

## The Retreat Newsletter

P.O. Box 160, Glen Haven, Colorado 80532  
1971 \*\* 31st Year \*\* January/February 2002



### RLA CALENDAR 2002

*Board meetings  
begin at 9:30 a.m.*

**February 16:** *Winter  
potluck at the Commu-  
nity Church of the  
Rockies at 6 pm.*

**March 23:** *Kent Mills'  
house, 644 Copper Hill  
Road.*

**May 18:** *John Barlow's  
home, 24 Black Creek  
Drive.*

**July 27:** *Board meeting  
to be followed by RLA  
annual meeting.*



**LATE NIGHT VISITOR:** This fox visited the Clark's home on Copper Hill Road late one night last December.

### MESSAGE FROM THE PRESIDENT

*As you may have noticed in the last newsletter, the budget did not reflect the negative balance that we projected for the end of 2002.*

*There was an error in tabulating the numbers. The board had much discussion on showing a negative budget. But due to the fact that we ended up with a budget surplus in 2001, we anticipate ending 2002 with a balanced budget.*

*The Butwark merger is moving forward and there has been some movement on the (2) two water certificates held in trust by the Mantlands.*

*I also would encourage all interested owners to consider being nominated for the two board positions that will be vacated in July. If you have an interest, please contact one of the members of the nominating committee.*

*Contact me if you have any questions.*

*Kent Mills*

### A WINTER DRIVING REMINDER

**Icy and snowy roads are most treacherous for driving when air temperatures are at or above freezing and the underlying ground is warm. So remember to slow down and allow extra time to get to your destination. If your car starts to slide and you do not have antilock brakes, pump your brakes. If your vehicle does have this feature, do not pump your brakes in a panic stop. Hold the pedal down firmly. Keep in mind you may feel the brake pedal pulsating and bear noise. This is normal.**

## Nominating Committee Begins Work

The Retreat Nominating Committee held its first meeting on January 5. All five committee members were present; Marv Gee is chair. The committee will meet again in late May or early June.

There will be two board vacancies to be filled at the annual meeting in July. The current terms of Joanne Gilbaugh and Marvin Gee expire; both have chosen not to be a candidate for another term.

Board of directors are elected by the association membership for a term of three years. The committee's goal is to nominate four candidates for the two vacancies.

If you are interested in learning more about the position or are interested in being considered as a candidate, please contact a committee member.

- Ron Bachali (Will be gone for the next two months): 970-586-9233 or RolinBachali@aol.com;
- Marv Gee: 970-586-5485 or gee1928@aol.com
- Patricia Guy: 303-530-3194 or strgrp@aol.com
- Leon Satterfield: 402-464-4901 or lmasatter@webtv.net
- Duke Sumonia: 970-586-8505 or dukeair@aol.com

## Treasurer's Report

For the year ending December 31, 2001, cash receipts exceeded disbursements by \$4,073. This includes the purchase of equipment – a Ford Bronco for \$3,700.

Cash balances on December 31, 2001, consisted of \$1,475 in checking and \$86,470 in savings for a total of \$87,945.

For the year ending December 31, 2001, assessments totaling \$49,538 were received. That amount includes \$600 from an additional Bulwark assessment. The budget for 2001 assessments was \$48,620.

As of January 20, 2002, assessments totaling \$20,200 have been collected. The total amount budgeted for assessments in 2002 is \$48,620. The excess of cash receipts over cash disbursements for the first 20 days in January was \$17,698. On January 20, 2002, the cash balance of \$105,643 consisted of \$6,173 in checking and \$99,470 in savings.

## MAKING CHANGES

- ◆ **Bill and Marylouise Widmaier** have moved to a new home. Their address is 4547 West 14th Street, Greeley, CO. 80634.
- ◆ **Lynn and Rebecca Lorenz** became full-time Retreat residents on February 1. Their home address is 537 Dunraven Glad Road and mail can be sent to P.O. Box 182, Glen Haven, CO. 80532.
- ◆ **Kenneth James** also is now living full time in the Retreat. His mailing address is P.O. Box 282, Glen Haven, CO. 80532.
- ◆ **Justin and Kay Edwards**

- bought Lot 9, Filing 4 from the Lantis'. The Edwards address is 28255 S. Eagle Creek Road, Estacada, OR. 97023.
- ◆ **John, Larry and Peggy Tuxhorn/Chambers'** new mailing address is 900 Franklin Avenue, Berthoud, CO. 80513.
- ◆ **Paul and Sally Whyard's** new address is 12300 Minglewood Drive, Grand Haven, MI. 49417.
- ◆ **Kenneth and Lydia Schaefer** bought Lot 3, Filing 37 from Terry and Lynda Rowell. The Schaefer's address is P.O. Box 311, Glen Haven, CO. 80532.



Their telephone number is 970-586-8364.

- ◆ **Mark and Lucie Lyons** bought one parcel in Bulwark from Rebecca Lucas. The Lyons' address is 929 LaSalle Street, Superior, CO. 80027.
- ◆ The correct P.O. Box for **John and Maye Stewart** is 221, not 121 as listed in the directory.



## RLA, INC. 2001-2002

### Board of Directors

Kent Mills, President [04]  
(970)330-9890 or (970)577-7803  
Email: kpmills@aol.com

Marv Gee, Vice President [02]  
(970)586-5485  
Email: Gee1928@aol.com

Joanne Gilbaugh, Secretary [02]  
(970)454-2537 or (970)577-0694

Dale Alps [03]  
(970)667-6752

John Barlow [03]  
(970)586-2582

Joe Barraclough [04]  
(970)586-2525  
Email: LMNJHB@aol.com

Steve Little [03]  
(970)586-9051  
Email: Berghaus2000@cs.com

### Officers, committees, other leaders

William Widmaier, Treasurer

Marcella Bicknell, Asst. Treasurer

Dennis Bicknell, ACC

Jan Ricker, Corresponding Secretary

Flo Belz, Recording Secretary

Julie Fowler, Newsletter Editor

Graham Fowler, ECC

Joe Barraclough, Fire Station and  
Open Space committees

John Barlow, Road Committee

GHAFFD: Bob Clarke,  
Board President  
Ardene Boyd and Paul Dingel,  
Board Members

Nominating Committee: Marv Gee,  
Ron Bachali, Pat Guy, Leon  
Satterfield, Duke Sumonia

JUST FOR FUN...We're told you can look at The Retreat from space on your computer. To do it sign on to [www.terraser.com](http://www.terraser.com) and "find" Glen Haven, Colorado. You can crop your view any way you'd like.



## Did you know...

That there are 221 landowner units in The Retreat? Our neighbors come from as far away as Switzerland and England and we represent 22 states in America. Most landowners - 166 to be exact - live in Colorado, but 11 reside in Illinois, nine in Texas, six in Nebraska and three each in Pennsylvania, Ohio and Florida. And that's just a sampling.

## NEIGHBOR-TO-NEIGHBOR

- ◆ Olympic excitement touched a lot of Coloradans as locals carried the torch through our state. That excitement hit especially close to home for our own **Flo Belz**, whose 12-year-old granddaughter **Jenessa Rosenberger**, carried the flame down Pearl Street in Boulder on January 30. Jenessa, a seventh grader in Loveland, was nominated by three of her current and past teachers. Terri Peterson, who taught Jenessa when she was in fourth grade described this young lady as a "solid, well-rounded, positive influence (on her peers). She's what I think a good American youth should be." And we know that grandma is proud.
- ◆ We are sad to hear of the passing of **Frank F. Revier Jr.**, 79. Mr. Revier, who has been a resident of Loveland since 1990, finished building his log cabin on Copper Hill Road in 1988. He loved fishing, hunting and anything connected with the mountains. He is survived by his wife Charlene of Loveland, his sons and daughters-in-law Charles and Susan Revier of Fort Collins and Ron and Carol Revier of Lafayette, as well as three grandchildren.
- ◆ **Lynn and Rebecca Lorenz**, who have owned their lot on Dunraven Glade Road since 1979, became full-time Retreat residents on February 1. Lynn works in the radiology department at Estes Park Medical Center. At one time, he also owned a private aviation maintenance service in Las Vegas. He will provide his services here in private aircraft consulting and maintenance. Rebecca has a store in town called Estes Park Trophy and Sign where she sells trophies, awards, ribbons, medals, plaques, indoor and outdoor signs and also does engraving.

The Retreat Landowners Association  
P.O. Box 160  
Glen Haven, Colo. 80532



[REDACTED]  
[REDACTED]  
[REDACTED] 80615

Address Correction Requested

**RETREAT SERVICES**

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

**Paul & Carol Dingel**  
Northfork Crafts/Fine Wood-  
work  
(970)586-6968

**Will Monks Construction**  
Masonry \* Carpentry  
(970)586-4581

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

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

**Lynn & Rebecca Lorenz**  
Awards, Engraving & Signage  
Private aircraft consulting &  
maintenance  
(970)586-5073

**Frances Cunningham**  
Handmade Wreaths/  
Decorations  
(970)586-7627

**Mahan Mountain View**  
Water Services  
Water Hauling for Cisterns  
(970)663-1341

**Ron Ellis Construction**  
Quality Building & Excavation  
(970)586-3242

**Winter Dawn Marie**  
Bed & Biscuit ~ Dog Sitting  
(970)586-2863

*Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8784 Skyland Drive, Niwot, Colo. 80503 or via email at Gjniwot@aol.com.*



## The Retreat Newsletter

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

1971 \*\* 31st Year \*\* March/April 2002



### RLA CALENDAR 2002

*Board meetings  
begin at 9:30 a.m.*

**May 18:** *John Barlow's  
home, 24 Black Creek  
Drive.*

**July 27:** *Board meeting  
to be followed by RLA an-  
nual meeting.*



### \*\*\*Fire danger very high\*\*\*

It's in the news every night. And it's on the minds of firefighters throughout the state – and country: fire danger.

Nowhere is common sense and extreme caution needed more than here in The Retreat and Glen Haven. Case in point, the fire that burned 200 square feet in Glen Haven on April 24.

Jim Boyd, who lives in The Retreat and is a volunteer firefighter said Capt. Bill Nelson with the Larimer County Sheriff's Department is poised to initiate a ban on all open fires in the county that likely will last throughout the summer. That means no slash fires, no camp fires and any burn permits that have been issued would be immediately cancelled.

With such dry conditions, Boyd says extra caution is critical. For example, when disposing of fire-place ashes, be sure to douse them with water and if possible put them in a fireproof container. As we've seen in Bailey, Colo., it only takes one cigarette to spark disaster.

"People may think their fire is out, but it's smoldering. With only a 20 mph wind, it can become a raging wildfire."

**GHAVFD WELCOMES NEW FLAGSHIP:** Well, not really new. The fire department now owns a used 1,000-gallon pumper truck with crew cab that it bought from the Aspen Fire Department for \$22,000. The truck runs on gasoline and has four-wheel drive. It will be housed at the Glen Haven station. The truck that this yellow beauty replaced was sold to the YMCA for \$1,500.

### MESSAGE FROM THE PRESIDENT

*It's spring again and I hope everyone is excited about getting outside and enjoying the mountain environment. This is a good time to check your property for defensible space, as the fire danger is expected to be very high this summer*

*We will be putting the road maintenance program in effect as the weather permits. It will be in process through the summer months and will include both repair and upgrades.*

*Hopefully any comments or concerns are getting answered in a timely manner. It is my goal to respond to all requests.*

*Spring forward.*

*Kent Mills*



## When it comes to wildlife, less is more

In light of an ever-shrinking gap between human and wildlife habitat, our four-legged friends the bears, deer, elk and mountain lions are facing some tough – even life-threatening – issues.

But there are a number of things we can do to help and minimize their risk.

Let's start with those creatures we see most often.

### DEER AND ELK

Larimer County is the current hotbed of chronic wasting disease for the entire country. The worst area is in the county's western zone near Rabbit Mountain and the border of Boulder County where it is believed as many as 31 percent of the mule deer population is infected.

To be honest, says Jim Boyd, our resident wildlife expert, researchers don't know a lot about chronic wasting disease. For example, they don't know what causes it; they don't know how to treat it; and they don't know how far it could spread.

What they do know is that it causes the animal's brain to breakdown. They also know both deer and elk can be affected. And they have tracked its origin in most every case to domestic deer and elk ranches in Colorado.

Experts believe these animals transmit CWD to one another through saliva – but only among the same species. In studies, for example, cows that have co-mingled with infected deer have not contracted the illness. That leaves scientists scratching their heads as to how deer and elk get the same illness.

While wildlife experts say CWD cannot be transmitted to humans, they are warning hunters to wear gloves when cleaning their kill and to avoid eating the brain and organs of the animal.

It's important that mountain residents do not indirectly or directly feed wildlife via scattered bird seed or corn or even water in buckets. "It causes deer and elk to congregate in small areas to eat and drink," says Boyd. And that's where they likely first come into contact with the disease. Remem-

ber, too, it's against the law to feed wildlife.

If you see an animal you think may be infected, call Estes Park Dispatch at (970)586-4000 and they will contact a DOW officer.

### BEARS

These scavenging neighbors are out of hibernation and we'll likely hear more and more reports of their presence as spring turns to summer. As in years past, it is extremely important – for the bears sake and ours – not to feed them. But unlike years past, Division of Wildlife officers can write you a ticket this year if you refuse to do your part.

Boyd explained how the new regulation will work. Residents who report a bear problem will first get a visit from a Bear Aware volunteer such as Boyd, who will help them minimize their risk of having a second encounter. If the homeowner refuses to comply, they likely will get a second visit from a DOW officer who now has the authority to write that person a ticket. This law, which was first developed last fall when human-bear encounters were reported daily, took effect May 1.

Boyd suggests Retreat residents minimize their risk of problems by keeping dog food inside, holding garbage inside until trash day and then using bear-proof containers, hanging bird and hummingbird feeders far out of reach – at least 10 feet from the ground and 10 feet from any trees. Report any problems with bears to the Division of Wildlife by calling the number above.

### MOUNTAIN LIONS

"People don't realize that they're all around us," says Boyd. "It's just that we never see them."

He asks residents to use extra caution when it comes to kids and hiking. Walk kids to the school bus and keep an eye on them outside. Hike and jog in pairs. Boyd points out there have been only two fatal lion attacks in Colorado in recent history, but he's heard experts warn that due to increased human traffic in lion territory, it's only a matter of time before there's another.

## Neighbor-to-Neighbor

- ♦ **Air Force Airman Allan G. Gooch**, the son of Mary and Allan Gooch of The Retreat, has graduated from basic military training at Lackland Air Force Base in San Antonio, Texas. During the six week training, Gooch studied the Air Force mission, organization and customs; performed drill and ceremony marches, and received physical training and special training in human relations. In addition, airmen who complete basic training earn credits toward an associate degree through the Community College of the Air Force. Gooch is a 1998 graduate of Estes Park High School.

## Retreat updates

- ♦ The RLA board of directors voted to stock Miller Fork this year with Rainbow Trout. This will be done as stream flow allows.
- ♦ When pursuing a conservation easement through the Estes Park Valley Land Trust, landowners will be responsible for financing the necessary appraisal, usually about \$1,200. This may be tax deductible. If interested in pursuing an easement, call Ken Oldham with the Estes Park Valley Land Trust at (970)586-5290.
- ♦ Contact Jan Ricker at (970)577-0925 if you need Retreat stickers. All members should have one on each of their vehicles.



## Could rescuers find your house in an emergency?

The Estes Park Senior Center is selling house numbers – with reflective blue or red backgrounds and white letters – that meet visibility standards. Order these 5"x14" rust-free aluminum signs for \$18 by calling (970)586-2996. Signs come with mounting suggestions put together by local emergency workers. Proceeds from sales benefit the senior center expansion project.



## RLA, INC. 2001-2002

### Board of Directors

Kent Mills, President [04]  
(970)330-9890 or (970)577-7803  
Email: kpmills@aol.com

Marv Gee, Vice President [02]  
(970)586-5485  
Email: Gee1928@aol.com

Joanne Gilbaugh, Secretary [02]  
(970)454-2337 or (970)577-0694

Dale Alps [03]  
(970)667-6752

John Barlow [03]  
(970)586-2582

Joe Barraclough [04]  
(970)586-2525  
Email: LMNJHB@aol.com

Steve Little [03]  
(970)586-9051  
Email: Berghaus2000@cs.com

### Officers, committees, other leaders

William Widmaier, Treasurer

Marcella Bicknell, Asst. Treasurer

Dennis Bicknell, ACC

Jan Ricker, Corresponding Secretary

Flo Belz, Recording Secretary

Julie Fowler, Newsletter Editor

Graham Fowler, ECC

Joe Barraclough, Fire Station and  
Open Space committees

John Barlow, Road Committee

GHAVFD: Bob Clarke,  
Board President  
Ardene Boyd and Paul Dingel,  
Board Members

Nominating Committee: Marv Gee,  
Ron Bachali, Pat Guy, Leon  
Satterfield, Duke Sumonia



### MIDWINTER POTLUCK

At left, Retreat residents enjoy good food and great company at the midwinter potluck. Below, Retreat Board President Kent Mills talks with longtime residents George & Thelma Richard.



### **FireWise Program available to Estes Park area residents**

The Retreat has the option of participating in a slash disposal program that will help pay for or assist with costs of disposal. You may remember the huge pile in downtown Glen Haven last year.

If we, as a homeowner group, want to take part, the RLA board might be willing to sign an agreement with the Larimer County Wildfire Safety Program. This program offers the following options: a community collection site (yet to be determined), subsidized onsite chipping for individual residents and 50/50 cost share opportunities for individual property owners.

The RLA board is only willing to sign if enough residents want to take part. If interested, contact Graham Fowler by June 1 at (303) 652-8365 or online at gjni-wot@aol.com.

Remember, what you do now to protect your property may help save it later in the event of a forest fire. This is expected to be one of the driest years we have had in a long time.

**Wanted to rent:** Cabin in The Retreat during last two weeks of July. William and Kathy Heinzerling are building a cabin here. If interested, call them at their Highlands, Texas home at (281) 426-6625.

### **MAKING CHANGES**

- ◆ **David Musick** bought Lot 1, Filing 51 from Melinda Travis. His address is P.O. Box 74, Lyons, Colo. 80540.
- ◆ **Elgin and Deborah Kuhlman's** new address is 2815 S. 25th St., Lincoln, Neb. 68502-4915.
- ◆ **Rita Delitta** has a new address. It is 3939 Teasley No. 10, Denton, Texas 76210.
- ◆ The correct address for **Gary and Arlene Spahn** is 3701 Grapevine Mills Parkway, Apt. 623, Grapevine, Texas 76051.
- ◆ **Justin and Kay Edwards'** new address is 214 NW Sixth Avenue, Estacada, Oregon 97023.



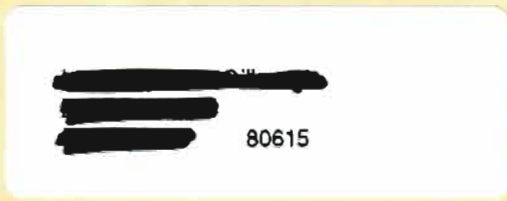


ISS #2 DENVER CO. P.S. 22-56 04/23/02



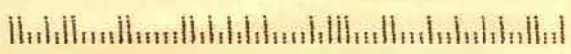
The Retreat Landowners Association  
P.O. Box 160  
Glen Haven, Colo. 80532

First  
Class  
Mail



Address Correction Requested

80615+3200 03



**RETREAT SERVICES**

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

**Paul & Carol Dingel**  
Northfork Crafts/Fine Wood-  
work  
(970)586-6968

**Will Monks Construction**  
Masonry \* Carpentry  
(970)586-4561

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

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

**Lynn & Rebecca Lorenz**  
Awards, Engraving & Signage  
Private aircraft consulting &  
maintenance  
(970)586-5073

**Frances Cunningham**  
Handmade Wreaths/  
Decorations  
(970)586-7627

**Mahan Mountain View**  
Water Services  
Water Hauling for Cisterns  
(970)663-1341

**Ron Ellis Construction**  
Quality Building & Excavation  
(970)586-3242

**Winter Dawn Marie**  
Bed & Biscuit ~ Dog Sitting  
(970)586-2863

*Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8764 Skyland Drive, Niwot, Colo. 80505 or via email at Gjniwot@aol.com.*



## The Retreat Newsletter

P.O. Box 160, Glen Haven, Colorado 80532  
1971 \*\* 31st Year \*\* July 2002



### 31st Annual Meeting and Potluck

*The Retreat Landowners Association annual business meeting is scheduled for Saturday, July 27 beginning at 1 p.m.*

*As in years past, a potluck luncheon will precede the meeting starting at 11:30 a.m. Landowners are asked to bring a dish to pass, as well as their own table setting. Drinks will be provided by the RLLA.*

*Both the potluck and business meeting will be held in the Big Thompson Canyon Association Building. Packets relating to business items are being put together and will be mailed this month.*



### ARE YOU READY?

Ask yourself these questions:

- Did you know that fire travels faster up hill than on level ground?
- Do you have a defensible space around your home?
- Is your firewood stored away from your home?
- Have you cut grass and weeds around your exterior?
- Do you have a plan in case evacuation is necessary?

The Retreat is very dry! Fire danger remains very high. On a recent newscast regarding Colorado's many fires, firefighters were shown clearing firewood away from where it had been stored next to a home. This should not be the firefighters job. It's ours. In this particularly dry season, please observe the fire ban and don't be careless. It's up to all of us to prevent forest fires.

### Tree foes taking their toll

The drought is causing trees infested with Dwarf Mistletoe to die prematurely. They cannot sustain their own moisture levels along with the moisture taken out by the Mistletoe. The only preventative measure that experts suggest is to cut those trees heavily infested and prune the ones that are only mildly affected, leaving 30-40 percent of the branches.

Infested trees also seem to attract Mountain Pine Bark Beetle. Trees infested with the Beetle must be cut and stripped of their branches. They should then be cut into manageable lengths and covered with clear plastic and the edges sealed with dirt. This eventually "cooks" the Beetle, preventing them from flying to the next tree. Spraying is no longer permitted. The Mountain Pine Bark Beetle has been known to fly 5 miles.

### Message From the President

With another summer of fires upon us, now is a good time to check your property for defensible space. Please also be aware of conditions around you to help prevent problems.

We hope to see you at the annual meeting on July 27.

Hopefully any comments or concerns are getting answered in a timely manner. It is my goal to respond to all requests.

Sincerely,  
Kent Mills



## Neighbor-to-Neighbor

- Our thoughts are with the family of **Barbara Schleiger Dyer** who passed away May 24 at the Hospice Care Center at McKee Medical Center in Loveland. Barbara and her husband, **Cliff**, built a home on Streamside Drive in The Retreat, where they have lived since 1998. She was active with the Chapel of the Interlude in Drake, where she was a member for 12 years. Memorial contributions may be made to Chapel of the Interlude in Drake or to Hospice of Larimer County in care of Wright's Colorado Cremation Centers, 1213 W. Eisenhower Blvd., Loveland, 80537.

*Trout stocking will not be done this year as previously reported. The stream flow in Miller Fork is too low. It will be reevaluated next year.*

*Editor's note: In an effort to help us get to know one another better, we have put together the following form. Our hope is that we would publish some of these biographies in future newsletters so we all can get to know our neighbors better. If you want to take part in this voluntary endeavor, feel free to send a picture along, too.*

## Retreat Resident Biography

**Name:**

**Address:**

**Retreat address:**

**When did you buy in The Retreat:**

**How did you find The Retreat:**

**Why did you buy here:**

**Tell us about your family:**

**What are your hobbies:**

**What else would you like to share:**

## FIREWISE TIPS

- Remove pine needles, leaves and other debris from gutters and roofs.
- Clear debris from under decks. Wood piles should be 30 feet from your home and have a 10-foot clearing around it.
- Trim limbs touching or near your home.
- Trim evergreens 6-15 feet above the ground.
- Mulch, rock and other non-combustible hard surfaces make good fire breaks.
- Propane tanks should be 30 feet from your home and, as with wood piles should have a 10-foot buffer zone.
- Make sure your house numbers are visible from the road.
- Clear dead trees, bushes and shrubs from around your property.
- Make sure that any small equipment that is gasoline powered has an approved muffler and that the muffler is in good working order.
- Break up continuous vegetation so that fire will not spread between bushes or trees.
- Have a plan in case of fire. Practice fire drills and have a meeting place in case you need to evacuate. Keep shovels and other firefighting tools close by.
- If you spot a fire, call 911. Don't put yourself in danger. Be vigilant.

**Remember that motorcycles, ATVs and go-carts are discouraged in The Retreat. The covenants state: "Nothing shall be done or permitted which may be or become an annoyance or nuisance to the neighborhood." Please have consideration for your neighbors.**

## Treasurer's Report

As of April 30, assessments totaling \$48,627 have been collected. The total amount budgeted for assessments in 2002 is \$48,620. On April 30, total cash funds of \$129,023 consisted of \$2,801 in checking and \$126,222 in savings.



## RLA, INC. 2001-2002

### Board of Directors

Kent Mills, President [04]  
(970)330-9890 or (970)577-7803  
Email: kprills@aol.com

Marv Gee, Vice President [02]  
(970)586-5485  
Email: Gee1928@aol.com

Joanne Gilbaugh, Secretary [02]  
(970)454-2337 or (970)577-0694

Dale Alps [03]  
(970)667-6752

John Barlow [03]  
(970)586-2582

Joe Barraclough [04]  
(970)586-2525  
Email: LMNJHB@aol.com

Steve Little [03]  
(970)586-9051  
Email: Berghaus2000@cs.com

### Officers, committees, other leaders

William Widmaier, Treasurer

Marcella Bicknell, Asst. Treasurer

Dennis Bicknell, ACC

Jan Ricker, Corresponding Secretary

Flo Belz, Recording Secretary

Julie Fowler, Newsletter Editor

Graham Fowler, ECC

Joe Barraclough, Fire Station and  
Open Space committees

John Barlow, Road Committee

GHAVFD: Bob Clarke,  
Board President  
Ardene Boyd and Paul Dingel, Board  
Members

Nominating Committee: Marv Gee,  
Ron Bachali, Pat Guy, Leon  
Satterfield, Duke Sumonia



The Bicknell's grandchildren of Loveland are from left, Nicole, Brandon and Sonya Bicknell. The triplets are 3 years old.

### **Marcella Bicknell Honors Grandkids and Hospital By Riding in the Three Day, 155-mile Courage Classic Later This Month**

Later this month, Marcella Bicknell will pedal her bicycle over 12,000-foot mountain passes to honor her "miracle grandchildren."

During her three-day endeavor, Marcella's goal is to raise money for Denver's Children's Hospital, the hospital that saved two of her triplet grandchildren. This is the third year Marcella has ridden in The Courage Classic Bicycle Tour.

Today Brandon, Sonya and Nicole Bicknell are typical, active 3 year olds. But when the triplets were just three days old, Sonya and Nicole fell into deep comas and were rushed to The Children's Hospital where they were diagnosed with a very rare genetic liver disorder that would eventually take their lives. Their only hope was for both girls to have liver transplants.

Specialists at Children's literally saved the girls lives at the age of three days and developed a medical

plan to keep the girls alive and functioning as close to normal as possible until they could receive their new livers. At one year of age, Sonya received her new liver and Nicole had her transplant just six months later. Both surgeries were performed at Children's Hospital.

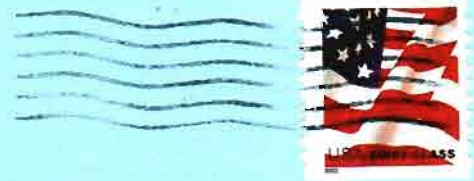
Marcella has a deep and lasting affection for the professionals at Children's Hospital and that's why she rides in The Courage Classic, a fund raiser to help all the kids who receive care at Children's Hospital. During the 155-mile ride, which takes three days, Marcella will cross over Vail, Freemont and Squaw mountain passes.

If you are interested in making a donation to Marcella's effort, please make your check out to TCHF/ Courage Classic and send it to Marcella at P.O. Box 143, Glen Haven, Colo. 80532. For more information, call her at (970)586-1034.

### **Making Changes**

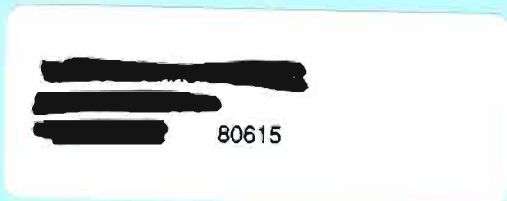
- **David Musiek's** new address is P.O. Box 64, Glen Haven, Colo. 80532.
- **The Wasman's** sold lot 3, filing 5 to **Timothy and Rita Mayhew**, P.O. Box 3161, Estes Park, Colo. 80517.
- **Seth and Kaye Ward** bought lot 1, filing 15 from the **Tates**. Their address is 34283 WCR 33, Greeley, Colo. 60631.
- **The Ronald and Sharon Leblanc Trust** bought lot 1, filing 65 from the **McCarthy's**. Their address is 3515 Pioneer Ave., Cheyenne, Wyoming 82001.





The Retreat Landowners Association  
P.O. Box 160  
Glen Haven, Colo. 80532

First  
Class  
Mail



Address Correction Requested

80615+9200 03



**RETREAT SERVICES**

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

**Paul & Carol Dingel**  
Northfork Crafts/Fine Wood-  
work  
(970)586-6968

**Will Monks Construction**  
Masonry \* Carpentry  
(970)586-4561

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

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

**Lynn & Rebecca Lorenz**  
Awards, Engraving & Signage  
Private aircraft consulting &  
maintenance  
(970)586-5073

**Frances Cunningham**  
Handmade Wreaths/  
Decorations  
(970)586-7627

**Mahan Mountain View**  
Water Services  
Water Hauling for Cisterns  
(970)663-1341

**Ron Ellis Construction**  
Quality Building & Excavation  
(970)586-3242

**Winter Dawn Marie**  
Bed & Biscuit ~ Dog Sitting  
(970)586-2863

*Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8784 Skyland Drive, Niwot, Colo. 80503 or via email at Gjniwot@aol.com.*



## The Retreat Newsletter

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

1971 \*\* 31st Year \*\* September 2002



### RLA Calendar 2002/2003

The first RLA meeting of the new board is scheduled for Sept. 21 at Joe Barraclough's home, 33 ElkrIDGE Court. It will begin at 9:30 a.m. During this meeting the calendar for future board meetings will be set.

### Message From the President

After a successful annual meeting we will be entering into a new year with two new board members, Jim Broomfield and Gordon Nuttall. Again, many thanks to Marv Gee and Joanne Gilbaugh for their tremendous service to The Retreat.

Road maintenance and repair are still a top priority and the roads committee has a program it will be working toward by winter.

We welcome your communication and comments on any and all concerns. It is our goal to respond to all correspondence.

Sincerely,  
Kent Mills

### TWO NEW RLA BOARD MEMBERS



**Jim Broomfield** and his wife, Celeste, bought their home in The Retreat in 1998. He is a retired CPA and financial executive and has served on other homeowner association boards. Jim's goal is to preserve the unique character and quality of life in The Retreat.



**Gordon Nuttall, Jr.**, a Colorado native, lives in Fort Collins and has owned a lot in The Retreat since 2000. He hopes to begin building next spring. His special interests on the board will be road maintenance, safety, environmental stewardship and preserving the peacefulness and serenity of The Retreat.

### GHAVFD Help With Big Elk Blaze and Slurry Crash

Two days after the Big Elk fire began near Estes Park, volunteers with the GHAVFD were called into action.

Five firefighters in all helped in rotations of three at a time, says Tom Housewright, GHAVFD chief. "We did 14-hour days then came back to Glen Haven and fueled up our trucks and got two to three hours of sleep," says Housewright.

The crew's main assignment was to protect homes and other structures in the Big Elk neighborhood.

When the slurry bomber crashed near Highway 36, killing both pilots, Jim Boyd was in Estes Park listening to his fire radio. He responded to the scene immediately and helped to build a containment line around a fire started by the crash.

Here's a Retreat thank you to the GHAVFD. "We appreciate everyone's support," says Housewright. "And I'm really proud of the crew."



## NEIGHBOR-TO-NEIGHBOR

- ◆ During the summer, two Retreat couples marked special anniversaries. **Jewell and Duke Sumonia**, who first met in kindergarten, celebrated their 50th wedding anniversary on June 29. Both were born and raised in Kansas City, Mo., which is where they were schoolmates. They were engaged in 1950. After they married, they lived in Prairie Village, Kan. until Duke's retirement in 1986 when they moved to The Retreat.
- ◆ On Aug. 12, **Rich and Sandy Stolte** celebrated their 40th wedding anniversary. Both of the Stoltes worked with the Weld County School District 6 – she as the counseling secretary at Greeley Central and he as an elementary school teacher. The couple moved from Greeley to their home in The Retreat in 1994.
- ◆ Our congratulations to **Rob and Kathy Squire** who in June welcomed their first grandchild, Owen Jacob. Owen's parents are Jenny and Mark and they live in Colorado.
- ◆ We are sad to report the tragic death of **Gerald Lorenz**, who drowned on July 21. Mr. Lorenz and his wife, **Regina**, lived in St. Joseph, Mo. and owned a lot in The Retreat. Our thoughts are with the Lorenz family.
- ◆ Our condolences also are extended to Retreat resident **Ernie Conrad**, whose mother **Virginia Conrad** passed away on Aug. 5 in California after a short battle with cancer.
- ◆ We also have received word that former Retreat resident **Joe Jorend** passed away in Montana on July 21. Mr. Jorend, whose wife **Treva** lives in Stevensville, Mt., died of cancer. You may send cards to Treva Jorend at 4585 Hoover Lane, Stevensville, Mt. 59870.
- ◆ Our thoughts are also with the family of **Teri Morris**, 39, who died on July 8 after a long and courageous battle with cancer. Teri lived in The Retreat a number of years ago with her husband, Billy, and their young children Joseph and Erin. Even after they moved from The Retreat, Teri worked special occasions at The Inn of Glen Haven. She is survived by her husband and her children as well as her parents and siblings. Contributions may be made to the Erin and Joe Morris Educational Fund or the American Cancer Society in care of Feltner Funeral Home, P.O. Box 160, Lyndon, Kan. 66451.

## WATER WISE TIPS

As we all know, water is at a premium these days. Even if your supply comes from a well, you are not immune from today's shortage. Here are some tips to save water.

- ◆ Never pour water down the drain when there may be another use for it such as watering a plant or garden or cleaning around your home.
- ◆ Fix dripping faucets by replacing washers. If your faucet drips at a rate of one drop per second, you will waste 2,700 gallons a year.
- ◆ Retrofit all household faucets by installing aerators and flow restrictors to slow water flow.
- ◆ Check for toilet tank leaks by adding food coloring to the tank. If the toilet is leaking, color will appear in the toilet bowl within 30 minutes. Most replacement parts are inexpensive and easily installed. Make sure to flush as soon as the test is done, since food coloring may stain the tank.
- ◆ If the toilet handle frequently sticks in the flush position letting water run constantly, replace or



adjust it

- ◆ Take shorter showers. Replace your showerhead with an ultra-low-flow version.
- ◆ Kitchen sink disposals require lots of water to operate properly. Find alternatives to waste disposal. Garbage disposals also can add 50 percent to the volume of solids in the sewer system or they can lead to problems with a septic tank.
- ◆ If you have a well, check your pump occasionally. Listen to hear if the pump kicks on and off while water is not being used. If it does, you have a leak.
- ◆ Store drinking water in the refrigerator. Don't let the tap run while waiting for cool water to flow.
- ◆ Know and follow all water conservation and water shortage rules in your community. Don't assume – even if you get your water from a private well – that you need not observe good water use rules. Every drop counts.

*\*\*If you want more information, go to [www.waterinfo.org](http://www.waterinfo.org). These tips are courtesy of The Water Information Program.*

### Just for Fun

According to the spring 1976 newsletter, electric power lines and poles were to be put in that summer in The Retreat filings 3, 4 and 5. Power was originally installed in filing 1 in the summer of 1972 and filing 2 in the winter of 1973-74. Assessments were set at \$40. And Ernie Conrad was RLA board president.

*Kudos to the GHAVFD who was on scene within three minutes when a Retreat resident suffered a heart attack. Seven firefighters responded and helped get the patient stabilized and transported to the hospital.*



**RLA, INC. 2001-2002**

**Board of Directors**

Kent Mills, President [04]  
(970)330-9890 or (970)577-7803  
Email: kprfills@aol.com

Jim Broomfield [05]  
(970)586-8473

Gordon Nutall [05]  
(970)226-2676

Dale Alps [03]  
(970)667-6752

John Barlow [03]  
(970)586-2582

Joe Barraclough [04]  
(970)586-2525  
Email: LMNJHB@aol.com

Steve Little [03]  
(970)586-9051  
Email: Berghaus2000@cs.com

**Officers, committees,  
other leaders**

William Widmaier, Treasurer  
Marcella Bicknell, Asst. Treasurer

Dennis Bicknell, ACC

Jan Ricker, Corresponding Secretary

Flo Belz, Recording Secretary

Julie Fowler, Newsletter Editor

Graham Fowler, ECC

Joe Barraclough, Fire Station and  
Open Space committees

John Barlow, Road Committee

GHA VFD: Bob Clarke,  
Board President  
Ardene Boyd and Paul Dingel,  
Board Members

Nominating Committee: Pat Guy,  
Leon Satterfield, Duke Sumonia

**MAKING CHANGES**

- Ron Seaton, who lives at 773 Streamside Drive, has a new mailing address. It is P.O. Box 261, Glen Haven 80532.



**Did you know...**

That the lowest point in The Retreat is where Miller Fork Creek exits our subdivision on Streamside Drive? The elevation is about 6,940 feet. This means that Thomas and June Bennett's cabin is likely the lowest within The Retreat at about 7,000 feet.

The highest point in The Retreat proper is on Bulwark Ridge above Jan Ricker's home at 8,020 feet. Her home is about 7,840 feet.

The highest point including Bulwark Ridge is 8,320 feet, which is in the northeast corner of that area.

Thanks to Dennis Bicknell for his research on this topic.

**"The Retreat"**

**clothing order form**

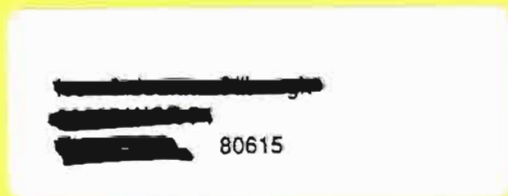
<u>Hats</u>		Blue	Green	Black	Each	=	Total
		_____	_____	_____	\$10.00	=	_____
<u>T-shirts</u>		Serene Green	Ash Grey	Sport Grey	Sand	Each	
<u>Children</u>							
	SM (8/8)	_____	_____	_____	_____	\$12.00	= _____
	M (10/12)	_____	_____	_____	_____	\$12.00	= _____
	L (14/16)	_____	_____	_____	_____	\$12.00	= _____
<u>Adults</u>							
	SM	_____	_____	_____	_____	\$12.00	= _____
	M	_____	_____	_____	_____	\$12.00	= _____
	L	_____	_____	_____	_____	\$12.00	= _____
	XL	_____	_____	_____	_____	\$12.00	= _____
	XXL	_____	_____	_____	_____	\$14.00	= _____
<u>Blue Denim Long Sleeve Shirt (Adult Only)</u>							
			S	M	L	XL	_____ \$25.00 = _____
			XXL				_____ \$27.00 = _____
							Subtotal _____
no shipping charges for orders in The Retreat						Shipping \$	_____
						Total Order	<u>\$6.00</u>
Name	_____						
Address	_____						
City/State	_____						
Telephone #	_____						
Email	_____						
Send orders to: Kent Mills 3922 W. 21st. Street Road, Greeley, Colorado 80634							





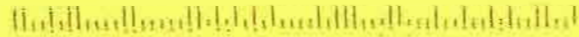
The Retreat Landowners Association  
P.O. Box 160  
Glen Haven, Colo. 80532

First  
Class  
Mail



Address Correction Requested

80615+9200 03



**RETREAT SERVICES**

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

**Paul & Carol Dingel**  
Northfork Crafts/Fine Wood-  
work  
(970)586-6968

**Lynn & Rebecca Lorenz**  
Awards, Engraving & Signage  
Private aircraft consulting &  
maintenance  
(970)586-5073

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

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

**Ro-Lynn Painting**  
Interior & Exterior  
Call for an estimate  
(970)223-3683

**Frances Cunningham**  
Handmade Wreaths/  
Decorations  
(970)586-7627

**Mahan Mountain View**  
Water Services  
Water Hauling for Cisterns  
(970)663-1341

**Ron Ellis Construction**  
Quality Building & Excavation  
(970)586-3242

**Winter Dawn Marie**  
Bed & Biscuit ~ Dog Sitting  
(970)586-2863

**Will Monks Construction**  
Masonry \* Carpentry  
(970)586-4561

*Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8784 Skyland Drive, Niwot, Colo. 80503 or via email at Gjniwot@aol.com.*



## The Retreat Newsletter

P.O. Box 160, Glen Haven, Colorado 80532  
1971 \*\* 31st Year \*\* December 2002



**Dunraven Moose:** This was one of two cows spotted in The Retreat in late summer, early fall. A bull also was seen along Black Creek.

### Survey of Trees in Retreat Shows Numerous Victims of the Drought and Mistletoe; Letters Going Out to Homeowners

**Graham Fowler, ECC**

The drought affected many trees in The Retreat. In a recent survey done by Steve Little and myself, we noted many dead trees on more than 30 lots – the most I have seen in many years. As the Forest Service predicted, most of the dead trees were infested with mistletoe. A few had evidence of pine bark beetle.

The Forest Service reported earlier this year that trees with mistletoe would not be able to survive both the drought and infestation. These trees would have died eventually, but the drought accelerated their demise.

Any dead trees should be cut, leaving one or two for wood peckers, etc. Pine bark beetles already have left the dead trees.

They moved on to living trees where they laid their eggs. The larvae spend the winter feeding under the bark until emerging in mid-August to start the cycle again.

The Forest Service still says that “tree vigor” is the most important natural control. Healthy trees are less attractive to the beetles and have better defenses that allow them to “pitch out” pine beetles. Thinning is the best long-term method to minimize beetle losses, according to the Forest Service.

It would be a good idea to check your property and take action to keep The Retreat forest healthy.

After the holidays, I will be sending a courtesy letter to those landowners we identified.

**RLA board meetings 2003**  
*Meetings begin at 9:30 a.m.*

**January 18:** John Barlow's home, 24 Black Creek Drive.

**March 15:** Kent Mills' home, 644 Copper Hill Road.

**May 17:** Jim Broomfield's home, 1158 Dunraven Glade Road.

**July 26:** Board meeting before the annual meeting.

### Message From the President



After another successful year, we will be entering into the 2003 fiscal year with a surplus. The board elected to have a negative budget next year because of the carry over from 2002. As a result, the board voted to leave the annual landowner assessment at \$220.

Road maintenance and repair is still a top priority, and the roads committee has a program it is pursuing.

It is our goal to respond to all landowner concerns.

*Happy Holidays,  
Kent Mills*



## Dog Laws

While we all love our canine companions, it's important to remember that there are laws that regulate their behavior.



According to the Larimer County Humane Society, it is against the law for dogs to be at large, which means off your property. Dogs that follow or bark and growl at walkers and runners can be extremely intimidating. Dogs running loose likely will be impounded by animal control and their owner can be fined.

It is against the law for dogs to chase wildlife, too. If caught, the dog's owner will be ticketed and fined \$150. That amount goes up each time the dog is caught.

There also is an ordinance against dogs that bark excessively. Their owners will get a written warning the first time a complaint is made. Consecutive complaints by at least two households can result in a \$100 fine. This amount also goes up each time a complaint is made.

If your dog bites a person, it will be confined and checked for rabies. You also will be ticketed.

For more information about the laws governing dogs in Larimer County, check out the Humane Society's website at [www.larimerhumane.org](http://www.larimerhumane.org).

To file a complaint, call 970-226-3647, ext. 126.

## RLA, Inc. Statement of Cash Receipts and Cash Disbursements and Changes in Cash Balances

### 2003 Budget

#### CASH RECEIPTS:

Landowners' assessments (222 @ \$220)	\$48,840
Transfer fees	\$ 1,500
Interest income	\$ 1,500
Other income including landowner late fees	
<b>Total Cash Receipts</b>	<b>\$51,840</b>

#### CASH DISBURSEMENTS:

Accounting (CPA fee)	\$ 350
Administration:	
Office supplies	\$ 500
Postage	\$ 300
Secretarial	\$ 250
Long distance telephone	\$ 200
Travel	\$ 100
Miscellaneous	\$ 400
Newsletter postage, copying & supplies	\$ 1,000
Newsletter editor's expenses	\$ 700
Membership directories	\$ 300
Social events & annual meeting	\$ 1,000
Donations - fire department	\$11,100
Environmental	\$ 1,000
Insurance	\$ 4,000
Legal fees	\$ 2,500
Streamside entry (survey, etc.)	\$ 2,500
Membership	\$ -
Water certificates	\$ 3,500
Water assessment - annual	\$ 300
Road maintenance	
Payroll, payroll taxes & insurance	\$ 4,000
Snow removal - labor	\$ 1,500
Road base & supplies	\$17,000
Culvert upgrade	\$ 1,000
Education	\$ -
Equipment repairs & maintenance	\$ 2,500
Equipment fuel	\$ 1,000
<b>Total Cash Disbursements</b>	<b>\$57,000</b>

Excess of Cash Receipts over Cash Disbursements -\$5,160

## Treasurer's Report

For the 10 months ending Oct 31, 2002, receipts totaled \$48,793 in landowner assessments and \$2,468 in interest and other income. That makes a total of \$51,261.

Disbursements totaled \$44,118. This includes \$11,050 for the Glen Haven Volunteer Fire Department, \$21,828 for road maintenance and snow removal, and \$11,240 for other administrative expenses.

The excess of cash receipts over cash disbursements as of Oct. 31 was \$7,143.

Assets owned by the RLA as of Oct. 31 consisted of checking and savings accounts totaling \$95,088; and equipment with a depreciated value of \$2,960.

Happy Holidays





## RETREAT LANDOWNERS ASSOCIATION, INC.

Annual Meeting – July 27, 2002

Big Thompson Canyon Association Building

The 31<sup>st</sup> Annual Meeting of the Retreat landowners Association, Inc. was called to order by President Kent Mills at 1:00 p.m.

Parliamentarian Esther Russell and Meeting Recording Secretary Brooke Miler were introduced. A total of 41 landowners had registered by the time the meeting began; others arrived later for a total of 45 landowners and 4 guests.

Annual meeting packets mailed to all members prior to the meeting included: a letter from the President, agenda, candidates for Board of Directors, Reports, Articles of Merger of Bulwark Ridge Owners Association, Inc. with and into Retreat Landowners Association, Inc., Plan and Agreement of Merger of Bulwark Ridge Owners Association, Inc. with and into Retreat Landowners Association, Inc., Proxy and Directed proxy forms.

Door prizes: Retreat T-shirts, hats and key rings were given out during the meeting.

Format of the meeting took place in a question/answer session.

Gordon Nuttall began the meeting asking Tom Housewright:

Q: Does the fire department apply foam to burning structures and can we buy it?

A: Currently there are two trucks with the compressed air foam available. Units of compressed foam can be purchased; he suggested buying a hose with a sprayer and placing dish soap inside the sprayer. The dish soap allows water to soak in deeper.

Q: What can we do to help with our structures?

A: "Defensible perimeter" – clearing out trees, placing firewood away from house, lawn furniture, propane tanks removed away from structure at least 30 feet. Cutting down low branches/brush was also suggested.

Glen Haven Area Volunteer Fire Department: Tom Housewright, fire chief, updated the Association on the regional fires in West Creek and on Triangle Mountain. He was happy to report there are 19 active firefighters, with an additional 7 members in training. With the assistance of Rocky Mountain National Park grants, GHAVFD is working on obtaining a new brush truck. Tom Housewright thanked the Retreat for their continued support and expressed gratitude for the donations received from the Pancake Breakfast, which was double from the previous year. Tom also spoke briefly of the Big Elk Fire and the efforts of the GHAVFD in protecting historical structures and providing manpower and the command post in Lyons.

Duke Sumonia acknowledged the ongoing appreciation for Tom Housewright and his crew and their quick response in helping to save a dear friend following a heart attack.

For information regarding moisture/humidity levels in the area, contact 586-4000.

Another question directed to Tom Housewright:

Q: What does the fire ban mean? Mention was made of cigarette butts found on the Retreat trail.

A: No open flames, charcoal grills, no smoking outdoors, no welding, no sparks, grinding, no burning of trash until further notice. Report any suspicious activity immediately.

Q: Are there any fines for discarded cigarette butts?

A: No fines yet.

Q: Will the GHAVFD purchase a chipper?

A: Probably not. There is a chipper program currently available through the county.

Q: What will that take to get such a program going?



A: Time, interest and money.

A recent Newsletter article regarding the chipper program asked for those interested to respond; only 1% wanted to participate; the Board determined there was not enough interest to proceed

Any questions regarding fire prevention call County Fire Wise: 498-5300.

Q: What else could be done around property to aid in fire survivability?

A: Clear your lot.

Kent Mills presented an open question/answer session for landowners to the committee chairs.

Gordon Nuttall started with statement and question to the Environmental Committee:

Mistletoe is killing off trees in the area, is there not enough moisture for sap to push mistletoe off? Should we water our trees individually?

Graham Fowler replied that this year would take its toll. Save the little trees, there is no need to water the trees individually because the water is evaporating so quickly.

Q: Can we cut trees down ourselves without getting approval from the ACC committee, especially those infected with mistletoe or pine bark beetle?

A: Architectural Control Committee. Dennis Bicknell requested that the committee be advised. The suggestion is that a tree be planted for each one removed.

Dennis commented on the written report with an apology to Pat Mills for failure to mention her as a committee member.

Treasurer: Bill Widmaier announced that the audit report was approved.

Marcy Trahan gave a detailed summary on the Water Stock Certificates:

Water augmentation certificates (covering Retreat filings 3, 4, 5 and Bulwark Ridge) are currently being held in trust by the Maitlands. We are seeking to get the certificates transferred to the Retreat. The Retreat's pro-rated share for the previous annual assessments totals \$3,413.08. Once the transfer is made, the Retreat will pay future assessments. We are close to having this settled.

Q: This doesn't affect people who have the water brought in?

A: No. Nor does it relate to Filings 1 and 2.

Q: Are water well levels going down?

A: Don't know; let Retreat know if there are noticeable changes

Q: If the Forest Service exchange with the Maitland family doesn't go through, will the Retreat try to purchase the land?

A: Not enough funds at this time.

Q: Is there an anticipated increase in recreational traffic at the trailhead?

A: Doubtful, since there are several access points to Miller Fork Trail.

John Barlow suggested we give accolades to Marcy for the number of hours she has dedicated to negotiation this issue and keeping us informed.

Road Committee Report: John Barlow suggested the use of 4-wheel drive mode on Retreat roads to help reduce "wash-boarding". He reminded members that snow removal begins at 5-6" of snow accumulation. Please call him when your area receives this amount and removal will occur. He also gave a quick recognition to all of the road maintenance volunteers: Joe Barraclough, Dennis Bicknell, Jim Boyd, Ralph Brethauer, Ken Cooper, Paul Dingel, James Eldridge,



Jack and Verna Heidebrecht, Kent Mills, Gordon Nuttall, Jan Ricker, Leon and Mary Ann Satterfield, Ron Spurlin, Dick Stolte, Art Turpin and John Craig.

Nominating Committee: There are two Board of Director vacancies: Joanne Gilbaugh and Marv Gee. Those being nominated are Jim Broomfield and Gordon Nuttall. Both candidates spoke briefly about themselves and their interest in the Retreat. Since there were no nominations from the floor, the two candidates were elected by acclamation.

President Kent Mills recognized Joanne Gilbaugh and Marv Gee for their years of service to the Retreat and presented each with a gift.

A short presentation was made by The Student Conservation Association. The representatives left brochures with contact information for any landowner in having their lot assessed (a free home evaluation) to help reduce the threat that a potential fire poses to home and property. Please contact the Team Leader, Suzanne Russo at 970-586-1426 or email [scafire-suzanne@yahoo.com](mailto:scafire-suzanne@yahoo.com). For further information go to [www.sca-inc.org/fire](http://www.sca-inc.org/fire).

A brief recess was taken at 2:15.

Graham Fowler requested that newsworthy information be sent to Julie for the RLA newsletter. Suggested information would be anniversary announcements, obituaries, etc.

## NEW BUSINESS

Marcy Trahan began with the history of the merger process between the Bulwark Ridge Owners Association, Inc. and the Retreat Landowners Association, Inc. She referred to the annual meeting packet which reviewed the historical background of the merger. The Bulwark Ridge Owners Association approved the merger on Saturday, July 13, 2002.

Edward Guiducci, Retreat legal counsel, supported Marcy in the explanation of the merger further mentioning that the merger of the two non-profit corporations was non-threatening to the covenants of both the Retreat Landowners Association and the Bulwark Ridge Owners Association.

Discussion opened up with questions from the floor:

Q: Is the Bulwark Ridge Association responsible for their own finances and will the Retreat assume any debt with this merger?

A: Bulwark has no debt; all their financial assets were turned over to the Retreat several years ago.

Q: There are "no hunting" signs in the Retreat; will Bulwark comply?

A: Yes, there will be no hunting in both areas. If someone fails to comply, get information, car license, etc., and notify the landowner and/or call the county sheriff.

Q: How will road maintenance be affected?

A: Currently there is one mile of road in BROA which will become part of the Retreat road system if the merger is approved. BROA funds that have been turned over to the RLA are to be allocated specifically for maintenance and improvement of this road section. After these funds are expended, it would become part of the regular road maintenance schedule.

The BROA properties are not subject to the RLA covenants. Six of the Bulwark properties have restrictive covenants attached which are similar to the Retreat's covenants. If the merger is approved, the Retreat Landowners Association will be the surviving organization; the Bulwark Ridge Owners Association will no longer exist. The Retreat's Board of Directors will be the governing entity.

Q: Are Bulwark roads up to Retreat standards?

A: No. Because of the limited traffic that these roads experience, they would be considered secondary roads in terms of repair and maintenance. Roads would need to be maintained in a passable condition but would not need to be at the level of the major roads in the Retreat unless future development would so warrant.



Q: Will the gate remain locked?

A: It is at the Retreat Board's discretion. The gate was originally installed at the Board's request. The presence of the gate has deterred the use of the area as a terminus for hunters and campers, illegal campfires and the illegal removal of trees from private properties.

Q: Is it against state law to have a locked gate on a dedicated roadway?

A: Yes, according to a landowner. The combination to the gate lock is available to Retreat members.

There was a call for the question. Since there was no objection, the merger motion was placed before the membership for action.

Kent Mills asked if those present preferred a hand vote or a ballot vote. A hand vote was unanimously preferred. The merger of the Bulwark Ridge Owners Association and the Retreat Landowners Association was unanimously approved by the membership as outlined in the merger documents. There were no dissenting votes. Mr. Mills asked Ms. Ricker, the corresponding secretary to report the results of the mailed-in ballots on the merger issue. She reported that all ballots were cast either in favor of the merger or were to be cast at the meeting by the assigned proxy. There were no dissenting ballots. Marcy Trahan says a BIG THANK YOU!

Kent then asked for new items of business.

Q: Could we have Retreat T-shirts available for purchase?

A: Yes, if there is interest, they are relatively inexpensive.

All landowners present introduced themselves.

The president appointed Joe Barraclough to chair the nominating committee for next year.

Landowner Comments:

There are occasions when members are a nuisance to other residents in the Retreat. Please consider neighbors in order to keep peace and quiet. If anyone is in covenant violation please notify Kent Mills. Please use common courtesy, no firearms or physical force needed. Please remember that sound travels and barking dogs and loud music is nuisance behavior.

Marcella Bicknell, Assistant Treasurer, has expressed her desire to resign as of the 2003 annual meeting. A job description is available for anyone who is interested in serving in this position. Member email addresses are requested for publication in the Retreat directory. Please refer this information to Marcella. Jan Ricker has agreed to take over the maintenance and production of directory information in the future.

Gordon Nuttall stated that he is a county volunteer in charge of maintaining the Miller Fork Trail. Please let him know if there are needs to be taken care of, log removal, etc.

For any information on the history of the Retreat, contact Duke Sumonia. He requested any old photos to add to his depository as well as any written history for preservation. He stressed the importance of remembering history for following generations.

Ed Depasque made a motion for meeting to be adjourned and Marv Gee seconded. Motion carried. Meeting adjourned at 3:32 p.m.

Next year's meeting is scheduled for Saturday, July 26, 2003 at 1:00 p.m.

Brooke Miller, Meeting Recording Secretary.



## RLA, INC. 2001-2002

### Board of Directors

Kent Mills, President [04]  
(970)330-9890 or (970)577-7803  
Email: kprfills@attbi.com

Gordon Nutall, Vice President [05]  
(970)226-2676

Jim Broomfield [05]  
(970)586-8473

Dale Alps [03]  
(970)667-6752

John Barlow [03]  
(970)586-2582

Joe Barraclough [04]  
(970)586-2525  
Email: LMNJHB@aol.com

Steve Little [03]  
(970)586-9051  
Email: Berghaus2000@cs.com

### Officers, committees, other leaders

William Widmaier, Treasurer

Jan Ricker, Assistant Treasurer,  
Secretary, Corresponding Secretary

Dennis Bicknell, ACC

Flo Belz, Recording Secretary

Julie Fowler, Newsletter Editor

Graham Fowler, ECC

Joe Barraclough, Fire Station and  
Open Space committees

John Barlow, Road Committee

GHA VFD: Bob Clarke,  
Board President  
Ardene Boyd and Paul Dingel,  
Board Members

Nominating Committee: Pat Guy,  
Leon Satterfield, Duke Sumonia

## Making Changes

- ◆ Daniel and Debra Mausbach bought Lot 1, Filing 8 from Tom Krantz. Their address is 16917 Longspeak Road, Greeley, Colo. 80631.
- ◆ Stephen, Brian and Mark Baker's new address is 13425 Thorncreek Circle, Thornton, Colo. 80241.

## Neighbor-to-Neighbor

Our thoughts are with the family of John Carroll, who passed away at the Hospice of Boulder County Care Center in Louisville on December 3 at the age of 78. Carroll was a long-time Retreat homeowner on Black Creek Drive. He is survived by his children John Carroll, Mary Anne Larimore, Barbara Munoz and Sara Jane Perino. Private family services will be held at a later date.

### Cranberry Bread

- 1 cup cranberries, coarsely chopped
- 1 fresh orange
- 2 tablespoons canola oil
- Hot water
- 2 cups whole wheat flour
- 1/2 teaspoon baking soda
- 1 1/2 teaspoons baking powder
- 1/2 teaspoon salt, optional
- 1/2 cup honey or sugar
- 1 egg (or 2 egg whites)
- 1/2 cup chopped nuts, optional



To the juice of the orange (about 1/2 cup), add 1 tablespoon grated orange rind, add oil and enough hot water to make 3/4 cup liquid. Add this to the sifted dry ingredients. Blend in honey and egg. Fold in cranberries and nuts. Bake in a lightly oiled 9x5x3-inch loaf pan at 325 degrees for 1 hour. Cool in pan for 15 minutes, invert onto a wire rack. Freezes well.  
Serves about 10; 180 calories; 3-6 g. fat (depending on nuts)



**Moose fact:** Bull moose can tower up to 7 feet and weigh as much as 1,800 pounds. Their antlers alone can weigh 70 pounds. While moose are not aggressive most of the time, cows with calves can be very dangerous.



The Retreat Landowners Association  
P.O. Box 160  
Glen Haven, Colo. 80532



First  
Class  
Mail

[Redacted]  
[Redacted]  
[Redacted] 80615

Address Correction Requested



**RETREAT SERVICES**

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

**Paul & Carol Dingel**  
Northfork Crafts/Fine Wood-  
work  
(970)586-6968

**Lynn & Rebecca Lorenz**  
Awards, Engraving & Signage  
Private aircraft consulting &  
maintenance  
(970)586-5073

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

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

**Ro-Lynn Painting**  
Interior & Exterior  
Call for an estimate  
(970)223-3683

**Frances Cunningham**  
Handmade Wreaths/  
Decorations  
(970)586-7627

**Mahan Mountain View**  
Water Services  
Water Hauling for Cisterns  
(970)663-1341

**Ron Ellis Construction**  
Quality Building & Excavation  
(970)586-3242

**Winter Dawn Marie**  
Bed & Biscuit ~ Dog Sitting  
(970)586-2863

**Will Monks Construction**  
Masonry \* Carpentry  
(970)586-4561

*Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8764 Skyland Drive, Niwot, Colo. 80505 or via email at Gjniwot@aol.com.*