the next newsletter.*

Our thoughts are with the family and friends of Garrett "Gary" Rivers, who passed away the end of November. Mr. Rivers was a full-time resident of The Retreat on Streamside Drive.

MAKING CHANGES

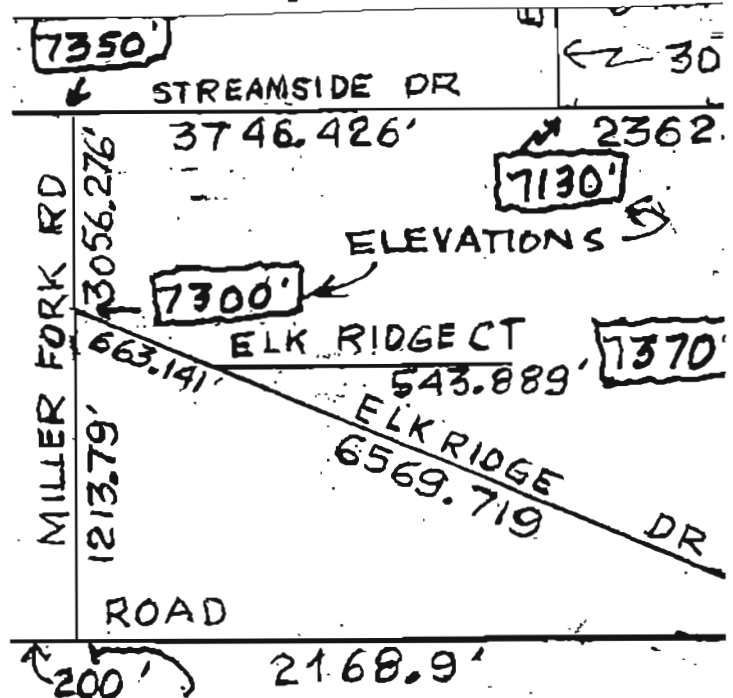
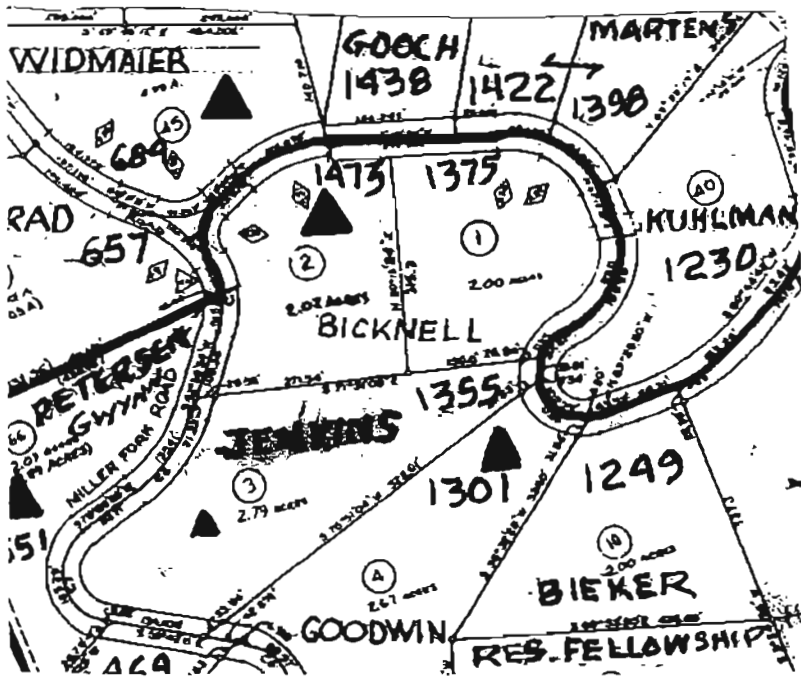
- ❖ **Brian and Tonya Russell** bought Filing 3, Lot 37 from the **Schaefers**. Their address is P.O. Box 134, Glen Haven, CO. 80532.
- ❖ **Diane West** bought Filing 3, Lot 10 from the **Friedrichsens**. She lives at 1056 Larch Drive, Windsor, CO 80550.
- ❖ **Justin and Kay Edwards**, who own Filing 4, Lot 9, bought the neighboring parcel Filing 4, Lot 8 from the **Retrums**.
- ❖ **Daniel and Mary Perugini** bought Filing 3, Lots 11 and 12 from **Mr. Bregach**. Their address is 1578 Paulding Ave., Bronx, NY 10462.
- ❖ **Florence Miles** has sold Filing 1, Lots 21 and 22 to **Terry and Janet Larsen**. They live at 1017 40 Road, Minden, NE 68959.
- ❖ **Steven King** bought the **McCoy's** vacant parcel. They live at 4114 Banbury Place, Swansea, IL 62226.
- ❖ **The DeBrito's** have a new address. It is P.O. Box 2466, Ranchos de Taos, NM 87557.

(INSERT)

RETREAT MAPS

There are larger maps (36"x48") available that show details of The Retreat such that a member can read the length of lot lines as well as corner angles and other data. In addition, the names of the individual members are included on their lot(s) and cabins as well as the US Postal Service assigned address number. There is a road grid showing the length of all Retreat roads and some elevations or ground levels. This can be good information for those who walk the roads or are needing to set some exercise levels. There is also available a composite map (19"x24") of the Bulwark Ridge subdivision which adjoins Filing 5 of the Retreat. A portion of these maps is shown below. The members may keep their maps up to date by making the changes printed in the newsletters. Current copies are blackline on white, not blueprints. Copies are not sold to the general public, but are donated to the Glen Haven Area Fire Department, Town of Estes Park Electric Dept, and the local US postal authorities.

To obtain a rolled current version contact Dennis Bicknell at 586-1034, bring \$6.00 by 1473 Streamside Drive, The Retreat and pick up a copy. Should you wish a folded copy mailed, send \$7.50 to Dennis Bicknell, Post Office Box 143, Glen Haven CO 80532. Bulwark maps are \$4.50.



This Retreat newsletter insert furnished and paid for by Dennis Bicknell.

DBMAPS

THANKS Dennis

**RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES**

2004 BUDGET WORKSHEET

	2003 Budget	2004 Budget
CASH RECEIPTS:		
Landowners' assessments (221 @ \$275)	\$48,840	<u>560,775</u>
Transfer fees	1,500	<u>1,000</u>
Interest income	1,500	<u>1,000</u>
Other income including landowner late fees		
Total Cash Receipts	<u>51,840</u>	<u>62,775</u>
CASH DISBURSEMENTS:		
Accounting (CPA fee)	350	<u>0</u>
Administration.		
Office supplies	500	<u>350</u>
Postage	300	<u>300</u>
Secretarial	250	<u>200</u>
Long Distance Telephone	200	<u>0</u>
Travel	100	<u>0</u>
Miscellaneous	400	<u>400</u>
Newsletter Postage & Copying & Supplies	1,000	<u>750</u>
Newsletter Editor's Expenses	700	<u>400</u>
Membership Directories	300	<u>300</u>
Social Events & Annual Meeting	1,000	<u>1,000</u>
Donations - fire department/memorial	11,100	<u>11,100</u>
Environmental	1,000	<u>500</u>
Insurance	4,000	<u>4,000</u>
Legal fees/Bank fees	2,500	<u>2,500</u>
Streamside Entry - (survey, etc.)	2,500	<u>2,500</u>
Membership	0	<u>0</u>
Water Certificates	3,500	<u>0</u>
Water Assessment - Annual	300	<u>300</u>
Road maintenance	35,000	<u>27,225</u>
Payroll, Payroll Taxes & Insurance	4,000	<u>2,000</u>
Snow Removal - Labor	1,500	<u>1,200</u>
Road Base & Supplies	0	<u>0</u>
Culvert Upgrade	1,000	<u>500</u>
Sign/Mirrors	0	<u>250</u>
Dust Treatment	0	<u>1,500</u>
Chip & Haul	0	<u>0</u>
Equipment Repairs & Maintenance	2,500	<u>2,500</u>
Equipment- Rental	0	<u>1,000</u>
Equipment Fuel	1,000	<u>2,000</u>
Total Cash Disbursements	<u>75,000</u>	<u>62,775</u>
Excess of Cash Receipts over Cash Disbursements	<u><u>-\$23,160</u></u>	<u><u>\$0</u></u>

Board of Directors

Kent Mills, ['04], President
3922 21st St. Road
Greeley, Colo. 80634
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Cabin: (970)577-7803
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Julie Fowler, Newsletter
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Peggy Burch, Environmental
(970)663-4361

Nominating Chair

Jim Broomfield

Open Space Committee

Joe Barraclough

Steve Little

Ernie Conrad

Graham Fowler

Roads

Gordon Nuttall

Ron Spurlin

GHAYFD Information

Paul Dingel, Board Member

Ardene Boyd, Board Member

RETREAT SERVICES

Ernie Conrad Real Estate
Glen Haven/Retreat Properties
970-586-3929

Frances Cunningham
Handmade Wreaths/Decorations
970-586-7627

Ron Ellis Construction
Quality Building/Construction
970-586-3242

Will Monks Construction
Masonry/Carpentry
970-586-4561

Paul & Carol Dingel
Northfork Crafts/Fine Woodwork
970-586-6968

Barry & Louise Hughes
Wildlife Rehabilitators
970-586-3833

Winter Dawn Marie
Bed and Biscuit Dog Sitting
970-586-2863

Mike Bates
Licensed Electrician
New Construction/Remodels
970-679-0285

Ro-Lynn Painting
Interior/exterior
Call for an estimate
970-223-3683

Lynn & Rebecca Lorenz
Awards/Engraving/Singage
Private Aircraft Consulting &
Maintenance
970-586-5073

Black Creek
Construction & Design
970-586-2582

Would you like to advertise your trade or hobby in the Retreat newsletter? Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8764 Skyland Drive, Niwt, Colo. 80503; or email it to Gjniwt@aol.com.

Retreat Newsletter

1971 • 33rd Year

March 2004

"A Piece of Earth to Live With"

RLA Calendar

*All board meetings start
at 9:30 a.m.*

- ♦ **April 16:** Winter Potluck.
- ♦ **May 15:** Board meeting at Kent Mill's Home, 644 Copper Hill Road.
- ♦ **July 31:** RLA board meeting & annual meeting for all RLA members.



Snow Pal: Grace, Alec and Emma Fowler create a snowie, mustached friend in a meadow along Miller Fork trail.

**The Estes
area fire
danger is
HIGH!!!**

Spring Potluck

The RLA Board invites all Retreat landowners to a potluck on Friday, April 16 at the Community Church of the Rockies, 1700 Brody Ave. in Estes. Neighbors will gather at 6 p.m. to visit and set up and the meal will begin at 6:30 p.m. Please bring a dish to share and the RLA will supply plates, silverware and drinks.



Bylaw Review Committee

The board has appointed a bylaw committee to review our bylaws for consistency, ambiguities and consideration of any amendments that would be in the interest of all members. If you would like to serve on this committee or have any suggestions or comments, please contact chairperson Duke Sumonia by April 7. The next meeting is scheduled for April 10. The committee will report its findings and any recommendations at the May board meeting for consideration at the 2004 annual meeting. Duke can be contacted at P.O. Box 114, Glen Haven, CO. 80532; or (970)586-8505; or dukeair@aol.com.

RETREAT RENTALS

The RLA board requests that anyone owning rental property within the Retreat notify Corresponding Secretary Jan Ricker of their tenant's name, address and telephone number. This will allow the RLA to better communicate with renters within the Retreat. Our hope is to avoid covenant violations by renters because of a lack of information. Thank you for your cooperation.

Glen Haven is Entering its Second Century

The first reference to Glen Haven appears in May 1903 when Ira Knapp and the Rev. Schureman founded the Presbyterian Assembly Association here. There were settlers in the area dating to the 1780s. The earliest reference to the Retreat area, says local historian Duke Sumonia, is a May 17, 1871 newspaper article about Charles Miller's accidental death near the confluence of what is now Miller Fork and the North Fork. This is how Miller Fork River got its name. There also is evidence of an Indian camp on Dunraven Glade dating to about 7 A.D. These are just a few of the area's stories that inspired the formation of the Glen Haven Historical Society. It is being formed so our history is not lost and so we can share with others what we know about those who were here before us. An event is being planned for this summer to help celebrate the past and look toward the future. Watch this newsletter and local papers for details or contact Duke Sumonia for information. The first meeting of the GHHS was on March 27. See above article to contact Duke.

Bob Clarke Retires Post

After 34 years of working for the U.S. Postal Service - the last 17 of which have been as postmaster in Glen Haven - our own Bob Clarke retired April 1.

While Marion Nolen steps in as acting postmaster for the next two to four months, Clarke will be using his free time to finish building his garage, write, and maybe even help his son at his business in Loveland. He also will remain active in the community.

Meanwhile, Clarke's wife, Suzie, will continue working as postmaster in Masonville.

Bob Clarke has spent his career with the postal service in Fort Worth and Bedford, Texas, and then Fort Collins, Estes Park, Drake and Allenspark before landing in our slice of paradise.

What will he miss? "Friends, what are normally called customers."

ROAD COMMITTEE NEWS

- ◆ Volunteers are needed to help with the next road work days scheduled for May 22 and Aug. 21 at 9 a.m. Meet at Streamside and Black Creek.
- ◆ Kudos to Retreat resident Ron Ellis for helping Al Cunningham with maintenance on RLA road equipment.



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**Black Creek
Construction & Design**
970-586-2582

Flo Belz
Shaklee Distributor
Environmentally Safe Cleaning
Products
970-669-1472

Paul & Carol Dingel
Northfork Crafts/Fine
Woodwork
970-586-6968

Winter Dawn Marie
Bed & Biscuit Dog Sitting
970-586-2863

H&J Services, Inc.
Paint & Stain Int./Ext.
Deck/Fence (Free Est.)
970-635-0831

Barry & Louise Hughes
Wildlife Rehabilitators
970-586-3833

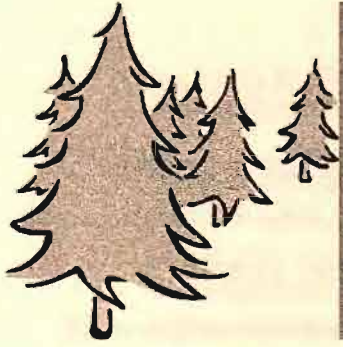
Mike Bates
Licensed Electrician
970-679-0285

David Gatch
Personal Financial Services
970-577-0805

Ro-Lynn Painting
Interior/Exterior
970-223-3683

Lynn & Rebecca Lorenz
Awards/Engraving/Signage
Private Aircraft Consulting &
Maintenance
970-586-2582

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RETREAT NEWSLETTER

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33 RD YEAR

FALL 2004

RLA BOARD MEETING SCHEDULE

(ALL BOARD MEETINGS BEGIN AT 9:30 A.M.)

- November 6: Budget meeting at the Mill's
- November 20: Board meeting at the Brethauer's
- January 15: Board meeting at the Fowler's
- March 19: Board meeting at the Brown's
- May 21: Board meeting at the Martin's
- July 23: Board meeting at the Broomfield's
- July 23: Annual Meeting

RETREAT HISTORY DVD/VIDEO

If you would like a DVD or video detailing the history of the Retreat, contact Gordon Nuttall. These are available, one per landowner please, at no charge. Your board of directors has made funds available to off-set the costs of reproduction.

Backhoe vs. Grader

At the annual meeting the membership allocated the remainder of the open space fund to replace the aging backhoe. Actually, the road committee believes that the grader should be replaced first. The grader is starting to need more and more work and, due to its age, replacement parts are becoming hard to find. In the event of a major snow storm the grader would be a necessity. At the September board meeting the board voted to replace the grader first and directed the road committee to pursue this.



Fire Department Funding

Funding of the Glen Haven Area Volunteer Fire Department expired this year and was not discussed at the annual meeting. Enclosed with this newsletter you will find a postcard asking for your approval of an additional three years of funding. If approved, \$50 will be added to your assessment each year for three years for the fire department. The board of directors asks for your approval.

DSL/HIGH SPEED INTERNET

Are you interested in DSL/High Speed Internet in the Retreat? If you are, contact Jim Boyd at 970-586-2407 or e-mail him at boydcomputer@msn.com.

Retreat Trailer Available to Landowners

The Retreat has a white trailer available for you to use for hauling slash. It is not licensed and not insured and cannot be taken out of the Retreat. The board recently voted to allow members the use of this trailer as an exception to current policy. Contact Gordon Nuttall at 970-226-2676 or gordonn@mesanetworks.net for further details. You will be required to sign a liability waiver before being allowed to use the trailer.

You've got mail!

Interested in getting the newsletter by e-mail? E-mail Jan Ricker at jjr2291@mindspring.com with your e-mail address and the Retreat will send you the newsletter electronically.

Glen Haven Historical Society

The Glen Haven Historical Society meets at 7p.m. on the 3rd Tuesday of January, March, May, July, September and November in the Glen Haven town hall. Membership is \$10. If you are interested in joining or need more information contact Duke Sumonia at 970-586-8005 or by e-mail at Dukeair@AOL.com.

Former Board Member Passes Away

Former board member and part time Retreat resident Thomas Bennet, D.D.S., died peacefully on September 11, 2004. Bennet also was a former city councilman and mayor of Fort Collins. A private memorial has been held. Bennet enjoyed hiking in the Retreat area. Memorials in Dr. Bennett's name can be made to the Northern Colorado Chapter of the Alzheimer's Association, Colorado State University Department of Health and Exercise Science/Adult Fitness Program, the Centennial Chapter of the American Red Cross, the Poudre Landmarks Foundation or the Fort Collins Museum of Contemporary Art (MOCA). Our thoughts are with his family and friends.



BARKING DOGS

There was discussion at the annual meeting about barking dogs. These continue to be a problem in the Retreat. Be a good neighbor and control your dogs' barking. If you have a problem with a neighbor's barking dogs, the board recommends talking to your neighbor first. If the problem persists, call the Larimer County Humane Society at 970-226-3647.

WILDFIRE

Well, it looks like we are in for another hot, dry summer, and that means another wildfire season. Just how much of a problem is wildfire in Larimer County? Larimer County was ranked as the most hazardous County for wildfire in Colorado in a recent study. The potential for wildfires to burn structures and threaten lives in Larimer County will only continue to grow as more and more people move to the mountains.

What about The Retreat?

The Retreat is at risk. We are one of the areas designated as red on the map. We are located in a wildland /urban interface area. This is one where the homes blend together with the wildlands. The addition of homes near wildlands interrupts the natural cycle of wildfires.

Historically fires in Ponderosa pine forests have been fast-moving ground level grass fires of low intensity. These types of fires occurred about every 20 years. Fueled only by grasses, the fire never reached the crowns of the trees. Many years of fire intervention has resulted in increased fuels, not only in the actual increase in numbers of trees but also in the increase of "ladder" fuels. Ladder fuels are branches or shrubs between 18 inches and 6 feet high. Ladder fuels help convert a ground fire to a crown fire (treetops) which moves much more quickly and burns with more intensity. When you add homes to the mix, the fire becomes more intense and more dangerous.

What can we do?

While many things such as sloping lots, availability of water and winds over 30 miles per hour are out of our control, there are some measures that homeowners in The Retreat can take to lessen the chance of home loss due to wildfire. These include:

- Visible addresses – visible at night and in heavy smoke and non-combustible
- Access - driveways should be at least 12 feet wide and have 13 feet of vertical clearance.
- Have a plan ready in advance. Know how to turn electricity and propane off.. Have fire extinguishers and make sure all members of the family know how to use them. Put together an emergency kit and keep it where it is readily available. Plan how you will contact members of the family and where you will meet.
- Keep your insurance up to date and make sure you have adequate coverage.

One thing that can be done to help keep your home from burning is to create a defensible space around your home.

What is defensible space?

This is an area around your home and structures where the vegetation is modified and maintained to slow the rate and intensity of an advancing wildfire.

1. Thinning out continuous tree and brush cover around structures.
 - The first 15 feet around a home should be free of all flammable vegetation.

- For 75-150 feet beyond the first 15 feet, tree crowns should not be touching. The actual distance depends upon the slope. The more slope, the more distance from the house.
 - Clumps of 2 or three trees are ok if open area surrounds them.
 - Trim branches that extend over eaves of roofs. Remove branches within 15 feet of a chimney.
2. Prune branches from all trees within the defensible space.
 - Remove lower branches 6-8 feet off the ground on any trees remaining within the defensible space of 75-150 feet from the structure.
 - Remove shrubs and small trees or other potential ladder fuels from under large trees.
 3. Remove dead matter and other ground litter within the defensible space.
 4. Maintain the defensible space annually.
 - Remove any debris that accumulates during the year
 - Stack firewood uphill or on a contour and at least 15 feet from your home
 - Maintain a greenbelt immediately around your home using grass, flower gardens or Firewise shrubbery. An alternative is rock or other noncombustible material
 - Mow dry grass and weeds to a height of 6 inches or less for a distance of 30 feet.
 - Clean roof and gutter of pine needles and leaves.

Remember that you must notify the ACC before you remove any living tree.

Additional information on creating a defensible space is available on the following websites: Firewise website is www.firewise.org.

A Homeowner's Guide to Wildfire Retrofit

www.ibhs.org/natural_disasters/downloads/wildfireFinal.pdf.

Creating Wildfire-Defensible Zones Fact Sheet 6.302 www.ext.colostate.edu

By taking steps to make your home firewise, you are giving your home a chance to survive while the firefighters work to bring the fire under control. Remember a fire department's effectiveness in fighting a wildfire starts with YOU.

Next Newsletter: Firewise Construction and Fire-Resistant Landscaping

Environmental Report September 25, 2004

Forest insect issues including a summary of recent observations from Dave Leatherman, Entomologist, Colorado State Forest Service

2004 has been a year of tree recovery. Cool temperatures, increased water and early onset of monsoon weather have helped to improve tree condition. The level of drought stress that we have seen recently has taken several years to materialize. Recovery of trees will take even longer. In the meantime, millions of trees in Colorado have died. More have died back and even more are stressed. (We have seen much evidence of this in The Retreat)

Mountain Pine Beetle is still going strong in western Larimer County. But now it appears the primary problems with "fading" evergreens are several pine Ips species which have always been thought of as secondary or less aggressive beetles. Red turpentine beetles attack large diameter pines (spruce rarely). Trees that have been damaged or injured by construction near the base are more susceptible. The beetle attacks are confined to the lower few feet of the tree. These beetles usually don't kill the tree but make it more susceptible to other invaders. The trees are already drought-stressed and some are being killed by these "secondary" beetles.

Other Ips beetles, such as the engraver beetles, attack the tops and limbs of pines and spruce (rarely Douglas Fir). These beetles also do not usually kill the tree. But they are present in such great numbers that they are greatly debilitating the affected trees.

Douglas fir are being attacked by several different beetles, causing fading and death of the trees. Cedar bark beetles are attacking juniper and cedar. This is especially troublesome where the pines have already died and juniper is the only evergreen left. Spruce beetle is becoming a big issue in our forests due to the age, size and density of the trees. If we have low snowpack and higher than normal temperatures this winter, outbreaks will hit our forests all the sooner.

We really need to be aware of the potential problems of slash and firewood harboring buildup of some of these beetles. Many areas that have removed trees to create a defensible space or for construction have had the remaining trees attacked. The slash should have all bark removed or solarized. One tool that is being used in some areas to remove the bark is the "Big Mutt" which is a large scraper on a shovel handle that is much easier to use than a draw knife. This tool is available on the internet.

Even though all of this potential insect damage is troubling, our trees look better now than they have for several years.

MAKING CHANGES

- Kenneth and Beth Richards bought 5:[3] from Purinton. They are new landowners.
- Edward and Dianne Phillips bought 1:[28] from Quinby. They also own 1:[27].
- Jesse and Rebecca Quinby bought 1:[17] from Seaton. They remain landowners.
- Tommy and Nancy Dunavan bought 4:[14] from Stiegler/Hewitt. They are new landowners.
- William and Christine Johnson bought 3:[23] from Geldes. They are new landowners.
- Dennis and Kathryn Modellmog and Douglas and Marian Hall bought 1:[96] from Chavanne. They are new landowners.

Retreat Landowners Association, Inc.

Treasurer's Report

As of September 22, 2004

As of September 22, 2004, receipts totaled \$62,911 consisting of landowners' assessments and transfer fees of \$62,543 and interest and other income \$368. Disbursements totaled \$37,279 consisting of \$11,100 for the Glen Haven Volunteer Fire Department, \$6,102 for the 2004 Road Project, \$6,000 for payment toward the purchase of the Pole Barn, \$3,819 for Water Certificates and Fees, \$4,294 for Road Maintenance, \$2,288 for Commercial, Truck, and Workers' Comp. Insurance, \$702 for Newsletter expenses, \$956 for Annual Meeting and Social Events, and Other Administrative expenses totaling \$2,018. The excess of cash receipts over cash disbursements at September 22, 2004 is \$25,632.

An invoice in the amount of \$10,996 from Kitchen & Company for road base and delivery is pending for payment.

Assets owned by the Association at September 22, 2004 consisted of checking and savings accounts totaling \$91,919 and equipment with a depreciated value of \$2,000.

Lila Conrad
Treasurer

RETREAT SERVICES

Flo Belz

Shaklee Distributor

Environmentally Safe Cleaning Products

970-669-1472

H and J Services, Inc.

Paint and Stain Int/Ext.

Deck/Fence (Free Est)

970-635-0831

Ro-Lynn Painting

Interior/Exterior

970-223-3683

Lynn and Rebecca Lorenz

Awards/Engraving/Signage

Private Aircraft Consulting and Maintenance

970-586-2582

Mike Bates

Licensed Electrician

970-679-0285

To advertise in the Retreat Newsletter send your name, a short description of your service and phone number to Julie Fowler, Newsletter Editor. It's a free service for Retreat residents; \$10 a year for non-residents.

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GHAVFD
Paul Dingel, Board Member
970-586-6968
Ardene Boyd, Board Member
970-586-2407

RETREAT SERVICES

Ernie Conrad Real Estate
Glen Haven/Retreat Properties
970-586-5929

Counseling by Dr. Dutton
Private Therapy
970-586-0710

Winter Dawn Marie
Bed and Biscuit Dog Sitting
970-586-2863

Frances Cunningham
Handmade Wreaths/Decorations
970-586-7627

Paul and Carol Dingel
Northfork Crafts/Fine Woodwork
970-586-6968

Black Creek Construction
Construction and Design
970-586-2582

Ron Ellis Construction
Quality Building/Construction
970-586-3242

Barry and Louise
Wildlife Rehabilitators
970-586-3833

David Gatch
Personal Financial Services
970-577-0805