



The Retreat

Newsletter

25th Year



December 1971

P. O. Box 160, Glen Haven, CO 80532

February 1997

Next Board Meeting

10 am, Saturday, March 22,
at the Stoltes' house,
118 Miller Fork Road

Masthead Change Honors Longevity

In order to commemorate the length of time which The Retreat Newsletter has been published, we will print the year of the first issue on the masthead, starting with this issue.

The lefthand date (December 1971) is that of the first Newsletter, produced by The Retreat's developer. The righthand date is that of the current issue.

January Board Meeting Report

The first Board meeting of 1997 was held at the Gwynns' house. Longer items are reported in separate articles; following are highlights:

- Glen Haven Postmaster and RLA member Bob Clarke addressed the possibility of reducing mailing costs for the association. The Board decided to find out the feasibility of sharing a bulk-mail permit with a local business and, simultaneously, to apply for a non-profit permit.
- The 1997 budget appears on page 3.
- Assistant Treasurer Ken Cooper reported that no properties had changed ownership since the November 1996 Board meeting, and that one lien remained

in force from last year. As of January 18, 1997, 89 full and one partial dues payments had been received, for a total of \$19,243. Courtesy reminders will be mailed the week of February 10.

• The 1997 Pot Luck will be held on Saturday, March 22. Please see article on page 2 for more information.

• The Glen Haven Area Volunteer Fire Department's annual report accompanies this Newsletter as an insert.

• It was erroneously reported in the December 1996 Newsletter that two Board members would be elected at the 1997 Annual Meeting. Three members will be elected.

Electric Service in The Retreat

By Dennis Bicknell
ACC Chairman

Several RLA members have recently asked the Architectural Control Committee (ACC) questions concerning electric service and costs within The Retreat. Over the past years, the Newsletter has contained information about electric service, but in view of some of the questions and comments, a review seems to be in order.

Electrical lines cover the entire Retreat, with the electricity furnished by The Town of Estes Park Light and Power Department (EPL&P). The lines in filings 1, 2 and 3 were installed in the early 1970s during the initial development of The Retreat after some payments by the developer to EPL&P. Included in the payments were funds for a certain number of transformers, to be installed as development warranted at certain existing pole locations. By 1974, the developer had financial problems that prevented, among other things, the payment for electric-line installation in Filings 4 and 5. In late 1975 and early 1976, these financial problems were resolved to the point that funds were made available to EPL&P to begin con-

struction in mid-summer of 1976. Some of these funds came from the RLA and its members. This work was to commence the first of August, but the flood of July 31, 1976, delayed that, and the RLA allowed the stockpiled materials to be used in the flood reconstruction effort along the North Fork of the Big Thompson River and in Glen Haven.

Since its inception, members or their contractor have applied at the Estes Park Municipal Building for electric service. Cost of installation varies with what is needed and desired. Consideration should be given to the location of existing transformers on the primary lines running along all property lines; this is where the electric installation begins. It is possible for several residences to be served by one transformer, and this is reflected in several places within The Retreat. It is possible to bring the electric service underground from the transformer pole to your residence. There are some updated requirements that perhaps make this an attractive choice. Some of these costs would be paid directly to EPL&P, some would be paid to your electrical contractor. The farther from

the transformer pole to the residence, the more the installation will cost. In addition, there are distance limits for ensuring that adequate voltage is obtained at the residence. Some of these requirements may cause no problems for many members; others should be aware of them. The total load and usage may indicate that load-limiting devices may be required.

The ACC has discussed the current status with EPL&P this past winter. EPL&P has been furnished a map showing the location of the 74 existing transformers, as well as other information. EPL&P has indicated that the number of transformers has more than met the original agreement, and that, in the future, members needing a transformer will have to pay a transformer charge of about \$1100, in addition to any other cost associated with the installation. EPL&P, not RLA members, owns the transformers. Members can recover some or all of this transformer cost by a 20% refund on electricity bills for each of the first five years. For a residence, this may prove satisfactory; for a temporary or limited-use load, cost re-

Continued on page 2

An Opportunity for Retreat Residents To Help Local Youth

A non-profit youth-mentoring organization called Partners of Estes Park is looking for volunteers. This is a satellite office of the Larimer County Partners.



The goal of Partners, which was established in 1979, is to match at-risk youngsters aged eight to 17 with an adult role model for a positive relationship.

Partners trains adult volunteers to be matched with a local youth for one year, resulting in a "Partnership." It also provides the Partnership with support services and a discount book. The support services include a full-time, on-call case manager, on-going training for the volunteers, organized activities, tickets to special events such as concerts and games, Lifeskill classes for the Junior Partner, and referrals to other needed services, such as dental care.

You can help by committing to a year as a mentor, spending an average of three hours a week with a young person; or by becoming a Special Volunteer, accompanying Partners' activities for youngsters on the waiting list for a mentor, assisting at fund-raisers, organizing activities, or helping with office projects. Monetary donations are also welcome.

If you're interested in volunteering some time, contact Sara Rector, Partners of Estes Park, P. O. Box 484, Estes Park, CO 80517. (970) 586-2361, ext. 3009.

Road Report

Jim Boyd, Road Maintenance Chairman, reports that there are now 14 sand barrels buried and filled around The Retreat. Three more will be buried on Bulwark Ridge when possible. Jim asks anyone who knows of a road section that needs a sand barrel to contact him at the address or phone number on the back page.

In addition, Jim will soon be marking, with pink spray paint, young trees available for transplanting in the spring by any RLA member. There will be more news about this activity in the next Newsletter.

Readers' Forum

The possibility of again using our newsletter as a forum for RLA members' ideas has been suggested, and the Board has approved a one-year trial period. This feature will be reconsidered at the January 1998 Board meeting.

Members who have *constructive* ideas can send them in writing for publication in the next newsletter. Some rules, such as those used by newspapers, are necessary:

- letters must be signed legibly;
- personal attacks and mere carping will not be considered;
- criticism must be accompanied by constructive suggestions;
- letter writers must be RLA members in good standing;
- letters must be reasonably interesting to a majority of readers.

Letters may be edited and will be subject to the availability of space; they will not take priority over news items. If there is not enough room for all letters received to be printed, the letter-writers' names and the subjects of their letters will be listed briefly.

Those who have something to share with other Retreat members should address letters to: RLA Newsletter Forum,

Fire Board Report

Through Dec. 31, 1996, 46 calls were received, which is about average. They breakdown to: 5 motor-vehicle accidents, 17 medical emergencies, 1 structure fire, 1 wildfire, 3 smoke reports, 2 search-and-rescues, 9 miscellaneous fires, and 8 other miscellaneous calls. Five of these calls were in the general area, 12 in Glen Haven, 7 to The Retreat, 20 to County Road 43, 1 to Estes Park and 1 to the Loveland Rural Fire District.

The GHAVFD Board of Directors, which should number 12, is down to eight, and volunteers are being sought. Anyone interested in serving in this worthwhile and interesting capacity is asked to contact any of the present Board members:

Jim Kadlecek	586-8010
Tom Housewright	586-4079
Carol Ball	586-3996
John Manchester	586-1058
Lee Lasson	586-3458
Bob Clarke	586-4522
Bob Kilbourn	586-4966
Marcella Bicknell	586-1034

P.O. Box 29, Glen Haven, CO 80532-0029. We look forward to hearing from you.

Fourth Annual Winter Pot Luck

The Retreat's fourth Winter Pot Luck has been scheduled for 5-9 pm on Saturday, March 22, 1997, in the same location as last year's event: the fellowship hall at Community Church of the Rockies, 1700 Brodie Avenue, Estes Park. (The church is located south of Highway 36, just off Fish Creek Road, across the street from the Estes Park High School football field.)



Please bring one hot dish and a salad or a dessert, in addition to your own table service. The Retreat will provide beverages. The meal will begin at 6 pm.

Please make reservations by calling 970-586-5485 or dropping a note to The Retreat Pot Luck, P.O. Box 159, Glen Haven, CO 80532, to assist those who are planning this event.

This is the only notice you will receive, so please mark your calendars now!

Electric Service

Continued from page 1

covery may not be feasible. EPL&P has indicated it will be consistent in the application of this policy.

Service from EPL&P during these 20-plus years has been quite good; there are very few outages of any duration. EPL&P is prompt in its work, and its rates are somewhere in the middle of those of other Colorado cities and towns.

The ACC would be interested in hearing of your experience with your installation. Please write to P. O. Box 172, Glen Haven, CO 80532.

The Retreat Heritage

By Retreat Historian Duke Sumonia

This brief history of birth of The Retreat is reprinted from a previous Newsletter:

1971 — The 1730-acre Walter Maitland Ranch near Glen Haven was purchased by Escape Properties of Boulder, which planned to subdivide the land into two- to 20-acre cabin sites.

Excerpt from a February 10, 1973, letter written by Walter Maitland: "My father and mother moved to Colorado in 1916 . . . In the early years, my father, Mr. George Fuller and Mr. Robert Jamison ran sheep on the ranch. After the 1st World War, this operation was abandoned, and Dr. Maitland became sole owner of the ranch and stocked it with Hereford cattle . . . In 1971, we sold the upper ranch to Lynn Wells, who operated the area under the name of 'Escape Properties' and named the subdivision 'The Retreat.'"

1972 — From a profile of Lynn T. Wells, President of Escape Properties, printed in the April 1972 Retreat Newsletter: "Deciding on a name for the land project itself took a while longer. None of the suggestions . . . seemed just right . . . The names we started tossing around got to be pretty corny: 'The Monastery,' 'Heavenly Heaven,' that sort of thing . . . At one point, someone suggested 'The Refuge' . . . All of a sudden, my wife Carolyn burst out laughing and said that if you didn't pronounce those words just right, people would think you were talking about a pile of garbage . . . Anyway, it didn't take long to get from 'Refuge' to 'Retreat' . . ."

From a U. S. Dept. of Housing & Urban Development report: The highest lot in Filing 1 of The Retreat is 7700 feet, the lowest 6950 feet.

From undated Retreat Newsletter, probably 1972: Second Filing opens. The first landowner cabin in The Retreat has been complete, for Nancy and Jerry Winters and Jean and John Cooper (south side of Streamside at junction with Black Creek Road). There are 34 surface springs on Retreat property. There is also an underground stream running along the south side of Dunraven Glade Road.

1973 — From undated Retreat Newsletter: The first Retreat Landowners Assn. Annual Meeting convened on Feb. 27, 1973, at the Community Room of the Boulder Public Library. The meeting was highlighted by discussions on the desirability of purchasing 20 acres — including prime North Fork river frontage, a half-acre stocked pond and a recently renovated cabin (which burned down in 1975) — surrounding the Dunraven entrance to The Retreat as a common area. [Noth-

ing came of this discussion.] The developer originally planned to put in a stable and two tennis courts. Twelve wells had been drilled to date, with an average depth of 155 feet and median yield of 50 gallons per hour. (Maximums and minimums were 505/19 gph and 35/96 gph.) More than 1000 Ponderosa seedlings were planted on the southern slopes of Filings 1 and 2.

1974 — From Treasurer's Report for 1974: Total income from assessments was \$5060.90; total expenses were \$4164.37.

From the second Annual Meeting report of March 1974: Wilfred Howarth was the first Road and Maintenance Committee Chairman. There were 14 cabins either built or under construction.

Retreat Landowners Association, Inc. 1997 Budget

INCOME

Surplus from 1996	\$ 3,535.14
Assessments: 212 x \$215	45,580.00
Transfer Fees	1,200.00
Interest Income	1,500.00

TOTAL INCOME \$ 51,815.14

EXPENSES

Accounting	\$ 300.00
Administration	
Miscellaneous	500.00
Office Supplies	1,000.00
Postage	300.00
Secretarial	150.00
Long-Distance Telephone	250.00
Travel	100.00
Newsletter: postage & copying	1,000.00
Social Events & Annual Meeting	300.00
Donations: Fire Department	10,000.00
Environmental	1,000.00
Insurance	2,800.00
Legal Fees	3,000.00
Membership	250.00
Property Taxes	140.00
Payroll, P/R Taxes & Insurance	5,600.00
Road Administration, Certification, Training	580.00
Road Base & Supplies	9,960.00
Road Maintenance, Bulwark Ridge	3,200.00
Capital Expense Reserve	1,000.00
Equipment Fuel, Repairs & Maintenance	3,000.00

TOTAL EXPENSES \$44,430.00

EXCESS OF RECEIPTS OVER EXPENSES \$ 7,385.14

ALLOCATION OF EXCESS TO RESERVES:

Open Space	\$12,000.00
Bulwark Ridge	(3,261.88)
General	(1,352.98)
	<u>\$7,385.14</u>

1996 CARRYOVER

Excess of Cash Receipts over Disbursements	\$ 20,599.06
Transfers	
From Bulwark Ridge	(3,261.88)
To Open Space	(12,000.00)
Interest Income, Open Space	(1,775.92)
Interest Income, Bulwark Ridge	(26.12)

NET SURPLUS \$3,535.14

Duesing Dues

The mailing of the 1997 dues assessment to John and Tracy Duesing was returned as undeliverable by the Post Office. Any member who can provide a good address is asked to contact Ken Cooper or Marv Gee (addresses on the back page). Or, please ask the Duesings to contact Ken or Marv themselves.

Board of Directors, 1996-97
(Terms expire at Annual Meeting in bracketed year)

**Officers, Committee Chairs,
 Other RLA Leaders**

Kenneth Gwynn, President ['97]
 551 Miller Fork Rd.
 P. O. Box 138
 Glen Haven, CO 80532 (970) 586-3788

Marcella Bicknell, Vice President ['99]
 1473 Streamside Dr.
 P. O. Box 143
 Glen Haven, CO 80532 (970) 586-1034

Dale Alps ['97]
 5800 14 SW
 Loveland, CO 80537 (970) 667-6752

Marvin Gee ['99]
 722 Miller Fork Rd.
 P. O. Box 159
 Glen Haven, CO 80532 (970) 586-5485

Wilfred Howarth ['98]
 686 Elkridge Dr.
 P. O. Box 92
 Glen Haven, CO 80532 (970) 586-4738

Richard Stolte ['97]
 118 Miller Fork Rd.
 P. O. Box 111
 Glen Haven, CO 80532 (970) 586-4065

Marcille Trahan ['98]
 1817 42nd Ave.
 Greeley, CO 80634 (970) 330-6396

William Widmaier, Treasurer
 2010 46th Ave., F1
 Greeley, CO 80634 (970) 330-3281

Ken Cooper, Assistant Treasurer
 8070 W. Woodard Dr.
 Lakewood, CO 80227 (303) 986-5070

Dennis Bicknell
Architectural Control Committee
 1473 Streamside Dr., P. O. Box 172
 Glen Haven, CO 80532 (970) 586-1034

Graham Fowler
Environmental Committee
 8764 Skyland Dr.
 Longmont, CO 80503 (303) 652-8365

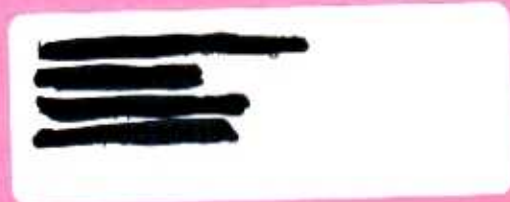
Jim Boyd, Road Maintenance
 1371 Copper Hill Rd., P. O. Box 46
 Glen Haven, CO 80532 (970) 586-2407

Victoria McCoy, Newsletter Editor
 766 Miller Fork Rd., P. O. Box 29
 Glen Haven, CO 80532 (970) 577-0015

Glen Haven Area Volunteer Fire Dept.

Marcella Bicknell..... Board Member
 Bob Clarke..... Board Member
 John Manchester..... Board Member
 Jack Heidebrecht..... RLA Board Liaison
 Fire Protection Committee Chair

THE RETREAT Landowners Association
 P. O. Box 160
 Glen Haven, CO 80532-0160



Address Correction Requested



The Retreat Newsletter

1971 ★ 25th Year ★ 1997



April 1997

P. O. Box 160, Glen Haven, CO 80532

April 1997

Next Board Meeting

10 am, Saturday, May 24,
at the Howarths' house,
686 Elkridge Drive

IMPORTANT NOTICE

Phone Numbers to Be Added to Directory

Telephone numbers will be added to the listings of individual RLA members in the 1997 Landowners Directory, which will be handed out at the July 26 Annual Meeting.

If you do not want your telephone number printed, please send a postcard *immediately* (it must be received by April 15), to: Ken Cooper, 8070 W. Woodard Dr., Lakewood, CO 80227.

Nominees Sought For Board Elections

Marcy Trahan, chairman of the committee to nominate prospective Board members, reports she has "a couple of leads," but no volunteers for the posts.

The terms of three members will expire at the Annual Meeting on July 26. Board President Ken Gwynn and member Rich Stolte have decided not to run again; member Dale Alps has not decided yet.

To nominate an RLA member for the Board, or to put your own name on the slate, please call Marcy at (970) 330-6396 as soon as possible.

Fire Days, 1997

The annual Fire Days celebration and fund-raiser for the GHAVFD will take place in Glen Haven on Saturday, July 5.

Breakfast and dinner will be served, and there will be music all day by "Radio Flyers."

In addition to many entertaining



RLA member and astronomer Steve Little chats with Rocky Mountain National Park Ranger Joan Childers before delivering his Hale-Bopp Comet lecture to more than 200 fascinated attendees (including a sizable contingent from The Retreat) at Rocky on March 21, 1997.

March Board Meeting Report

Following are highlights of the March 22, 1997, Board Meeting. Longer items are reported separately; see especially the "Phone Numbers" article at left.

- Environmental Control Committee Chairman Graham Fowler reported he and the district head forester will survey the entire Retreat in April, checking for spruce budworm, mistletoe and other problems. He also suggested a work day to revegetate the Fisherman's Lane cul-de-sac after construction dirt is removed.

- During Treasurer William Widmaier's report, the RLA's regular annual donation of \$25 to the Estes Valley Improvement Association, which monitors noxious weeds and other environmental matters, was approved.

- Architectural Control Committee Chairman Dennis Bicknell reported that two landowners have requested approval to build on their property, three have requested approval to repaint their hous-

es, and at least one has received the pay-back on his electrical bill from Estes Park Light & Power. In addition, the ACC has obtained a list of water-well permits from the State Engineer, in case anyone wants to verify his status.

- Jack Heidebrecht, RLA Board Liaison with the Glen Haven Area Volunteer Fire Dept., reported that there are now eight members on the GHAVFD board, leaving four places still vacant. Volunteers are asked to contact any board member, whose names and phone numbers appeared in the February Newsletter. Also, the GHAVFD has received \$20,000 worth of used fire-fighting gear — including hose, breathing apparatus, cell phones and foam concentrate — from IBM.

- Assistant Treasurer Ken Cooper reported that, as of March 15, seven landowners had failed to pay any portion of their 1997 RLA assessments. He reminds all RLA members that dues are delinquent on March 1 of each year; the envelope postmark, not the date on the check, will be used to determine delinquency.

- Jim Boyd, Road Committee Chairman, asks that landowners refrain from plowing Retreat roads with their own equipment, as he plans to start crowning the roads in the near future and independent activity could be detrimental.

events, there will be an auction and flea market, which will allow everyone to clear out unwanted but saleable items, donate them to the GHAVFD, and assist in raising money for the fire department.

Stay tuned for more information in the next Newsletter.

Readers' Forum/Letters to the Editor

I believe Retreat members are not being adequately informed about the expenditures made by the Board.

As evidence, I submit the following:

1) When I asked to see the statements from the Retreat lawyer, my request was denied.

2) I was told the Board had a special budget meeting in November 1996 with no prior notice, which is required by the By-Laws.

3) The owners of the property that was to be purchased and traded to the Forest Service for the Open Space in the middle of The Retreat are in the process of closing their deal. RLA members should be allowed to vote on the disposition of the approximately \$50,000 Open Space reserve fund.

Constructive suggestions:

A) The Board should provide full disclosure of all expenses.

B) Budget meetings should be open to all RLA members.

C) The Board should operate under the premise that all RLA members have the right to know how and why their money is spent.

Duke Sumonia

Response from the President of the Board

1) Mr. Sumonia did not ask how the RLA Board spent funds for legal advice; he asked to see the actual bills from the attorney. This request was denied in order to protect other RLA members' right to privacy. If Mr. Sumonia wants to know how the Board spent RLA funds, he

should ask; we have nothing to hide.

2) The budget meeting was a "working meeting" and fell under Article VI, Section 2, Special Meetings. All information discussed (the budget) was presented at the following regular Board meeting and entered into the record. As to the budget, RLA members who have concerns should voice them to a Board member.

3) Concerning the Open Space and the \$50,000, Mr. Sumonia asked the same question at the January Board meeting, and I answered then that the RLA members were the ones to decide that issue at the Annual Meeting. He has been told that the members would be asked to give the Board direction in regards to the \$50,000.

Kenneth J. Gwynn

March 1997 RLA Pot Luck



This was only part of the wonderful array of dishes, being arranged and admired by (from left) Janice Tate, Dona Cooper and Dolores Angell.

The March Pot Luck at the Community Church of the Rockies was a huge success, attended by almost 90 RLA members and their children and grandchildren.

In addition to the cornucopia of delicious dishes, there was lively entertainment and lots of good fellowship.

A lovely hummingbird scene, hand carved by RLA member Hugh Beckham, was given as a prize. We were told by Board President Ken Gwynn to feel for an envelope taped under one of the chair seats; it was found by lucky Sandy Stolte.

Then Steve Little gave a short version of his previous-night's Rocky Mountain National Park Hale-Bopp lecture, which was again captivating and generated numerous interesting questions.

Steve was followed by RLA member Dick Weinmeister, who read a hilarious rhyming story about Frank, his girl, his attempt at a romantic drive, and his car's shenanigans. The audience was called on to yell out various rhyming words, such as "Crank!", "Sparkplug!" and "Magneto!"

The evening was capped by an old-



Most of the cast of the melodrama. From left are: Carolyn Tuttle, John Cooper, Peter Ciesielski, Rich Trahan, Judy Peterson, Kevin Little and Paul Dingel.

timey melodrama put on by RLA members John Barlow; Marcella Bicknell; Peter Ciesielski, Carol Fulton's grandson; John Cooper; Paul Dingel; Carol Fulton; Kevin Little; John Manchester; Nancy McDevitt; Judy Peterson; Gene Pfeif; Rich Trahan; Carolyn Tuttle; and Marylouise Widmaier. They were accompanied by appropriate mood music on the piano, played by Carol Fulton. The story was one handed down from Carol's parents, from a book published in 1925—a grand finale to a marvelous evening.

The Retreat Heritage

With summer just around the corner, this seems like a good time to re-run the "Hiking Trails" article which first appeared in The Retreat Newsletter in 1978.

By Ernie Conrad

Courtesy of Retreat Historian Duke Sumonia

Not all landowners are aware of the many Forest Service hiking and backpacking trails that go through The Retreat and/or start in The Retreat area. Some of these trails can be used in the winter for cross-country skiing, and all of them are great in the spring, summer and fall. They get the heaviest use in the summer, so, if you can, you should take advantage of the fall and spring. I have broken The Retreat into three areas: Dunraven Glade, Miller Fork and Black Creek.

DUNRAVEN GLADE

A variety of trails begin at the Forest Service trailhead near the end of Dunraven Glade Road. A good afternoon hike is to go up to the end of Dunraven Glade and drop down through the Cheley Boys' Camp and hike about a mile and a half along the North Fork until you get to **Deserted Village**, an old, abandoned summer guest ranch that was owned by the notorious Lord Dunraven. This is an easy hike for a family, taking at the most two hours each way. The Deserted Village hike is excellent for cross-country skiing in the winter.

Continuing upstream from Deserted Village, it is about another two miles to the boundary of the Rocky Mountain National Park, and then just a quarter-mile to the **North Fork Ranger Station**. This Ranger Station is open only in the summer and is accessible only by foot or horseback. This is a beautiful hike. It's a little more strenuous, since you do gain elevation, but it's still a good family hike.

Another nice hike is the **Signal Mountain** trail, which starts at the Dunraven Glade trailhead. You go up to the end of Dunraven Glade and north, up a steep trail, finally ending on the top of Bulwark Ridge. From there, it's a good, strenuous four-mile hike to Signal Mountain, elevation 11,265 feet. This is a good all-day hike. It's too steep for cross-country skiing but is hikeable in the winter as the snow melts off pretty fast with the southern exposure on the top of Bulwark Ridge.



From the Dunraven Glade trailhead, a nice, quick hike would be down the North Fork River about a mile and a half. If you go this way, you will end up in downtown Glen Haven.

MILLER FORK

There is no trailhead for the Miller Fork trail. It starts at County Road 43 at the lower entrance to The Retreat, goes all the way through The Retreat for about three miles, and ends up at the **headwaters of Miller Fork Creek**. This is a strenuous hike, but you are rewarded with the **ruins of the old Danner sawmill** at the end. The trail gets very faint at the end and a little rough.

Two other trails take off past The Retreat on Miller Fork Creek. The **Indian Trail**, which is extremely steep, leads you straight up the side of Bulwark Ridge to join the Signal Mountain trail at the top. The **Danner Hill Trail** takes off north from Miller Fork Creek and leads over Danner Pass, eventually ending at the **Buckhorn Ranger Station**. This trail is about eight miles long and in pretty good shape.

All three of the trails up the Miller Fork are pretty rough in the winter.

Newsletter Deadlines

To make sure your news and letters have a chance of getting into the next Newsletter, please note the deadlines: the Wednesday following the Saturday Board meeting in January, March, May, July, September and November.

Newsletters will be mailed approximately one week after each deadline.

BLACK CREEK

This trail follows Black Creek and is almost unknown. One hundred yards before the Copper Hill Road junction on Black Creek Road, the trail goes east behind Mike Harris' cabin and leads eventually up to **Storm Mountain and Foggy Park**. This is a very steep, rugged trail and in a very bad state of disrepair. It's about three miles long and eventually turns into a Jeep road leading to the top of Storm Mountain.

All these trails are clearly marked on the Glen Haven Quadrangle map, which can be purchased at any sporting-goods shop that carries U.S.G.S. topographical maps. It is advisable that you have one of these maps if you're hiking on any of these trails. Also, when hiking in the mountains, you should carry matches, rain poncho, high-energy food, drinking water and a heavy wool shirt or jacket.

Ernie Conrad owns and operates the only real estate agency in Glen Haven.

Code of the West

The information that a booklet called *Code of the West* is available has been passed on by Marcella Bicknell. The booklet is free to Larimer County residents and \$5 to non-residents.

Code of the West, written for newcomers, contains information on such subjects as dirt roads and what to expect from the county concerning them, which would be of interest to anyone planning to build or move into a house in The Retreat.

You can pick up a copy at the Larimer County Commissioners' Office, 200 W. Oak St., Fort Collins, Or, write to the commissioners' office: P. O. Box 1190, Fort Collins, CO 80522.

1997 Annual Meeting Starts to Take Shape

There will be a pot luck before this year's Annual Meeting on July 26. Last year, the pot luck was missed by many RLA members, so it's being reinstated.

The location of both the Annual Meeting and the pot luck will be the Big Thompson Canyon Association building on Highway 34 just east of Drake.

Look for complete information in the June Newsletter.

Board of Directors, 1996-97
(Terms expire at Annual Meeting in bracketed year)

Kenneth Gwynn, President ['97]
551 Miller Fork Rd., P. O. Box 138
Glen Haven, CO 80532
(970) 586-3788

Marcella Bicknell, V.P. ['99]
1473 Streamside Dr.
P. O. Box 143
Glen Haven, CO 80532
(970) 586-1034

Dale Alps ['97]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

Marvin Gee ['99]
722 Miller Fork Rd.
P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Wilfred Howarth ['98]
686 Elkridge Dr.
P. O. Box 92
Glen Haven, CO 80532
(970) 586-4738

Richard Stolte ['97]
118 Miller Fork Rd.
P. O. Box 111
Glen Haven, CO 80532
(970) 586-4065

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

**Officers, Committee Chairs,
Other RLA Leaders**

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Dennis Bicknell, ACC
1473 Streamside Dr.
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Jim Boyd, Road Maint.
1371 Copper Hill Rd.
P. O. Box 46
Glen Haven, CO 80532
(970) 586-2407

Victoria McCoy, Newsl. Ed.
766 Miller Fork Rd.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Glen Haven Area Volunteer Fire Department

Marcella Bicknell..... Board Member
Bob Clarke..... Board Member
John Manchester..... Board Member
Jack Heidebrecht..... RLA Bd. Liaison, Fire Prot. Comm. Chair

Farmers' Market to Bring Fresh Produce to the Area

By Nancy J. McDevitt

Farmers' Market time, with its fresh fruit and vegetables, will soon be upon us, starting in June with strawberries, lettuce, snap peas and radishes, through the tomato, corn and peach season, and on into squash and pumpkin time.

The market, started just last year, will

again be held in the parking lot of the Estes Park Baptist Church, 2200 Mall Road, between Highways 34 and 36, every Thursday, 8 am to 1 pm, from June 5 to September 11, 1997.

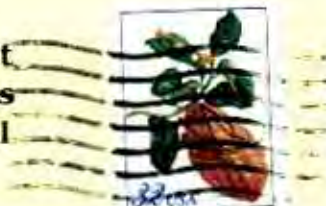
Everyone who went to the market last year, either to buy or to work as a volunteer, reported it was fun. If you'd

like to volunteer, for one day or more, we could use the help. Call me at 970-586-0198 or Dorla Eisenlaucr at 970-586-3126. A volunteer meeting at the end of May will outline duties. An announcement will be in the *Estes Park Trail-Gazette*, RLA member Nancy McDevitt is co-founder of the Farmers' Market.

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



First
Class
Mail



CO 80615



Address Correction Requested

26-28-7-14-24-8



The Retreat Newsletter

1971 ★ 25th Year ★ 1997



June/July 1997

P. O. Box 160, Glen Haven, CO 80532

June/July 1997

Important Information

All following events take place on July 26, 1997, at the Big Thompson Assn. building in Drake:



The Board meeting starts at 9:30 am.



The 1997 Annual Meeting starts at 1 pm.



The Pot Luck/Picnic starts after the Annual Meeting, at about 5 pm.



See article on page 3.

Road Report

By Jim Boyd

Lots of road-related news!

☉ Workdays ~ Volunteers Needed!

Saturday July 19 has been designated as a day for volunteers to assist the equipment operators in working on the roads, drainage and trees in The Retreat. Volunteers are encouraged to call me at (970) 586-2407 in advance so I can organize the crews; however, no one will be turned away. There will be several crews to choose

Continued on page 5

May Board Meeting Report

The Board meeting scheduled for May 24, 1997, was postponed till May 31 due to the lack of a quorum. Following are highlights; longer items are reported elsewhere.

◆ RLA member Gene Pfeif, who is filling out Wilf Howarth's Board term, was introduced.

◆ Vice President Marcella Bicknell requested volunteers for vote-counting at the Annual Meeting; six are needed. Call her at 970-586-1034 to volunteer.

◆ RLA member Shirley Turpin has volunteered to take the Board minutes at every other meeting; a volunteer is sought to take the minutes at the two-three meetings not covered by Mrs. Turpin. A professional secretary will be hired to take the minutes at the Annual Meeting.

◆ Marcy Trahan, head of the Nominating Committee, stated that three candidates would be on the ballot for three open Board positions: incumbent Dale Alps and RLA members John Barlow and Stephen Little. There is information about each on page 4.

◆ Architectural Control Committee Chairman Dennis Bicknell reminds RLA members that LP tanks must be camouflaged from the view of others.

◆ Assistant Treasurer Ken Cooper reported that there is one lien in effect. Lot 45, Filing 3 was sold by Claypool to Gatch

and Marie; Lot 51, Filing 1 was sold by Murphy to Travis.

◆ Glen Haven Area Volunteer Fire Dept. Liaison Jack Heidebrecht's report included the information that training in water delivery and transfer, coupled with recently acquired equipment, has reduced the time for filling fire trucks by 75%. The GHAVFD continues to pursue additional water sources and an improved insurance rating. Christa Harris of The Retreat has joined the GHAVFD Board of Directors, leaving three vacancies. Interested persons are urged to contact any Board member; their names and phone numbers were on page 2 of the February 1997 newsletter.

◆ During the Landowner Comments period, an RLA member described a recent "amateurish" attempted break-in at his house in The Retreat. The police investigation continues.

◆ Board President Kenneth Gwynn said Marvin Gee wished to relinquish his position as Corresponding Secretary. RLA member Janice Tate has volunteered.

Clarification of Voting Procedure

By Marcella Bicknell

Due to confusion over proxy and absentee ballot voting since the 1996 Annual Meeting, the RLA Board of Directors appointed a committee to review and revise the voting procedure for the 1997 Annual Meeting.

The committee, which consists of Marcella Bicknell, Ken Cooper, Jim Piersel and Mary Louise Widmaier, researched several sources and sought the input of the professional Parliamentarian. The Parliamentarian recommended that the RLA use *either Proxies or Absentee Ballots*, as using both causes confusion and increases the chances for mistakes. The RLA By-Laws call for proxies, and for that reason

Continued on page 2

In Memoriam

The Retreat lost a valued friend and resident when Wilfred Howarth died of an aortic aneurysm on April 20. Wilf was also a current RLA Board member.

Wilf and his wife began construction of their hand-hewn-stone house on Elkridge Drive in 1985, celebrating its completion on his 80th birthday in 1995.

Wilf was a Canadian citizen, a member of the Society of Friends (Quakers), and a conscientious objector who repaired X-ray equipment in mission hospitals in

World War II. Among his many humanitarian activities was a two-year stint in India teaching villagers about electricity and small-engine maintenance.

Survivors include his widow, Mary Barclay Howarth, whose grandfather was a benefactor of the YMCA of the Rockies; two sons: David of Yellow Springs, Ohio, and Paul of Estes Park; and two daughters: Rachel Boone of Albuquerque, and Barclay Walsh of Bethesda, Maryland.

Clarification of Voting Procedure

Continued from page 1

the committee agreed to stay with proxy voting at this time.

The following procedure for proxies has been approved by the Board and will be used at the July 26, 1997, Annual Meeting. This procedure is not intended to be permanent.

Under Option 1 at the end of this Proxy Voting Procedure for the 1997 meeting, you will find Article III, Section 5; Article III, Section 6; and Article V, Section 2 of the RLA By-Laws, plus two proposed amendments to the By-Laws (Options 2 and 3). The membership will choose one of these three options at the July 1997 meeting. They are: retaining the voting method specified in the By-Laws (which excludes absentee ballots); adding absentee ballots to the proxies; or substituting absentee ballots for proxies.

VOTING PROCEDURE — PROXIES

Proxies are used for absentee voting. The Proxies and instructions are sent to landowners with the notice of the meeting. Landowners will also receive an envelope with the RLA address for return of the Proxy.

When the completed Proxy is received by the RLA, a copy (clearly marked with the date received and initials of the corresponding secretary or a member of the Board) is provided to the assignee, mailed if time permits or handed over at the meeting. In the event the Proxy arrives at a late date, not allowing time or opportunity to photocopy, the corresponding secretary will inform the assignee during distribution of Proxies.

AT THE MEETING — PROXIES

Under the agenda item "Distribution of Proxies," the corresponding secretary asks for any additional Proxies held by those in attendance.

All Proxies are "filed" (marked with the date received and the initials of the corresponding secretary or a Board member).

The corresponding secretary determines if any one person holds more than 20% of the Proxies and assures that all Proxies are from members in good standing.

The corresponding secretary gives an accounting of the filed Proxies to the membership and provides a list of Proxy assignors and assignees to the Board for review.

In the event that more than 20% of the Proxies are held by one person, the person holding the excess distributes the excess

to other members in good standing.

The Chair then asks for a motion to approve the distributed Proxies.

The original Proxies are then given to the respective assignees, and the corresponding secretary holds the approved list.

VOTING — ISSUE-SPECIFIC

When issue-specific business comes before the membership for vote, the Chair first calls for the vote of those present. After this vote is counted, the Chair calls for the Proxy vote, and the corresponding secretary assures the Proxy vote is accurate according to the Proxy list.

VOTING — DIRECTORS

Ballots for election of Directors are available at the meeting only. Ballots will be marked "Ballot at Meeting" and "Proxy Ballot."

The "Ballots at Meeting" are distributed at registration, one to each landowner unit. At the time of election of Directors, the landowners are asked to mark their ballots. The ballots are collected by the counting committee.

After the "Ballots at Meeting" are collected, the "Proxy Ballots" are distributed, and the assignees asked to mark the ballots. Again, the counting committee will collect the marked "Proxy Ballots."

The counting committee counts the votes (both Ballots at Meeting and Proxy Ballots) and gives the results to the Chair of the meeting.

THE COUNTING COMMITTEE

The counting committee is selected from volunteers prior to the meeting. Anyone interested in volunteering may contact any Board member.

The counting committee consists of two groups of three landowners. The collected ballots are split between the two groups. One person in each group calls out the vote from each ballot and two people in each group record the vote. This process is repeated a second time with a different committee member being the caller. The two counts are then compared. In the event of discrepancies, the ballots are recounted until the count is reconciled. A Board member is present for the counting.

Upon completion of the meeting and before adjournment, the original Proxies are collected from the assignees. The Proxies and ballots are put into a sealed envelope and kept in the RLA safe-deposit box for a period of one year.

Following are the option of keeping the voting By-Law as currently stated and two proposed amendments to this By-Law. Landowners will vote for one of the three.

OPTION 1

To retain the By-Law pertaining to voting at the meeting of the members as it now reads:

Article III, Section 5.

Voting. Members in good standing are entitled to vote on issues requiring a vote of the membership. Voting shall be by hand, ballot and proxy. Ten Members shall have the right to demand a roll call vote. Each Member shall be entitled to one vote even though they may own more than one Lot. No one Member may hold for purposes of voting more than 20% of the total proxy votes in attendance at any meeting.

Article III, Section 6.

Proxies. At all meetings of Members, each Member in good standing may vote in person or by proxy. All proxies must be in writing, be revocable, be meeting and issue specific, and be filed with the corresponding secretary.

Article V, Section 2.

Election. Election to the Board of Directors shall be by secret written ballot. At such election, the Members or their proxies as permitted by these By-Laws may cast, in respect to each vacancy, one vote. The person(s) receiving the largest number of votes shall be elected. Cumulative voting permitting combining a Member's votes for all vacant positions into one position is not permitted.

OPTION 2

To amend Article III, Sections 5 and 6, and any other pertinent Article(s) and Section(s) to reflect the addition of absentee ballots to the methods of voting.

OPTION 3

To amend Article III, Sections 5 and 6, and Article V, Section 2, and any other pertinent Article(s) and Section(s) to reflect the deletion of the use of proxies and the allowance of the use of absentee ballots for issue-specific RLA business.

REMINDER

1. Absentee voting is allowed only for issue-specific business. Issue-specific business is that for which the membership has been given prior notice.
2. Please advise your assigned proxy holder of your choice of **one** of the three voting options.

Candidates for RLA Board of Directors

Dale Alps

Lot 10, Filing 2

I am the owner of Dale's Excavating and have done excavating in The Retreat for eighteen years. My wife Dona and I purchased our lot in 1991. We enjoy spending summer weekends on the lot and plan to build a cabin.



Dale Alps

As a present Board member, I have tried to do what is best for The Retreat and the people in it. If re-elected, I will continue to do what is best for all.

I welcome your thoughts and concerns.

John Barlow

Lot 8, Filing 2

At Black Creek Drive, Streamside Drive and Corner Court

I have the good fortune to be a full-time resident of The Retreat. Along with my wife Mike and three children, I arrived here in 1978 and proceeded to build our

home. We are fast approaching twenty years of no regrets.

Having served as Treasurer during the period 1979 to 1981, I have some experience with the duties, recurring issues and time requirements of being on the Retreat Board.

The population of the Retreat has grown tremendously since we arrived, and we can all expect that there will be additional significant growth in homes, people and traffic. I favor a Retreat Board that acts in a fashion to encourage further harmonious growth among good neighbors.

Stephen Little

Lots 34-36, Filing 2

My wife Irene and I have been owners in The Retreat since 1979, and we have been summer residents most of that time. Our first cabin was on Fisherman's Lane, and we now live on Saddle Court. Since 1990, we have been on-and-off full-time residents, and it looks like we will be full-



John Barlow

time from now on. We have both (at last!) retired from teaching astronomy. Most of the time since we came to The Retreat, I have been a member of the Architectural Control Committee, and when I was the ACC chair I experienced many RLA board meetings.

As a prospective RLA Board member, I want to continue the progress of the past RLA Boards in protecting our interests in legal matters, road maintenance (and improvement!), and environmental matters. The Retreat has changed greatly since we became members in 1979; there were only 40 cabins then and 2-3 year-around residents. The growth in numbers in the last 18 years has really stretched the capacity of the RLA to provide the services we need.

Your support will allow me to be involved, as your representative, in the challenges that will confront us in the future development of our association.



Stephen Little

Annual Meeting & Pot Luck

The Annual Meeting is held for the purpose of electing directors and transacting business, *including business brought up during the meeting on which only those present may vote.* Therefore, all RLA members are encouraged to attend and make their wishes known by voting.

This year also marks the return of the Pot Luck.

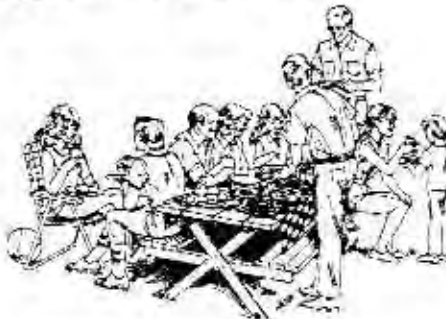
All events will be held at the Big Thompson Association (BTA) building and adjacent outdoor picnic area just east of Drake on Highway 34.

After the regular July Board meeting, which this year starts at 9:30 am, there will be a break of about one hour.

The Annual Meeting starts at 1 pm, as always; it usually lasts until approximately 5 pm.

As soon as the Annual Meeting is over, the Pot Luck will begin. The BTA building contains a kitchen which may be used to heat up dishes.

Portable barbecues may be brought



and set up in the outdoor picnic area next to the building, where there are four picnic tables available outdoors. Those who wish to use these tables would be wise to reserve them by placing coolers and other picnic items on them before the meeting starts.

The RLA Board suggests each family bring two dishes — main dish and/or salad and/or dessert — and tableware. The Board will provide soft drinks, iced tea, coffee and water. There will also be entertainment.

It's not necessary to RSVP for this Pot Luck. Just come and have a great time!

Fire Days

By Jack Heidebrecht

As previously reported, the annual GHAVFD Fire Days Celebration is scheduled for July 5 in Glen Haven. There will be food, games and entertainment. A musical group will perform all day. Breakfast and lunch will be served.

The Fire Department will not have its own booth for flea market items, as previously planned, because similar events have recently taken place in the community. Individuals will have their own such booths, however.

Donated items are requested for the auction, goods are needed for the bake sale, and *volunteer help is essential.*

Anyone who would like to set up a booth for arts and crafts or flea market items, make donations to the auction or bake sale, or help out where needed on July 5, is requested to call Jack or Verna Heidebrecht at (970) 586-6647.

In addition, Marcella Bicknell asks that anyone willing to assist with the 5K race contact her at (970) 586-1034.

Landowner Motions

The following motions have been received from RLA members, with the request that they be placed on the ballot and be voted on at the July 1997 Annual Meeting:

- ① Whereas,
- the Protective Covenants of The Retreat do not contain a method whereby they can be changed; and,
 - it would be advantageous to the members of the RLA to be able to change the Covenants as new situations and technology, not envisioned when the original Covenants were written, develops; and,
 - Colorado law requires ratification of any change by 100% of members when no formula is contained in the original Covenants; and,
 - it is highly unlikely we can achieve 100% ratification; and
 - it is unconstitutional to deny U. S. citizens the means to amend the rules under which they live;

Therefore, it is proposed.

- that 100 percent of the members of the RLA vote to add this amendment to the Covenants:

The Protective Covenants of The Retreat may be amended by a two-thirds vote of the Members.

Respectfully submitted,

Moved by Victoria D. McCoy, F1, Lots 50 & 51

Seconded by Verna Heidebrecht, F2, Lot 52; F4, Lot 22

The RLA Board supports this motion

DISCUSSION: Please remember, you would not be voting to change any specific Covenant; you would be voting to make it *possible* to modify the Covenants in the future. All of us have thought at one time or another that such-and-such would be desirable to implement, if only it were possible to change the Covenants. If this motion passes, it will be possible. And, if any future proposed change does not suit you at that time, you need only vote against it. Please vote FOR this motion.

② MOTION: I move that all monies collected, set aside, or considered (including interest) for purchasing the "Open Space" as voted upon at the 1996 Annual Meeting, and any 1997 actual excess income over expenses, be distributed and credited to those members of record at the time of passage of this motion. And, further, that those monies credited be applied to subsequent Annual Assessments of those members until their credit has been exhausted and that the distribution start with the 1998 Assessment.

Respectfully submitted,

Moved by Duke Sumonia, F1, Lots 33 & 34

Seconded by Donald Groves, F1, Lot 36

DISCUSSION:

(Reference: art. 4, Roberts Rules of Order) Request following, be included:

As a party other than The Retreat is in the closing process to obtain ownership of the "Open Space," The Retreat has no special standing with the Forest Service as a "buyer." If for any reason the land becomes available for purchase later, The Retreat Board can request member approval through another vote in which *all* members can be properly notified and have an opportunity to vote. The 1996 vote to obtain the land was, I believe, not done in a manner fair to all members, for they were not given prior notice that a vote was to be taken. I further believe that some current and/or past officers or members of the Board had prior knowledge that the motion to obtain the "Open Space" would be made from the floor and should have, in the interest of all members, given notice in the Official Notice of the meeting so that all would have an opportunity to vote.

Duke Sumonia

Board Motions

Regarding RLA Support of the

Glen Haven Area Volunteer Fire Department

At the 1994 Annual Meeting, the RLA membership approved this motion: "Increase the RLA support of the Glen Haven Area Volunteer Fire Department from \$500 annually [a current budget item] to \$10,000 annually for a period of up to three (3) years."

To finance the requirement of that 1994 motion, the By-Laws were changed to reflect an increase of the assessment limit from \$150 to \$250. (This By-Law change also reflected the increase required in 1994 for financing the proposed acquisition of open space.)

At the end of 1997, the action concerning the Glen Haven Area Volunteer Fire Department will cease. At the May 1997 RLA Board of Directors meeting, the Board approved a motion recommending that the RLA continue the \$10,000 annual donation for the year 1998.

The following motions will be presented to the membership at the 1997 Annual Meeting:

1. Continue the \$10,000 annual donation to the Glen Haven

Area Volunteer Fire Department through 1998.

2. Increase the annual assessment limit from \$150 to \$200 through 1998, which supports the RLA revenue to cover the increased expenses related to the donation to the Glen Haven Area Volunteer Fire Department.

Volunteer Positions Open

Here's a round-up of the positions mentioned in this issue which need filling:

- ☺ Six people to count votes at Annual Meeting (p. 1).
- ☺ Person to take minutes at 2-3 RLA Board meetings a year (p. 1).
- ☺ Everyone to help with road maintenance on July 19 (p. 1).
- ☺ Three people for the GHAVFD Board of Directors (p. 1).
- ☺ Person to act as Corresponding Secretary for the RLA Board. Filled by Janice Tate
- ☺ Everyone to help at Fire Days on July 5 (p. 3).

Snow, April 1997

By Marcella Bicknell

When we woke on the morning of April 24, 1997, there was snow on the ground and it was still snowing. Snow is usual in April and we went on with our business of the day, mainly going to work in Estes Park, Dennis to the motel (getting ready to open for the season), me to Home Health Care.

The roads had not been plowed in The Retreat or on County Road 43 to Glen Haven. No problem — put the old Jeep into four-wheel drive and go.

While at work, the snow kept coming heavy and fast. We nurses had either a difficult time getting to patients or we just

couldn't get there. Many roads in the area were impassable due to the snow.

Realizing that we could have a difficult getting home, Dennis and I talked via the phone and decided to head for home at about 11:30 am. I followed his four-wheel-drive pickup in my four-wheel-drive Jeep. It was thick, wet sloppy snow all the way. When we got to Miller Fork Road in The Retreat, we made the mistake of believing the four-wheel-drive vehicles could get through the snow. Well, eventually we made it, by shoveling tracks for the wheels! This might sound like a lot of hard work; it was that, and it was fun. We enjoyed being out in the snow, and we

enjoyed knowing that we could get home with our vehicles.

We heard the grader going and knew that Jim Boyd was out clearing snow as best he could. At about 9:30 pm, Black Creek, Copper Hill, part of Miller Fork Road and part of Streamside Drive had been plowed. We heard the grader even as we went to bed that night.

The snow stopped during the night, but the next morning there were 27-30 inches, as much as I remember seeing here. Again, we heard the grader going. I talked with friends in Pinewood Springs in the early afternoon. They had not yet had a plow clear their road. They told me that Big Elk Meadows and sections of the Estes Park residential area were still snow-bound. The snow was so deep, so wet, so heavy that plows were having difficulty moving it.

Jim Boyd worked at clearing the Retreat Roads from 4 pm to 12:30 am on Thursday and from 9 am to 9 pm on Friday, by which time all the Retreat roads were passable except the very top of Bulwark Ridge, which Jim tried several times to clear and was unable to do so as the grader could not handle the steep grade and the deep, heavy snow. Nevertheless, all the Retreat roads were clear on Saturday afternoon after four hours were spent clearing the top of Bulwark Ridge.

Normally, it takes from six to eight hours to snowplow the Retreat roads. The April 1997 snow took a total of 25 hours to plow. Normally 40-50 gallons of fuel are used to plow these roads. The April 1997 snow used 160 gallons.

We can all be grateful to Jim Boyd, who gives of himself to assure that the people of The Retreat have access to the outside world. This storm served as a reminder of where we have chosen to live. Living in the Colorado Rockies is different from living in the Colorado suburbs. There are times when we get right down to basics, and this was one of them. I am grateful to be here to experience this life in this place with all types of weather. I am grateful for Jim Boyd, his ability to work the big machinery, his willingness to work tirelessly, his caring.

Road Report

Continued from page 1

from: one crew will accompany the grader, raking and removing rocks and vegetation from the road bed; one crew will accompany the backhoe, digging out culverts and drainage ditches; and another crew will trim low-hanging tree limbs and shred them. Anyone who does not want to help with the physical labor but is willing to prepare and deliver lunch or refreshments is certainly welcome to participate, as well. We will meet at 9 am at the intersection of Streamside Drive and Miller Fork Road. Please bring a hat, work gloves and a heavy metal rake. I hope to have one or two more work days before mid-autumn.

☉ **Recycled Asphalt to Be Applied in June and July.** As drainage ditches

are dug out and the roads graded and crowned, the worst areas will be capped with approximately 4" of recycled asphalt. Recycled asphalt is used because it sheds water and compacts much better than regular road base. Although our budgeted amount for road base was increased this year, we will only be able to purchase a little less than three-quarters of a mile of material for 24 lane miles of roadway. Please feel free to contact me about particular areas that you feel should be considered for some road base. Priorities will be based on the amount of traffic and the severity of the problem. Areas that have exposed bedrock and areas that, due to material composition, constantly become very slippery and muddy in rain and snow

will be given high priority.

☉ **How's Your Driveway?** Driveways are a constant source of RLA road destruction. Driveways that are above RLA roads should at least level off or, preferably, have a dip before intersecting the road. Otherwise, runoff from snow and rain will carry dirt and road materials from your driveway onto the RLA road. Most driveways are required to have culverts under them just prior to intersecting RLA roadways. The height of the *top* of the culvert should be several inches *below* the height of the road at its edge.



Culverts are great as long as they work. It doesn't take much to obstruct the flow through a culvert and cause water to be di-

verted around the culvert and often out onto the roadway. Please take a few minutes to check your culvert periodically. Use a shovel to clean out the ends of the culvert, as well as a few feet of the drainage ditch on either side.

☉ **Free Trees!** There are still plenty of small pine trees needing new homes with anyone interested in transplanting them. The 40-50 young trees growing along RLA roads and in drainage ditches will be ripped out by the grader as road improvements progress. Anyone who wants the trees may have as many as they can use. The trees are marked with pink or orange spray paint.

☉ **Welcome, Steve Smith!** Steve has been hired to assist me and the others in getting the roads fixed up this summer.

Board of Directors, 1996-97
(Terms expire at Annual Meeting in bracketed year)

Kenneth Gwynn, President ['97]
P. O. Box 138, Glen Haven, CO 80532
(970) 586-3788

Marcella Bicknell, V.P. ['99]
P. O. Box 143
Glen Haven, CO 80532
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Dale Alps ['97]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

Marvin Gee ['99]
P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Gene Pfeif ['98]
324 Ninth
Windsor, CO 80550
(970) 970-686-7735

Richard Stolte ['97]
P. O. Box 111
Glen Haven, CO 80532
(970) 586-4065

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

**Officers, Committee Chairs,
Other RLA Leaders**

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Dennis Bicknell, ACC
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Jim Boyd, Road Maintenance
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Glen Haven, CO 80532
(970) 586-2407

Victoria McCoy, Newsl. Ed.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Glen Haven Area Volunteer Fire Department

Board Members
Marcella Bicknell, Bob
Clarke, John Manchester

RLA Board Liaison, Fire Pro-
tection Committee Chair
Jack Heidebrecht

Bulwark Ridge/RLA Merger Report

By Marcy Trahan

A number of issues have arisen regarding the merger between the RLA and the Bulwark Ridge Owners Association (BROA). It's a long, complex issue; I will make it as succinct as possible.

During the merger vote discussion at the 1996 Annual Meeting, a question addressed the issue of BROA members' agreeing to be bound by the RLA restrictive covenants. As representative of the BROA, I agreed, based on the information I had in the August 1978 agreement between the RLA and BROA, indicating we were "... subject to the same obligations and duties" The RLA legal counsel, Mr. Guiducci, later informed the Board that the merger was not valid because the vote's intent was a merger of the administrative functions of the two organizations only. We could not legally bind the BROA members to RLA covenants without BROA members' agreeing to attach these covenants to their property deeds. This, he assured us, would be a legal hassle.

Dennis Bicknell, chairman of the Architectural Control Committee (ACC), was able to provide me with documentation that I did not previously have, which threw a few more monkey wrenches into the works. It appears that there are more than just the six properties to BROA that we thought. Right now, a title search is being instituted (paid for out of BROA funds) to determine who these other property owners are. This is important, since we need to make sure that we actually have two-thirds of the BROA property owners approve the merger with the RLA before we bring the merger back to the RLA membership for

an amended vote. Depending on the number of "new" BROA members identified, we may or may not already have the required number for approval.

... there are more than just the six properties to BROA ...

Protective covenants do exist for BROA. There are many similarities between BROA and RLA covenants. I will have a chart prepared for the Annual Meeting which compares the covenants of both organizations. The merger would mean that the ACC and the RLA Board would have oversight responsibility to enforce the protective covenants for both RLA and BROA property owners, applying the respective covenants to each property. As written, the

BROA protective covenants apply only to the six properties. However, a Supplemental Declaration can be made that would extend these covenants to the other properties that we now know are also part of BROA.

It is unclear as of this writing in mid-June if the title search will be completed by the Annual Meeting, in order to take an amended vote on the merger. I will certainly inform the membership of the current state of affairs at the Annual Meeting.

Like a naughty little child who has been tucked into bed several times, this issue keeps getting up. Hopefully, we will be able to come to a final resolution soon.

Thanks for your support and understanding.

Signs of the Times



Some kind person put two of these signs up on CR 43 near the Dunraven Glade entrance to The Retreat. At the bottom, not legible in this picture, are the words "In the Road."

This very young bunny was a constant delight as it played around our front door for several days in June. At the same time, quadruplet teen-aged golden-mantled ground squirrels were running rings around the bunny!





The Retreat Newsletter

1971 ★ 25th Year ★ 1997



August/September 1997

P. O. Box 160, Glen Haven, CO 80532

August/September 1997

Next 3 Board Meetings

September 27, 1997,
at the Gee residence,
722 Miller Fork Road



November 22, 1997,
at the Barlow residence,
24 Black Creek Drive



January 17, 1998,
at the Little residence,
22 Saddle Court
(Note: This is the 3rd, not
the 4th, Saturday)



Meetings start at 9:30 am.

Save Our Trees!

When ECC Chairman Graham Fowler and District Forester Mike Babler inspected The Retreat, they found some good news and some bad. The Colorado State Forest Service offers literature that deals with each problem.

The bad news is that dwarf mistletoe is widespread in our ponderosa and lodgepole pines (other species are also susceptible but are more resistant). The only remediation is to prune infested branches, or to remove the entire tree if the infestation is severe; sprays are of very little use, as the parasite grows back the following year. Mistletoe spreads mainly by seeds discharged explosively at almost 60 mph; they stick to any surface they strike. Ask for publication #2.925.

The other bad news is that mountain pine beetles, bark beetles and Ips beetles (the last is a new species in The Retreat) are present here. Pine- and bark-beetle-infested trees cannot be saved; Ips infestations can be prevented by promoting vigorous, healthy growth and, in rare instances, by insecticide treatment. Ask for Moun-

Continued on page 2

Annual Meeting Report

The business of the July Board meeting was nearly duplicated at the Annual Meeting; this report combines the news.

For complete information about the meeting, please see the accompanying minutes

Use the coupon on page 3 to let the Board know your wishes regarding future annual Pot Lucks.



Fifty-four Retreat units were represented at the 1997 Annual Meeting, which began with the introduction of the RLA attorney, Ed Guiducci, and the parliamentarian, both of whom were able to answer questions as they arose. This was followed by RLA members' introductions of themselves and the distribution of proxies by Corresponding Secretary Janice Tate.

Landowners' Comments

The landowners' comments segment elicited a request that the Board address the problem of roaming dogs and flying trash; a complaint about stray cats and a request that Retreat roads not be widened; three complaints that snow removal was too slow during the freak storm at the end of April and one remark that it was very good under the unusual circumstances; a request that residents drive slowly past the horses and riders from Cheley Camp at the end of Dunraven Glade Road; and a compliment about the improved conditions of Retreat roads. Graham Fowler thanked the Board for its hard work.

Board Business

William Widmaier gave the Treasurer's Report (the total cash balance as of July 25, 1997, was \$87,527.94); Dennis Bicknell gave the Architectural Control Committee report (cabin construction is under way at the Dyers' on Streamside

Drive, the Koenigs' on Dunraven Glade, and the Phillipses' on Streamside Drive).

Assistant Treasurer Ken Cooper reported that the Duesing property (2:53) was sold to James and Danielle Eldridge, and a lien has been filed on one property.

Board member Marcy Trahan explained the confusion over the Bulwark Ridge merger (an amendment at the 1996 Annual Meeting inserted the requirement that Bulwark Ridge property owners adhere to Retreat covenants, which was illegal) and moved to accept the 14 Bulwark Ridge property owners into the Retreat Landowners' Assn., whose ACC would administer the Bulwark Ridge covenants, which are similar to The Retreat's; the motion passed.

The road report, given by Jim Boyd, included an introduction of his assistant, Steve Smith, who has put in many eight-hour days working on Retreat roads since he was hired in April. There are 12 miles (24 lane-miles) of roads in The Retreat, most of them in need of work. Seven-hundred tons of road material — enough for only seven-tenths of one mile — will be purchased this year and placed in the worst spots; anyone who wishes to nominate a particularly bad spot should call Jim. Jim also reported that Larimer County has agreed to work with The Retreat to repair the water damage at the Dunraven Glade intersections with Miller Fork and Elkridge.

Environmental Concerns Committee Chairman Graham Fowler introduced Colorado State Forest Service District Forester Mike Babler, who had driven around The Retreat with him, looking for tree and plant problems. This report is in the article

Continued on page 2

Annual Meeting Report

Continued from page 1
at the left on page 1.

The Glen Haven Area Volunteer Fire Department was represented by Retreat Liaison Jack Heidebrecht, GHAVFD Board President Jim Kadlecak, Treasurer Carol Ball and Fire Chief Tom Housewright, all of whom reported a healthy fire department with sufficient funding to carry it into 1998. Fire Days earned \$7300, \$300 more than the previous year, and some funds were received from USWest. The fire department is still working toward an ISO rating of 8, which should lower fire-insurance premiums for some people.

Election of Board Members

These reports were followed by the election of three RLA Board members: Dale Alps, John Barlow and Stephen Little. Since there were no nominations from the floor and, therefore, no question that the three nominees would be elected, a formal vote was dispensed with, as allowed by Roberts Rules of Order.

Motions

After a short break, the meeting resumed to address the question of proxies versus absentee ballots. An hour's worth of discussion resulted in the vote to retain the voting procedure as it has been: by mem-

bers present at the meeting and by proxy given to a member in good standing; voting by absentee ballot was rejected.

The Board motions to continue the annual \$10,000 donation to the GHAVFD and to increase the annual assessment limit from \$150 to \$200 through 1998 both passed.

The landowner motion to modify the Covenants to allow changes by a two-thirds majority vote was defeated.

The landowner who submitted the motion to return the funds collected to purchase the U.S. Forest Service "Open Space" did not present this motion at the Annual Meeting.

Pot Luck and Awards

The meeting adjourned about 5:30 pm and was immediately followed by a pot luck picnic. In addition to the good food and good fellowship, there were two highlights: Bob Clarke told some of his hilarious stories, and Marcella Bicknell handed out certificates of appreciation to RLA members who had contributed time and energy to helping The Retreat operate. Those who received Certificates of Appreciation and a cookie rose were:

John Barlow, Joe Barraclough, Hugh Beckham, Dennis Bicknell, Dick Boggs,

Jim Boyd, Bob Clarke, Ken and Marcia Cooper, Ethel and Tom Crandell, Al and Frances Cunningham, Carol Dingel, Sandra Friedrichsen, Graham Fowler, Carol Fulton, Char and Mary Gee, Ivan and Joanne Gilbaugh, Pat Groves, Jack Heidebrecht, John Kilpatrick, Sy Kleinman, Bob Lindsay (honorary RLA member), Kevin and Steve Little, John Manchester, Guy and Victoria McCoy, Nancy McDewitt, Dice McKnight, Judy Petersen, Carol Pfeif, Jim Piersel, Eldon and Mary Purinton, George and Thelma Richard, Jean Richards, Jack Stewart, Becky and Rock Tallman, Janice and Ron Tate, Art and Shirley Turpin, Carolyn Tuttle, Stan Wasman, Dick Weinmeister and Marylouise Widmaier.

Outgoing Board President Ken Gwynn received a gift certificate for cinnamon rolls at his favorite cinnamon-roll store.

Thanks to all who willingly gave of their time and talent for the common good of The Retreat.

If you couldn't make it to the 1997 Annual Meeting, be sure to mark the fourth Saturday on your 1998 calendar now and plan to attend next year's meeting.

And remember to send in the Pot Luck Ideas coupon on page 3.

Save Our Trees!

Continued from page 1

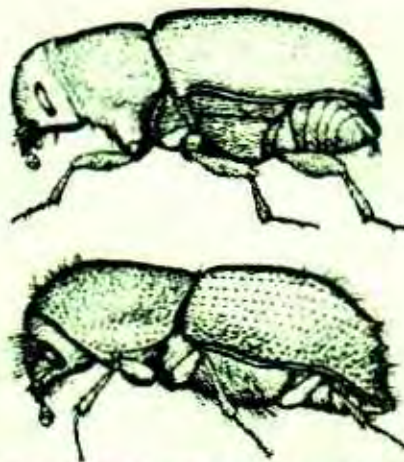
tain Pine and Bark Beetle publication #5.528 or Ips Beetle publication #5.558.

The good news is that spruce budworms appear to be gone "for now."

One of the most important ways of keeping our forest healthy is to thin out stands that are too thick, removing weak and diseased trees. However, a couple of caveats are in order here: first, submit your thinning plan to ACC Chairman Dennis Bicknell, and, second, cut down only what you can cut up and move each day.

To order publications, contact Cooperative Extension Resource Ctr. (CERC), 115 General Services Bldg., Colorado State University, Fort Collins, CO 80523-4061. 970-491-6198. Fax: 970-491-2961. E-mail: CERC@vines.colostate.edu.

District Forester Mike Babler has generously offered to speak personally with RLA members. To contact him and to



The unattractive chaps at left, greatly enlarged, are the pine bark beetle (top) and the Ips beetle.

request assistance with problems on your property, call 970-491-8440; by fax: 970-491-8645; or by E-mail: mbabler@lamar.colostate.edu.

The charge for a Colorado State Forest Service representative to inspect your property and offer advice is \$24 per hour.

As travel time from Fort Collins is also charged at that rate, it would be most cost-effective for several landowners in the same area to coordinate a visit and share the expense.

The Forest Service will also provide a list of private consultants.

.....
 • Knock, knock. •
 • Who's there? •
 • Crimea. •
 • Crimea who? •
 • Crimea river; I cried a river •
 • over you. •
 •.....

The Retreat Heritage

The following excerpts, courtesy of Retreat Historian Duke Sumonia, are from what may be the very first Retreat newsletter, dated December 1971.

From a letter signed by Lynn T. Wells, President of Escape Properties, developer of The Retreat: "... the first filing comprises 375 acres and 96 lots. These numbers mean a maximum population density of

one living unit per 3.9 acres . . . Further filings of The Retreat will yield an even lower population density. We've adopted the theme of 'an unclustered mountain development' because we believe that there are selective people such as you who desire to enjoy mountain living the way we think it should be enjoyed — personally and privately."

Some other items:

▲ Escape Properties Ltd. proudly announces the signing of the final plat by Larimer County on November 10, 1971. The first filing . . . is now completely

surveyed, staked and pinned and identified by lot signs.

▲ As of November 17, 1971, The Retreat is one of the first land developments in Colorado to comply with the registration provisions of Interstate Land Sales according to the regulations of H.U.D.

▲ A well was drilled at the sales cabin in October. A satisfactory water supply level was reached at 60 feet.

▲ A major concern of Escape Properties, when the roads were in the planning stage, was to design them in such a way that

Continued on back page

Wildlife Safety Tips

Mountain Lions

The Colorado Division of Wildlife has issued safety suggestions for those who live in the mountains and may encounter mountain lions. They include:

◆ Don't feed wildlife, and don't feed pets outdoors.

◆ Don't allow children to be outside before dawn or at dusk when mountain lions are most active.

◆ Don't leave pets outside at night unless they're in a kennel with a secure top.

If you meet a mountain lion:

◆ Stop. Stay calm and back away slowly. Do not turn your back on the mountain lion, and don't run (that makes you look like prey). Talk calmly to the lion.

◆ Make yourself appear larger by raising your arms and opening your coat. If small children are with you, pick them up so they won't run.

◆ If the animal behaves aggressively, throw stones, branches or anything else you can reach without crouching or turning your back.

◆ If the animal attacks, fight back.

Black Bears

The Fund for Animals offers the following advice concerning black bears:

◆ First, don't be afraid; black bears are extremely timid and will usually run at the sight of a person.

◆ Don't feed birds or pets outside, and don't put kitchen scraps in an outside compost pile.

◆ Retreat residents also advise barking like a dog and making yourself appear larger, as in the mountain lion advice above.

Bear-proof garbage cans are available from McClintock Metal Fabricators: 800-350-3588.

Annual Pot Luck

Although this may seem premature, the Board is asking for your ideas for next year's Summer Annual Meeting Pot Luck.

In the past, there have been pot lucks and picnics, some before and some after the meeting. Let us know your preference for 1998. Send your suggestions to: Pot Luck Ideas, The Retreat, P.O. Box 160, Glen Haven, CO 80532-0160.

Check your preferences:

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> Pot Luck | <input type="checkbox"/> Before Meeting (noon-1pm) |
| <input type="checkbox"/> Picnic | <input type="checkbox"/> After Meeting (about 5 pm) |

Other suggestions: _____

Name (optional) _____

Retreat Interest Groups

Get together with neighbors who share your interests! If you'd like to know who else is interested in things you like to do, fill in the form below. When we receive your form, we'll call to let you know who else checks the same things; then you can call one another and decide what you would like to do together. Mail the form to: Interest Groups, P. O. Box 248, Glen Haven, CO 80532-0248.

Your Name: _____

Phone Number: _____

<u>Check</u>	<u>Subject</u>	<u>Check</u>	<u>Subject</u>
_____	Artwork	_____	Hiking/Walking
_____	Books	_____	Movies
_____	Card Games	_____	Needlework
_____	Crafts	_____	Photography

Other Suggestions: _____

Board of Directors, 1996-97
(Terms expire at Annual Meeting in bracketed year)

Marcella Bicknell, V.P. ['99]
1473 Streamside Dr., P. O. Box 143
Glen Haven, CO 80532
(970) 586-1034

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

John Barlow ['00]
24 Black Creek Dr.
P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Marvin Gee ['99]
722 Miller Fork Rd.
P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Stephen Little ['00]
22 Saddle Court
P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

Eugene Pfeif ['98]
324 Ninth
Windsor, CO 80550
(970) 686-7735

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

**Officers, Committee Chairs,
Other RLA Leaders**

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Dennis Bicknell, ACC
1473 Streamside Dr.
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Jim Boyd, Road Maint.
1371 Copper Hill Rd.
P. O. Box 46
Glen Haven, CO 80532
(970) 586-2407

Victoria McCoy, Newsl. Ed.
766 Miller Fork Rd.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Glen Haven Area Volunteer Fire Department

Board Members

Marcella Bicknell, Bob Clarke, John Manchester

The Retreat Heritage

Continued from page 3

the fewest number of trees would have to be cut down. Roads were meandered to avoid heavily timbered areas and the number of trees cut down which exceeded 6" in diameter at the base was successfully kept to a very low minimum. We have received many compliments from county officials

as well as from interested visitors on the attractive design and careful construction of the roads within The Retreat.

▲ . . . The Retreat is proud of its efforts to preserve the ecological balance and natural expression of the land. All areas disturbed by road construction are being seeded to assure a regrowth of wild

grass.

▲ Over 4½ miles of new roads have been constructed and completed as of November 1, 1997. These roads open up the land in the "Saddle" area, along the Ridge and back down to Dunraven Glade Road. It is now possible to drive through the entire first filing . . .

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



**First
Class
Mail**



Address Correction Requested

06T

CO 80615





The Retreat Newsletter

1971 ★ 26th Year ★ 1997



October/November 1997

P. O. Box 160, Glen Haven, CO-80532

October/November 1997

Scheduled Meetings

Budget Meeting
November 15, 1997,
at the Widmaier residence,
684 Miller Fork Road



Board Meeting
January 17, 1998,
at the Little residence,
22 Saddle Court
(Note: This is the 3rd, not
the 4th, Saturday)



Board Meeting
March 28, 1998,
at the Bicknell residence,
1473 Streamside Drive



Board Meeting
May 16, 1998,
at the Pfeif residence,
1488 Dunraven Glade Road



July 25, 1998,
ANNUAL MEETING



Board Meetings: 9:30 am.
Annual Meeting: 1 pm.

Community Cookbook In the Works

Local resident Carroll Martin is compiling a cookbook of recipes from the Glen Haven area, to be sold as a fund-raiser for the Glen Haven Area Volunteer Fire Department at Fire Days in July 1998.

You may contribute one or more favorite recipes to the cookbook; your name will be printed along with the recipe(s). Send contributions to Carroll Martin, P.O. Box 88, Glen Haven, CO 80532.

Recipes must be received by January 31, 1998, in order to be included.



September Board Meeting Report

The September meeting opened with the introduction of new RLA member Tom Krantz, who bought the Maddux property on Miller Fork Road (Filing 1, Lot 8).

The Board then elected its officers: Marcella Bicknell, president; Marvin Gee, vice president; and Marcille Trahan, Secretary. William Widmaier continues as Treasurer, and all committee heads remain in their positions.

President Bicknell announced that Alfred Cunningham would share the duties of Recording Secretary with Shirley Turpin, and that Richard Boggs would share with her the position of Board liaison with the Glen Haven Area Volunteer Fire Department.

Chair and Committee Reports

Mr. Widmaier reported that the total cash balance at the end of September was \$75,273.85.

Assistant Treasurer Ken Cooper reported that Filing 4, Lots 11 & 12 had been sold by Brown to Cooper; there is no impact on the membership rolls, as Brown owns another lot and Cooper was already a member.

ACC Chairman Dennis Bicknell reported that the addition of a pitched roof to the existing flat-roofed structure had been approved for the Hawthornes' residence on Dunraven Glade Road, and an application had been received but not yet approved for exterior repainting of the Thuts' residence on Streamside Drive.

It was decided the Road Committee, which has been unmanned for some time, needed to be reinstated. Board members John Barlow and Stephen Little volunteered to be co-chairs. They ask for committee volunteers from among the RLA

Continued on page 2

Attention, Retreat Professionals: List Your Services in the Newsletter

A section for residents who offer their services to other residents of The Retreat will be included in newsletters starting with the November/December issue, if sufficient interest is expressed.

The Retreat Services section will consist of listings rather than advertisements, at least at present. Each entry will be three lines long, consisting of the person's name, a short generic description of the service offered, and a telephone number.

To begin with, these listings will be

free to residents and will run for one year unless cancelled; they can then be renewed. There is a possibility that a small charge will be assessed in future to help defray the cost of printing the newsletter, so get a head start with a free listing!

If you provide a professional service — such as construction, window washing, baby-sitting, painting, computer repair — and wish to be listed, fill in the form below and send it to Retreat Services, P.O. Box 29, Glen Haven, CO 80532.

RETREAT SERVICES

Include me in the Retreat Newsletter as follows (please print):

Name _____

Service _____

Phone # _____

September Board Meeting Report

Continued from page 1
membership.

Covenant Matters

Clifford Dyer, whose tire-supported driveway on Streamside Drive has caused concern among Retreat residents, has redirected drainage to make the tires more stable and planted more vegetation to cover them; he now asserts that the tires are safe. He also says suggestions are welcome and offers to show visitors what he and his wife are doing on the property.

RLA members are reminded that trailers are not allowed to be used as residences, except for vacations not exceeding 60 days per calendar year or during the construction of a permanent dwelling, per Covenant #5.

Nominating Committee

The Nominating Committee, charged with recruiting a slate of officers to be voted on at the 1998 Annual Meeting, consists of Florentine Belz, Susan Clarke, Irene Little and Marcille Trahan. To place your own name on the ballot or to suggest

- A Martian notices an apartment building roof covered with television antennas.
- "Hey, kids!" he yells. "Get down from there before you hurt yourselves."

someone else's name, call any of the committee members, all in the 970 area code. Mrs. Belz: 669-1472; Mrs. Clarke: 586-4522; Mrs. Little: 586-9051; Mrs. Trahan: 330-6396.

Beetle Update

We reported in the August/September 1997 Newsletter that the District Forester had found evidence of mountain pine beetles in Retreat trees. On October 9, the Denver Post warned of a "new plague of mountain pine beetles" that is threatening Colorado's pine trees. A Colorado Forest Service entomologist said the current infestation is beginning the way the last devastating one did 20 years ago.

Although an aerial survey showed the worst of the infestation to be in and around Evergreen, just west of Denver, the entomologist predicted that up to 10,000 trees in the state could be infected by 1998.

There is no natural predator of these beetles; not even spraying with toxic chemicals is effective. The approved method is to cut down and burn infected trees. The late Retreat resident Wilf Howarth described his own method to save lightly infested trees and avoid burning heavily infested ones in the December 1996 Newsletter. For reprints, send an SASE to P.O. Box 29, Glen Haven, CO 80532.

Editorial Comment

Should We Change The Covenants?

From time to time, the subject of changing the Covenants arises.

Normally, covenants can be changed by a vote of two-thirds or 75% of property owners. Since that provision was omitted from our Covenants, Colorado law requires that 100% of property owners approve any change. One hundred percent being almost impossible to achieve, our Covenants are, for all practical purposes, unchangeable.

We have heard one argument against changing the Covenants: that more restrictions might be placed on people's land.

Two arguments in favor of changing them are: problems unforeseen when the Covenants were drawn up are not addressed, and, those that are poorly written are open to different interpretations.

If this issue comes up for a vote again, it's important to realize that it could be to every RLA member's advantage to be able to update the covenants, and that a change you think oppressive would probably be considered so by enough others that it would not pass.

It is of questionable fairness to deny American citizens their Constitutional right to apply the principle of "the will of the majority" to this aspect of their lives, a community-living organization.

Fishermans Lane Cul-de-Sac Rejuvenated

A project that started in Spring 1997 has reached fruition.

As reported by Jack Heidebrecht in a letter to the Board, the dead trees which were leaning over the right-of-way and making it difficult for the road grader and fire vehicles to turn around at the end of Fishermans Lane, were removed, along with other dead vegetation, by a group of residents who pitched in to solve the problem. Also, the soil was raked and fertilized with ashes, rocks were moved, and the area was seeded with native grass by Dale Alps and John Barlow. Jack and Verna Heidebrecht transplanted young spruce trees donated by Leon and Mary Ann Satterfield. Others who helped with the project were Steve Alps, Jim Boyd, Charles Heidebrecht, and Guy and Victoria McCoy.

The Fishermans Lane cul-de-sac is at the Miller Fork trailhead.



Part of the crew that worked on the Fishermans Lane cul-de-sac. From left are Verna Heidebrecht, Jack Heidebrecht, Charles Heidebrecht and Guy McCoy.

The Retreat Heritage

Courtesy of longtime resident and current ACC Chairman Dennis Bicknell, we have many of the past Retreat newsletters. These excerpts are from the April 1972 issue.

In 1971, developer Escape Properties, Ltd., hired a geological firm from Wheat Ridge, Colo., to do a groundwater study of The Retreat, Filing 1. Its six-page report contained these "salient conclusions:"

"1. The quality of the ground water on the subject tract is expected to be very good. Mineral constituents in the water will probably be limited to minor amounts of iron and calcium carbonate (lime).

"2. It is our opinion that properly located wells will yield a minimum of 30 gallons per hour within a maximum depth of 350 feet. The actual depths of the wells will probably vary from less than a hundred feet to as much as 350 feet as a result of topographic and geologic conditions.

"3. Randomly located water wells on the subject tract would have a 50 to 70 percent probability of success. Water wells located by a competent water geologist . . . should have a probability of success in the range of 95 to 98 percent.

"4. Because of the topography and the very shallow bedrock conditions seen on much of the property, it is very important that sewage disposal systems on individual sites be very carefully located and constructed. It is strongly recommended that consideration be given to using either evapo-transpiration type systems or aeration

systems on some of the lots where shallow bedrock conditions would allow septic system effluent to discharge directly into fractured bedrock.

"5. All structures and water wells should be protected from lightning.

"6. It is strongly recommended that all water wells and septic systems be located by a ground water or engineering geologist familiar with the conditions."



"Every person who buys a tract at The Retreat automatically assumes membership in the Retreat Landowners Association (R.L.A.)

"The R.L.A. will be the self-governing body of The Retreat . . . The R.L.A. must also support the Protective Covenants which are a legal part of each contract and the recorded plat . . .

"A key provision of the Covenants is the existence of an Architectural Control Committee . . . The A.C.C. reviews all proposals which have a direct or indirect

bearing on the use of the land (cabin-building plans, sewerage systems applications, color of cabin and roof, etc.) and in general assures that the restrictions and requirements of the Protective Covenants are observed . . .

"Decisions by the A.C.C. must satisfy Larimer County standards whenever such standards are in existence. The A.C.C., however, may establish regulations which are stricter than those required by the County if it feels that these regulations represent the majority interest of Retreat landholders . . ."



"Meet the Members: Viola and Albert Dill. The Dills are formerly from Greeley and have lived in Johnstown for the past 25 years. They have 2 sons, Allen and Gary. Mr. Dill, a mechanic, and his wife enjoy hunting, fishing and sight-seeing. They have no definite plans for cabin-building — 'maybe in '73.' *The Dills now live in Loveland, Colo., and have a house on Dunraven Glade in The Retreat.*

How's Your Culvert?

RLA Protective Covenant #16 states: "No driveway or access road shall be constructed or used unless an approved culvert of a minimum size of 12" first be installed by the owners . . . at their expense, unless said driveway or access road is below the level of the public road surface."

According to Road Maintenance su-

pervisor Jim Boyd, about 25% of driveways in The Retreat do not have culverts at all, or have culverts that don't function properly due to being clogged or smashed.

If your driveway is above the level of the road, you're obligated to install and maintain a culvert to provide drainage and avoid flooding the road.

Wreath-Making Classes to Be Offered in Glen Haven

Retreat resident Frances Cunningham and Glen Haven resident Carroll Martin will give three wreath- or swag-making classes in November. Those interested in making fresh, fragrant displays to decorate their houses or to give as gifts for Christmas will want to consider taking a class.

Each class will be held in the Glen Haven Association's Town Hall and will cost \$27 per participant. The price includes greens, wire, berries, pine cones and a traditional red bow; other supplies, and colored ribbons (such as gold), will be available for purchase.

The classes will be offered on the Saturdays of November 15 and 22 and on Thursday evening, November 20.

Learn to make a Christmas swag or wreath



To obtain the exact times, and to sign up for classes, call Frances Cunningham at

970-586-7627; or Carroll Martin at 970-586-5470.

Board of Directors, 1997-98
(Terms expire at Annual Meeting in bracketed year)

Marcella Bicknell, President ['99]
1473 Streamside Dr., P. O. Box 143, Glen Haven, CO 80532
(970) 586-1034

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

Marvin Gee ['99]
722 Miller Fork Rd., P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Gene Pfeif ['98]
324 Ninth
Windsor, CO 80550
(970) 686-7735

John Barlow ['00]
24 Black Creek Dr., P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Stephen Little ['00]
22 Saddle Court P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

Officers, Committee Chairs, Other RLA Leaders

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Janice Tate, Corresp. Secretary
P. O. Box 41
Glen Haven, CO 80532
(970) 586-9289

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Jim Boyd, Road Maintenance
P. O. Box 46
Glen Haven, CO 80532
(970) 586-2407

John Barlow & Stephen Little
Road Committee Co-Chairs

Dennis Bicknell, ACC
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Victoria McCoy, Newsletter Ed.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Alfred Cunningham
Shirley Turpin
Co-Recording Secretaries

GHAVFD Liaisons

Marcella Bicknell, Richard Boggs

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



Address Correction Requested





The Retreat Newsletter

1971 ★ 26th Year ★ 1997



December 1997/January 1998 ★ P. O. Box 160, Glen Haven, CO 80532 ★ December 1997/January 1998

Upcoming Events

Board Meeting
January 17, 1998,
at the Little residence,
22 Saddle Court
(Note: This is the 3rd,
not the 4th, Saturday)

Winter Pot Luck
March 14, 1998
Community Church, Estes Park

Board Meeting
March 28, 1998,
at the Bicknell residence,
1473 Streamside Drive

Board Meeting
May 16, 1998,
at the Pfeif residence,
1488 Dunraven Glade Road

Annual Meeting
July 25, 1998,

Board Meetings: 9:30 am.
Annual Meeting: 1 pm.

November Board Meeting Report

RLA member Alfred Cunningham, who volunteered to share secretarial duties with Shirley Turpin, was introduced.

President Marcella Bicknell announced that the Welcome Committee had been staffed by Frances Cunningham and Nancy McDevitt and that Road Maintenance chief Jim Boyd had resigned.

Chair and Committee Reports

Treasurer William Widmaier presented the 1998 budget; see page 3.

Assistant Treasurer Ken Cooper reported that Filing 3, Lot 20 had been sold by Joyce Robertson to Brian and Maria Kelly of Houston.

ECC Chairman Graham Fowler spoke about the expected return of the pine bark beetle and how it might be handled, the best action being the judicious thinning of trees, leaving a good mix of species and allowing the remaining trees to become vigorous enough to survive a beetle attack.

Since the cutting of trees requires approval by the ACC, there will be more information about how to deal with this matter in future Newsletters.

ACC Chairman Dennis Bicknell reported that construction applications have been approved for the Shimeks, Zieglers, Boyds and Eldridges. Due to conflicting requirements in Covenants 3 and 4, the "ACC will add a provision to any future approvals requiring notice to the ACC of any construction [such as a walkway] that is beyond the footprint of the main building, if such construction is not indicated on the original submission."

Road Committee co-chair John Barlow reported that RLA member Ron Ellis will take over snow-removal duties, using his own pick-up truck with a blade attached. He will start plowing when there are five inches on the ground and it is still

Continued on page 2

RLA Gets Big Tax Refund

The RLA has just received a tax refund of \$2552.27.

In 1984, property-tax laws were changed to exempt common areas held by homeowners' associations. Most associations were taken off their county's tax rolls at that time, but a few, including The Retreat, were not.

Since 1994, Board Member Marvin Gee has pursued this inequity on our behalf, and The Retreat's "Real Estate Property Tax Abatement" has finally been received.

.....
• "It is not good for all our wishes
• to be fulfilled.
• "Through illness, we recognize
• the value of health; through evil,
• the value of good; through hunger,
• the value of food, through exer-
• tion, the value of rest." — *Old
• Greek Saying*
.....

1998 Dues Set

By Ken Cooper, Assistant Treasurer

The 1998 assessment has been set at \$185 (see letter from Board on page 2). Invoices are scheduled to go in the mail right after Christmas and should reach landowners by New Years Eve.

As a reminder, assessments are **DUE January 1**, with a two-month grace period before late charges are incurred. However, if payments are **POSTMARKED AFTER MARCH 1, 1998**, late-payment penalties will be computed from January 1, not from March 1. In other words, it works just like a Visa bill. Visa allows a grace period of two or three weeks to pay amounts billed, but if you don't pay by the specified day, the interest is computed from the date of the purchase. Our dues run from January 1 through December 31, so the "Purchase Date" is January 1.

Your Board of Directors does not want **LATE CHARGES** to be a significant

portion of RLA receipts, and you don't want to pay them, so please save yourself a lot of aggravation and reduce the cost to the RLA (that's all of us!) of follow-up reminders by paying your dues by the end of January if at all possible.

Got News?

News about Retreat residents is welcome in the Glen Haven column Jan Watkins writes for the *Estes Park Trail-Gazette*.

Information about births, anniversary celebrations, weddings and anything else you consider newsworthy, can be given to Jan by telephone or mail.

Contact
Jan Watkins at
P. O. Box 232, Glen
Haven, CO 80532.
(970) 586-4625.

**See
1998
Budget
on page 3**

November Board Meeting Report

Continued from page 1

snowing. Mr. Barlow also said Mr. Cunningham is interested in running the road grader in the summer. Ron Tate has volunteered to serve on the Road Committee.

Newsletter Editor Victoria McCoy asked the Board to set a fee for non-RLA members' listings in the Retreat Services column; \$10 a year was decided upon.

Board Member Dale Alps reported on his efforts to locate a storage shed to hold road equipment. An 8' by 12' shed costing approximately \$940 will be purchased and placed next to the Fire House on Elkridge.

Ms. Bicknell gave the GHAVFD report, reviewing the plan to acquire water-storage tanks for The Retreat: \$17,000 has been set aside to date to purchase tanks, and two possible sites have been identified, both on Copper Hill Road. She also reported that RLA members John Manchester and Richard Boggs have been elected president and vice president, respectively, of the GHAVFD.

Covenant Matters

Two RLA members who were asked to cover their LP tanks have complied, but four more violations have been identified;

letters will be sent to these landowners.

Other Matters

The Board voted to reserve the Community Church of Estes Park for March 14, 1998, for The Retreat's Winter Pot Luck.

Landowner Comments

Richard Stolte encouraged the Board to continue the relationship Jim Boyd established with Larimer County concerning

Dunraven Glade Road and mentioned that the problem where Miller Fork and Dunraven Glade meet might be alleviated if the culvert were moved.

Ken Cooper suggested a form be devised by the ACC to facilitate reporting on the thinning of trees.

Mr. Alps reminded everyone to be careful to thin only on his own property.

Voting Procedures Update

By Gene Pfeif, Board Member

The issue of voting procedures is again being addressed.

At the 1996 annual meeting, both absentee ballots and proxies were used, causing a lot of confusion. Therefore, the RLA Board appointed a committee to review the procedures and seek the advice of the Professional Parliamentarian — who recommended the use of either proxies or absentee ballots, as the use of both increases the chances for mistakes.

At the 1997 annual meeting, three voting options were presented: 1) members present and proxies held by members present could vote; 2) absentee ballots would be added; 3) voting would switch from proxies to absentee ballots.

Option 1 passed, Options 2 and 3 being defeated. So, at the 1998 annual meeting, voting will be done by members present at the meeting and by proxies sent to members attending the meeting, as stated.

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RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

November 24, 1997

Dear Retreat Landowner,

After careful consideration of the budget, the Retreat Board of Directors has set the 1998 landowner annual assessment at \$185. This amount includes a \$50-per-member contribution to the Glen Haven Area Volunteer Fire Department, which was approved by the membership at the July 1997 annual meeting.

This assessment amount enables The Retreat to continue and, in some cases, improve the level of service which has been provided in the past. All of us benefit from a well-managed and properly supported Association.

The budget for 1997 is proving to be very close to original projections, and these figures were used as the basis for the 1998 budget and necessary assessment.

The Board has determined that during 1998 the interest income, estimated at \$2,340, from the open space fund will be applied to the operating budget.

The assistant treasurer will be mailing an assessment invoice to each member in a few weeks. Your timely payment will be greatly appreciated. Thank you.

Sincerely,

RLA Board of Directors

RETREAT SERVICES

John Barlow
Fine Home Design & Construction
(970) 586-2582

Barry & Louise Hughes
Wildlife Rehabilitators
(970) 586-3833

John Manchester
Handyman Services
(970) 586-8030

Victoria McCoy
Design/Typeset: Ads/Flyers, etc.
(970) 577-0015

Ron & Janice Tate
Buy & Sell Antiques & Collectibles
(970) 586-9289

Three-line listings are free to RLA members, \$10/year to non-members. Deadlines are the 2nd Friday in January, March, May, July, September, November. Send name, short description of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.

Editorial Comment
Attention,
Retreat Drivers:



To the RLA Board:

Please consider installing another 20-mile-per-hour sign, where Miller Fork Road starts at Dunraven Glade Road.

Rocky Mountain Low

As Colorado residents know, we got a surprise blizzard in October to rival last April's whopper. This one was worse in Denver than in The Retreat, but we, too, were paralyzed for about 24 hours. It was followed by a 10-hour power outage.

As luck would have it, Jim Boyd, who has managed road maintenance for the past eight years, recently found his other responsibilities precluded continuing in that capacity and resigned — three days before the blizzard struck.

However, true to form, Jim stepped in to rescue us in the crisis. The road grader wouldn't start, so Jim, Marv Gee and John Barlow braved the two-foot-deep snow to jump-start the battery, then Jim made the rounds of all the roads, allowing us to re-enter the outside world. Jim actually got Retreat roads cleared before the county got around to clearing Devils Gulch Road (County Road 43).

Thanks to Jim from all of us, yet again.

Bridge Guru Sought

Several Retreat residents are interested in brushing up their bridge game and in learning to play bridge. Anyone who might like to act as a teacher/advisor may call Ken or Marcia Cooper at (303) 986-5070.

In addition to a teacher or two, at least six people are needed to make bridge get-togethers challenging.

Watch for articles by
 Board member Stephen Little
 in the next Newsletter.

Calling All Recipes!

The deadline of January 31, 1998, is fast approaching (see last Newsletter), so send your favorite recipes in right away. You'll get your name in print, and you'll help an organization that helps all of us: the Glen Haven Area Volunteer Fire Dept.

Send recipes, with your name, address and phone number in case of questions, to Glen Haven Cookbook, Carroll Martin, P.O. Box 88, Glen Haven, CO 80532.

Voting Update

Continued from page 2

ed in the RLA by-laws.

Before the 1998 annual meeting, a clarification of Proxy Voting will be sent to all RLA members. This will explain what a proxy is, how it works, and the options the proxy gives to landowners.

Any ideas and input you have are welcome. Please send them to Gene Pfeif, 324 9th, Windsor, CO 80550-4718.

Retreat Landowners Association, Inc.
1998 Budget

INCOME

Assessments: 211 x \$185	\$39,035.00
Transfer Fees	0.00
Interest Income	<u>3,000.00</u>
TOTAL INCOME	<u>\$ 42,035.00</u>

EXPENSES

Accounting	\$ 350.00
Administration	
Miscellaneous	400.00
Office Supplies	1,200.00
Postage	325.00
Secretarial	150.00
Long-Distance Telephone	150.00
Travel	100.00
Newsletter: postage & copying	1,200.00
Social Events & Annual Meeting	400.00
Donations: Fire Department	10,000.00
Environmental	1,000.00
Insurance	2,800.00
Legal Fees	3,500.00
Membership	260.00
Property Taxes	0.00
Road Maintenance	
Snow Removal	2,000.00
Payroll, P/R taxes & insurance	3,600.00
Road admin., certification, training	500.00
Road base and supplies	9,000.00
Equipment repairs & maintenance	2,500.00
Equipment fuel	<u>1,500.00</u>
TOTAL EXPENSES	<u>\$40,935.00</u>

EXCESS OF RECEIPTS OVER EXPENSES \$1,100.00*

*\$1,000 to be transferred to the Equipment Fund

*If you have questions about the RLA budget,
 please call any Board member.*

Board of Directors, 1997-98
(Terms expire at Annual Meeting in bracketed year)

Marcella Bicknell, President ['99]
1473 Streamside Dr., P. O. Box 143, Glen Haven, CO 80532
(970) 586-1034

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

Marvin Gee ['99]
722 Miller Fork Rd., P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Gene Pfeif ['98]
324 Ninth
Windsor, CO 80550
(970) 686-7735

John Barlow ['00]
24 Black Creek Dr., P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Stephen Little ['00]
22 Saddle Court, P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

Officers, Committee Chairs, Other RLA Leaders

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Janice Tate, Corresponding Sect'y
P. O. Box 41
Glen Haven, CO 80532
(970) 586-9289

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Jim Boyd, Road Maintenance
P. O. Box 46
Glen Haven, CO 80532
(970) 586-2407

John Barlow & Stephen Little
Road Committee Co-Chairs

Dennis Bicknell, ACC
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Victoria McCoy, Newsletter Ed.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Alfred Cunningham
Shirley Turpin
Co-Recording Secretaries

GHAVFD Liaisons

Marcella Bicknell, Richard Boggs

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



**First
Class
Mail**



**Season's Greetings
from the
Board of Directors**



Address Correction Requested