

February 1996

The Retreat



# NEWSLETTER

## RLA 25th

### Anniversary Celebration Potluck, February 24

The Retreat is planning to observe our 25th year at both the February potluck and the July annual meeting.

The third annual, mid-winter potluck will be held on Saturday, February 24, from 5 to 9 p.m., in 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 EPHS football field.]

Bring your own table service, one hot dish and a salad or desert. The Retreat will provide beverages; the meal will be served at six o'clock.

We plan to have some entertainment, history, a time for getting to know each other, and some great home cooking. We are asking you to come with a "short " story (two minutes) about your exciting life in the Retreat. We plan to video tape the fun for others to enjoy.

Since this is the only notice you will receive, please make your reservation by calling 970-586-5485 or drop a note to: The Retreat, Box 159, Glen Haven, CO 80532. This will be of help to those who are setting up for the event.

We would appreciate members, who know the address of former Retreat landowners, to please share the address with us. We are asking both members and former members to share photos and/or letters to be placed in a 25th reunion book.

Please send photos, addresses and letters to: Marlan McMahan, POBox 31193, Aurora, CO 80041. (E-Mail - MEM938@aol.)

- Marlan McMahan, vice president  
RLA board of directors

## Official Notice

1996  
Landowner  
Assessments  
are due no later than  
February 29  
and become  
delinquent  
on March 1

•  
As of February 5,  
114 payments  
have been received;  
97 are still outstanding.

*We urge those who have  
not yet paid to do so  
before the deadline so  
their account need not be  
turned over to RLA's legal  
counsel for collection; the  
attorney's fee is added to  
the assessment.*

If you have any questions about this matter, please contact the assistant treasurer whose name and telephone number are noted on the back page of this newsletter. Thank you!

• • •  
**Board Meeting Dates**

RLA board of directors will be meeting from 9:30 to 12:00 noon as follows:

March 23, Widmaiers  
May 25, Stotles  
July 27, place to be set  
July 27, annual  
business  
meeting for all  
Retreat landowners.



## RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160  
Glen Haven, Colorado 80532

I guess one of the duties of the RLA board president is to write a short piece for the newsletter. You are in luck since I don't write long letters.

In all of our meetings one of the major issues we face is enforcement of the covenants. It is not a pleasant position to be in when you must point out a neighbor's violations and insist that they comply. A few board members and an interested landowner worked for about 3 hours trying to clear up issues surrounding covenant violations and variances. We are continuing that work and hope to have information and solutions for Retreat members at the annual meeting.

My plea is that everyone will take the personal responsibility to abide by the rules. If you are unfamiliar with the rules please ask a board member or consult your covenants and bylaws. If you do receive a letter from the board about a violation please look at it as a step to solve a problem not personal attack. The intent of the covenants (as you all know) is to protect the atmosphere and property values of the Retreat. I have not lived here long but I strongly feel it is worth protecting.

Thank you, Ken Gwynn

## Forest Service Proposes New Management Plan

The US Forest Service has completed a draft environmental impact statement for Arapaho and Roosevelt National Forests revised land and resource management plan. When approved, this will become the new Forest plan.

Several alternatives have been identified. Alternative B (the preferred alternative according to the Forest Service) would make much of the area around the Retreat wilderness adding to the existing Comanche Peak Wilderness Area. This area includes most the Miller Fork drainage. Such a designation would ensure that the OHV users would not have access in this area. I support this alternative.

Draft copies of these various alternatives are available for your review at public libraries in Boulder, Estes Park, Fort Collins, Greeley, Longmont and Loveland. The documents are also available at the Gee residence.

The Forest Service is requesting input from the public before any plan is implemented. A series of open houses are scheduled for the region:

Feb 21, 7-9 pm, Ault High School  
Feb 22, 6-8 pm, 3825 E. Mulberry  
Fort Collins  
Mar 11, 4-7 pm, Gilpin Co Justice  
Center, Golden  
Mar 13, 6-9 pm, Centennial Middle School, Boulder.

Address your comments to the:  
Forest Service Office  
240 West Prospect  
Fort Collins, CO 80526  
*Attention:* Forest Plan Revision  
Comments.

- Graham Fowler  
Open Space liaison

## New RLA Members

We welcome the following members to our Association; they are listed in date sequence, with filing, lot and previous owner.

Brown, 2:22, from Williamson  
Axtell, 2:54, from Rowe  
Riedel, 1:28, from Hummel  
Nicholson, 3:3, from Starrett  
Nicholl/Barraclough, 1:78, from  
Ballman  
McDevitt, 1:23, from Hutchens  
Jordan, 12:28, from Pearson  
Wasman, 1:93, from Reeves  
Voudrie, 3:39, from  
Feldman/Corica  
DeLitta, 1:35, from Schoeberlein  
Phillips, 1:27, from Linden  
McCoy, 2:50, from Spencer  
Boehme/Howlett, 1:70, from  
Quinn.

## News Briefs . . .

The RLA board of directors, at their last meeting, affirmed the snow removal policy which has been in effect for many years: the roads are plowed when the snow depth reaches 6 inches; plowing usually does not begin until the snowfall has stopped.

...

The Division of Wildlife asks residents who see elk or deer that look sick, emaciated or lethargic to call the DOW at 970-484-2836. Chronic wasting disease is impacting animals especially in Larimer County. Once infected, such animals live only a few months. Humans who feed the deer and elk may be contributing to the disease.

# The Retreat



## Dwarf Mistletoe

*All information in this letter taken from U.S. Forest Service Research Paper RM-35*

### You can save your Pines from Dwarf Mistletoe!

Dwarf mistletoe is a widespread enemy of western pines. It slowly weakens the trees and eventually kills them.

Two kinds of dwarf mistletoe damage pine trees in the central Rocky Mountains. Ponderosa pine mistletoe is orange and leafless with thick shoots from 3 to 6 inches long. Lodgepole pine mistletoe is green or yellow and leafless, with slender shoots about 2 to 4 inches long. Both types of mistletoe grow on the branches and trunks of these pine trees.

The dwarf mistletoes are native parasites that have long been established in North America. If you have mistletoe in your trees it originally came from seeds produced in nearby infected trees, some of which may now be dead.

#### The Life Cycle:

Dwarf mistletoe plants are either male or female. Although both types damage pines, only the female plants produce seeds that spread the disease.

Mistletoe seeds are produced in a berry. Pressure builds up within the berries as they ripen. Finally in August or September the pressure is so great that the berries are broken away from their stems and the seeds are shot out. They take off at 60 miles per hour and travel for distances up to 20 or 30 feet. A gluey coating on the seeds enables them to stick wherever they land.

Dwarf mistletoe completes its life cycle in a minimum of 6 years.

1. Seeds land on the pine needles in August or September.
2. Rain wash them onto the twig.
3. They germinate and infect the twig.
4. A swelling appears in about 2 years.
5. Shoots first appear 2 years later.
6. Fruits mature after 2 more years and the life cycle starts again.

#### How Mistletoe Kills:

- The mistletoes weaken pines by slowly robbing them of both water and food.
- Infected trees start declining in their tops as more and more food is taken by the infected branches below.
- The tree slowly dies from the top. Eventually, there are not enough live branches and the entire tree dies.

The length of time it takes for mistletoe to kill a tree depends on several factors: how many mistletoe plants there are in the tree, how vigorous the tree is, and how old the tree was when it first became infected. Damage develops slowly until the trees are heavily diseased, then death soon follows.

#### Are Your Trees Infected:

The easiest way to tell if your trees are infected is to look for mistletoe shoots. Branch swellings may be caused by mistletoe. "Witches brooms" or bunched growths of branches are good places to check.

If you would like help looking for mistletoe shoots, on your trees, I would be willing to help you. My phone number is 586-1058.

#### Control of Dwarf Mistletoe:

The goal need not be complete eradication of the mistletoe. This could require cutting all your trees. Instead, if mistletoe is reduced sufficiently your trees can continue to live and be pleasing for many years.

##### 1. Cut heavily infected trees first

Trees that are severely infected with mistletoe in the upper branches or those with only a few live branches should be cut. Such trees are hazardous because dead branches or tops may break and fall. Also, high, unreachable infections will continue to shower seeds on nearby trees.

Mistletoe control work should be done in **summer**. Mistletoe shoots are more easily seen then because the berries are ripening. Seed dispersal starts about mid-August so control work should be completed by then.

## 2. Most trees can be pruned

Pruning infected branches reduces the amount of mistletoe and can also improve the health of the tree. Even trees that have deteriorated to the point where the tops are thin and off color can be saved by pruning, if there are enough healthy branches remaining.

All branches to be pruned should be cut off flush with the trunk. Cut off the entire branch; don't attempt to prune out individual mistletoe plants, because there will usually be small mistletoe plants that are overlooked, and these will grow out later.

Cut off all live branches up to and including the highest infected branch. Do not leave isolated branches even though they may appear to be mistletoe free; they probably are not (look again at the life cycle). If there are plenty of live branches above the highest infected branch, cut off branches for 2 feet or so above the highest infected branch. This will help eliminate many young infections that would show up later.

Mistletoe root systems extend for several inches beyond the mistletoe shoots inside the pine branches. Thus, if an infection on a branch is very close to the trunk, the infection may have already entered the trunk and shoots will form on the trunk even if the branch is pruned. Therefore, if shoots are closer to the trunk than the minimum distance shown in the table below, the entire tree should be cut.

*NOTE: This is not a hard and fast rule. If you have a particularly desirable tree that cannot be pruned according to the above recommendations, you can prune the infected branches. However, every year or two you must plan to knock off the mistletoe shoots on the trunk as they appear.*

<u>Branch diameter at trunk</u>	<u>Minimum distance from trunk to shoots</u>
Under 1 inch	6 inches
1 to 2 inches	8 inches
2 to 3 inches	10 inches
3 to 4 inches	12 inches

*NOTE: Make cut from bottom first, then complete cut from above.*

## 3. Follow-up treatment

There will always be very small mistletoe plants and some that have not yet produced shoots that you will miss on your first pruning job. This means that you should examine your trees every 2 or 3 years and prune any infected branches and brush off trunk shoots. This follow-up is very important; if it cannot be done, the initial pruning should not be attempted.

Dwarf mistletoe shoots die as soon as the branches are cut so it is not necessary to burn or discard them. Because of possible insect buildup, it is not advisable to stack cut stems or branches against living trees.

## 4. Other control measures

If the disease is so advanced that most of the trees should be cut, planting non susceptible trees may be an alternative. Mistletoe will not attack hardwood trees; aspen, ash, poplar, birch, etc., are safe for planting.

You can also substitute the following species:

- Douglas-fir
- White fir
- Blue spruce
- Pinyon
- Limber pine
- Rocky Mountain juniper
- Engelmann spruce
- Sub alpine fir

For further information on dwarf mistletoe control, specialist in the Office of the State Forester can help you: Colorado State University, Fort Collins

September 23, 1995

John Manchester  
Committee Chairman

# Retreat Landowners Association, Inc.

## 1996 Budget

### Income

Assessments - 212 x \$215	\$45,580
Interest income	1,200
Other income	
Transfer fees	
Total income	<u>\$46,780</u>

### Expenses

Accounting	300
Administration	
Miscellaneous	225
Office supplies	1,800
Postage	500
Secretarial	200
Telephone	250
Travel	150
Annual meeting	650
Donation: Glen Haven Area Volunteer Fire Department	10,000
Environmental	1,550
Insurance	2,800
Legal fees	3,000
Memberships	330
Payroll	3,100
Payroll taxes and insurance	650
Property taxes	140
Road maintenance	5,000
Equipment repairs	<u>3,000</u>
Total expenses	\$33,645

**Excess of receipts over expenses** \$13,135

### Allocation of excess to reserves

Open space	\$12,000
Building	0
General	<u>1,135</u>
	\$13,135

## Board of Directors, 1995-1996

Kenneth Gwynn .....President  
551 Miller FK RD, Box 138  
Glen Haven, CO 80532  
970-586-3788

Marlan McMahan .....Vice president  
3124 Wheeling ST, Box 31193  
Aurora, CO 80041  
303-364-7362

William Widmaier.....Treasurer  
2106 40th AVE  
Greeley, CO 80634  
970-330-3281

Dale Alps  
5800 14 SW  
Loveland, CO 80537  
970-667-6752

Wilfred Howarth  
686 Elkridge DR, Box 92  
Glen Haven, CO 80532  
970-586-4738

Richard Stolte  
118 Miller FK RD, Box 111  
Glen Haven, CO 80532  
970-586-4065

Marcille Trahan  
1817 42nd AVE  
Greeley, CO 80634  
970-330-6396

## Committee chairs, other leadership roles

- Dennis Bicknell .....Architectural Control  
1473 Streamside DR, Box 172 970-586-1034  
Glen Haven, CO 80532
- John Manchester .....Environmental Concerns  
657 Miller FK RD, Box 9 970-586-1058  
Glen Haven, CO 80532
- Graham Fowler .....Open Space liaison  
8764 Skland DR 303-652-8365  
Longmont, CO 80503
- Jim Boyd .....Road Maintenance  
1371 Copper Hill RD, Box 46 970-586-2407  
Glen Haven, CO 80532
- Marvin Gee .....Assistant treasurer  
722 Miller FK RD, Box 160 corresponding sec.  
Glen Haven, CO 80532 970-586-5485
- Sandy Stolte .....Recording secretary  
118 Miller FK RD, Box 111 970-586-4065  
Glen Haven, CO 80532
- Char & Marv Gee.....Newsletter editors
- Marcella Bicknell..... Board member  
Bob Clarke.....Board member  
John Manchester..... Board member  
Jack Heidebrecht..Fire Protection Dist. Committee  
Glen Haven Area Volunteer Fire Department

## **THE RETREAT**

*LANDOWNERS ASSOCIATION, INC.*

Post office box 160  
Glen Haven, CO 80532



*first class*

Dushan (Duke) & Jewell Sumonia  
PO Box 114  
317 Dunraven Glade RD  
Glen Haven, CO 80532

Address correction requested



May 1996

The Retreat

# NEWSLETTER

## Special Meeting Held in March

As you know, a special RLA business meeting was conducted on March 30. The meeting was called for the purpose of voting on two proposals submitted to the membership regarding the US Forest Service parcel of approximately 40-acres which is located within the Retreat.

There were 63 member units who registered at the meeting; four proxies were received in the mail along with 75 absentee ballots which were submitted. Of the absentee ballots cast, 43 were from Colorado members and 32 came from out-of-state.

The chair ruled that each proposal needed a 2/3 majority vote in order to pass. The vote was as follows:

*Motion #1* to amend the bylaws -  
"Yes" 76, "No" 64

*Motion #2* to acquire the Forest land at a cost not be exceed \$110,000 -

"Yes" 79, "No" 66.

Therefore, neither motion carried by the majority needed.

## Where Do We Live ???

A notation was made of the addresses on the envelopes for the recent special meeting notice just before posting. You may be interested in this tabulation:

- 58 Glen Haven
- 13 Estes Park
- 3 Drake
- 76 Colorado, other
- 57 Out-of-state
- 4 Overseas
- 211 members.

"You can't act like a skunk without someone getting wind of it."

- William Drayton

"The significant problems we face cannot be solved at the same level of thinking we were at when we created them." - Albert Einstein

## Official Notice

*The Retreat  
Landowners  
Association, Inc.*

**25th  
Annual Membership  
Meeting**

**Saturday, July 27  
1:00 p.m.**

Place to be announced

*All landowner members  
are urged to attend and  
participate in conducting  
the business of our  
Association.*

• • •

The Retreat Nominating Committee, composed of Dale Alps, Maynard Avey, and John Barlow, is now at work preparing a slate of nominees for election to the Board of Directors at the annual meeting. [The term of office for Marlan McMahan and William Widmaier expires this year.] If you are interested in serving your Association as a director, please contact a member of the Committee.

• • •

**Board Meeting Dates**  
RLA Board of Directors will be meeting from 9:30 to 12:00 noon as follows:  
June 1, Stoltes  
*[postponed from May 25]*  
July 27, place to be set

*This welcome letter is sent to each new Retreat member...*

Dear neighbor,

Welcome to membership in the Retreat Landowners Association! Congratulations on your purchase of property in our mountain community.

The Retreat is composed of 925 acres in five filings; there are 261 lots currently owned by 211 members and seven parcels of common land.

Established in the early '70s, the Retreat has experienced significant growth in recent years.

Since the area is rural, some regard it as "wilderness." Frequently we encounter the notion that owners feel they have paid for the land and they can do "whatever we please," without considering their neighbors. Both the freedom of the individual and the rights of others must be protected.

The Retreat is in reality a *planned community* with special characteristics and specific conditions. The initial developers put together a set of regulations known as "Protective Covenants" which were filed along with the plat for each subdivision. The Covenants were designed to preserve the natural environment, prevent unsightly development, promote the common good, and, most

of all, protect property value. They are a permanent part of each deed.

The Board of Directors, elected by the membership at the annual business meeting (held the last Saturday in July), is charged with the responsibility of enforcing these Protective Covenants. We are committed to fulfilling this mission for the mutual benefit of all landowners.

We urge you to:

- Read the Bylaws;
- Become familiar with the Protective Covenants;
- Pay your annual assessment on time;
- Show consideration for your neighbors just as you wish them to always do for you;
- Contact the Architectural Control Committee *before* making improvements of *any kind* on your property;
- Secure the appropriate approval *before* proceeding;
- Seek out any member of the Board or an officer of the Association if we can be of help;
- Be an active participant in Association activities and business affairs.

Again, welcome and congratulations on behalf of your fellow members and the board of directors.

## Letter to the Editor

Being a part of the Retreat Landowners Association used to be fun. Meetings and other events provided a good opportunity to catch up on all the news, both about the Retreat and our neighbors. Whose hot tub cover did the bear eat? Who saw the rattlesnake on their drive? We laughed and we cared about each other. We didn't need a parliamentarian at meetings because the collective goal was more about the common good than nit-picking policies and procedures.

To agree to disagree is OK. But when those who disagree start using sneaky tactics to undermine proposals and work to create an us-against-them attitude, the morale and enthusiasm begin to erode. During the past four or five years in the Retreat, this is what we've seen happen. It's gotten to the point where even a sense of humor isn't welcome. Meetings certainly are not a family event anymore.

It's time to put our personal agendas aside and again focus on the common good. When we all bought our properties, we knew it came with membership, for better or worse, in the Retreat Landowners Association.

It's time to step back and take a good look at the big picture. Where are we headed as an organization?

The Retreat is a great organization run by novice volunteers from all walks of life. It's time we brought back a sense of community spirit and support the board and others who volunteer. Leave the rumors and lies where they belong.

The Retreat is a wonderful place to live - whether it be year 'round or on the occasional weekend. Because of sound management the Retreat is what it is today - something we can all be proud of. It's a beautiful place, a true retreat. Let's not spoil that. Let's make this year's annual meeting one to remember, not because of conflict and controversy but because of cooperation and community spirit.

*Signed, Graham Fowler*

## New RLA Members

We welcome the following members to our Association; they are listed in date sequence, with filing, lot and previous owner. Gilbaugh, 2:33, from Raney; Byrne/Laubhan, 4:4, P. Howarth.

Since the annual meeting last July, 13 Retreat properties have changed ownership.

## Fire Days Set for Saturday, July 13

Fire Days, annual celebration and fund raising event sponsored by the Glen Haven Area Volunteer Fire Department, will be held this year on Saturday, July 13. This

fun occasion brings our communities together for a worthy cause.

As in previous years, special activities will include: pancake breakfast, 5K race, games for children of all ages, beef and brats lunch, auction, arts and crafts, and live music.

A contest for the T-shirt design is currently underway. Please send your entry, no later than June 7, to: Jim Kadlecak, POBox 53, Glen Haven, CO 80532.

The Fire Board and Department are now recruiting volunteers to help manage the event. If you are willing to serve, please give Jim a call at 970-586-8010 or drop him a note at the address listed above.

Let's support the GHAVFD who are always ready to help us!



*[Editors' note: The Retreat has now been in existence for 25 years. Dennis Bicknell distributed the following historical review to members who attended the special business meeting last March. At our request, he has granted permission for it to be reprinted in the Newsletter so all members have an opportunity to read it.]*

## **RETREAT MILESTONES**

Over the twenty plus years of the Retreat Landowners Association operation, there have been a number of milestones achieved by a vote of the membership, and the financing of them by means of the annual assessment or other special arrangements.

### **REORGANIZATION**

In the early 1970's the developer was unable to meet its financial obligations. All the landowners were potentially affected: a group of limited partners had serious concerns. The continuation of the RLA was seriously jeopardized. Not all members would have been affected by foreclosure.

At a special meeting of the membership, the decision was made to see the problems through, address the limited partners' needs, and keep both the Retreat and the RLA intact.

### **ELECTRICITY**

The developer was unable to pay for the electricity to be completed in the Retreat, particularly Filings 4 & 5. Other filing had electricity.

The membership approved steps to pay the Village of Estes Park before work was commenced, helping those filings.

### **THE FLOOD OF 1976**

The flood followed close on the decision to install the electricity. RLA funds were minimal on July 31, 1976. Not all Retreat roads were affected drastically by the rain and flood.

At a special meeting of the membership, the decision was made to have a special assessment to commence rebuilding.

### **TIMBER PESTS**

Good efforts had been made to control the Ponderosa Pine Beetle. The Spruce Budworm then arrived, threatening the large stands of spruce, especially along Dunraven Glade.

The membership agree to use an environmentally friendly organism to be applied by helicopter at substantial cost.

### **FIRESTATION NO. 2**

The firestation was build on a Retreat common area with substantial Retreat financing and Fire Department labor. At that time there were many landowners not living in the Retreat who had little call for the GHAVFD services.

The membership supported this action for the good of all, including neighbors not living in the Retreat.

Other MILESTONES could include the BOUNDARY SURVEY, THE FIRST AND SUBSEQUENT ROADGRADERS, and several other unforeseen problems and opportunities.

### **THE COMMON GOOD**

All the above MILESTONES were achieved by the membership accepting things needed for the common good. Not all the problems affected every member and lot. Many were visible from individual lots. Many of the events were unanticipated. The membership and the respective board members accepted the challenges with their support and assessments. Each of these MILESTONES were controversial at the time; now members don't even think of them.

Each of these MILESTONES has had a positive effect on all our well being and has increased the monetary value of our original investment.

**EACH MILSTONE WAS A ONE TIME, ONE CHANCE EVENT.  
THE FORTY ACRES SHOULD BE ANOTHER MILESTONE FOR THE RLA.**

## Board of Directors, 1995-1996

Kenneth Gwynn .....President  
551 Miller FK RD, Box 138  
Glen Haven, CO 80532  
970-586-3788

Marian McMahan .....Vice president  
3124 Wheeling ST, Box 31193  
Aurora, CO 80041  
303-364-7362

William Widmaier.....Treasurer  
2106 40th AVE  
Greeley, CO 80634  
970-330-3281

Dale Alps  
5800 14 SW  
Loveland, CO 80537  
970-667-6752

Wilfred Howarth  
686 Elkridge DR, Box 92  
Glen Haven, CO 80532  
970-586-4738

Richard Stolte  
118 Miller FK RD, Box 111  
Glen Haven, CO 80532  
970-586-4065

Marcille Trahan  
1817 42nd AVE  
Greeley, CO 80634  
970-330-6396

## Committee chairs, other leadership roles

• Dennis Bicknell .....Architectural Control  
1473 Streamside DR, Box 172 970-586-1034  
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• Sandy Stolte .....Recording secretary  
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• Char & Marv Gee.....*Newsletter editors*

• Marcella Bicknell..... Board member  
Bob Clarke.....Board member  
John Manchester..... Board member  
Jack Heidebrecht..Fire Protection Dist. Committee  
*Glen Haven Area Volunteer Fire Department*

## **THE RETREAT** *LANDOWNERS ASSOCIATION, INC.*

Post office box 160  
Glen Haven, CO 80532

**First  
Class  
Mail**



Dushan (Duke) & Jewell Sumonia  
PO Box 114  
317 Dunraven Glade RD  
Glen Haven, CO 80532

**Address correction requested**

July 1996

The Retreat

# NEWSLETTER



## The Retreat Celebrates Its 25th Anniversary

A party is planned for Friday evening, July 26th

A punch and cheese party is scheduled for the Glen Haven Community Building on Friday evening, July 26 from 7 to 9 p.m. Bring your own drinks, if desired, punch and cheese will be provided.

Also please bring pictures and stories from the past to share. We will try to do some video taping for the history files.

Those who wish to stay a little longer will have an opportunity to hear Duke Sumonia's presentation on the history of the Retreat and the Glen Haven area.

Since no potluck is planned for Saturday, this party will be a good chance for us to visit together informally. Happy 25th anniversary to all!

- Marlan McMahan, vice president

## Membership Directory

Copies of the newly revised Retreat membership directory will be available for distribution at the annual meeting. If you will not be at the business session but would like a directory, please send your request to: The Retreat, POBox 160, Glen Haven, CO 80532. The booklet will be placed in the mail to you following the meeting.

"Coming together is a beginning...  
keeping together is progress...  
working together is success..."

- copied

## Official Notice

*The Retreat Landowners  
Association, Inc.*

**25th**

**Annual Membership**

**Meeting**

**Saturday, July 27, 1 p.m.**

**Big Thompson Canyon**

**Association Building**

Highway 34, one mile below

Drake on north side

*All landowner members are  
urged to attend and participate  
in conducting the business of  
our Association.*

• • •

**The following business items  
are included in this Newsletter:**

Meeting agenda,

official ballots, and

a report from the Nominating

Committee

• • •

**No potluck luncheon  
is scheduled this year.**

• • •

**The RLA Board of Directors  
will be meeting at 9:00 a.m. on  
Saturday, July 27, in the  
Big Thompson Canyon  
Association Building.**

## From the President's desk

Dear fellow Retreat members,

If you haven't taken the time to notice -- it's summer! In addition to hot weather, vacations, and crowds - it is almost time for the annual meeting. As you will see there are a few things planned to help us celebrate the 25th anniversary of the Retreat. There will be a get together in Glen Haven on Friday evening the 26th. Refreshments will be served to go along with presentations about the history of the Retreat. Marlan McMahan has been spearheading the program with input from others. There will be a slide show provided by Duke Sumonia. For those of you like me who are relatively new this is an opportunity to gain a new perspective about the Retreat.

Please notice the annual meeting will be moving to a new location this year. We have reserved the Big Thompson Canyon Association Building just East of Drake. A larger space, running water, and indoor bathrooms will add a new dimension to the meeting. We hope the amenities will be worth the longer drive.

We are hoping to plan another Retreat work day in August. We are looking for volunteers who are licensed to run shovels, rakes, or pick up rocks. We will work on projects identified by the road and environmental committees. If physical labor is not your forte then we might also enlist a roving refreshment crew to help boost morale. Keep your pencil sharp there will be a sign up at the annual meeting.

Finally, I would like to thank all of you who have given your support to the board and its efforts. Don't forget if you have questions or problems please call a board member. We would like a chance to work on any problem before it gets too big. Thank you!

Ken Gwynn, RLA Board President

*P.S. We need a recording secretary for the July 27th meeting. Please contact me if you are willing to help. 970-586-3788.*

## Nominees for the Board of Directors

RLA members will be electing two landowners to the Board of Directors for a term of three years at the annual meeting later this month. Marlan McMahan and Bill Widmaier are retiring from the Board.

According to the Retreat Bylaws, "Article V. Nomination and Election of Directors, Section 1. **Nomination.** Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may

also be made from the floor at the annual meeting."

Dale Alps, Maynard Avey, and John Barlow have been serving as the Nominating Committee. They are nominating Don Haden, Marina Nancy Johnson-Asbury, and Diane Lavaux. Marcella Bicknell has declared herself as a write-in candidate.

Biographical information has been provided by each of the candidates. That information is printed inside the back cover sheet of this *Newsletter*. This data will help you become better acquainted with each of the candidates before casting your vote.

## Kudos for Community Strengthening Activities in the Retreat

Our thanks to Ron Tate for organizing the *trail builders* gang. Ron along with the help of John Carroll, Al Cunningham, Jack Heidebrecht, and neighbor Jay Smith, cleared the Miller Fork Trail of fallen trees and fixed old or built new bridges over the stream all the way up to the old sawmill site. The work was made easier by the extensive tree cutting Dennis Bicknell did last season. A great job well done; thanks!

...

As we honor the memory of Tom Fulton, we can be proud of the fact that a number of Retreat residents were on a schedule to help Carol with taking Tom to Fort Collins for dialysis three times a week. Judy Petersen, with assistance from Char Gee, had enlisted a number of drivers.

## News Notes

*Liens are being filed against the property of four landowners for nonpayment of 1996 assessments.*

...

### Fire Days is set for July 12 - 13:

Friday evening, Storytelling, 7 pm, featuring *our own* Bob Clarke + Greg Martin, etc.  
Saturday, *all day*, events, food, activities and good times!

...

*The volume of traffic on Retreat roads continues to increase at a significant rate. All members, member families, and guests are urged to drive cautiously.*

## Stream Health

A Retreat Newsletter recently contained a note informing residents and landowners of the problems caused by building dams on streams. This article is a follow-up to that note to provide information on how to avoid damaging streams and address some of the specific concerns found in the Retreat watershed. We put a lot of effort into managing the surrounding forest and controlling insect infestation. We even spend money to stock the streams with trout. But, we are probably not as aware of what the streams need as we ought to be.

It is important to understand a few basic principles of stream dynamics and fish habitat. The streams in the Retreat have, over thousands of years, gradually developed what is often called a "dynamic equilibrium" between climate, geology, geography and vegetation. Streams serve to carry not only the runoff from rain and melting snow, but they also carry the material naturally eroded from the mountains in the form of silt, sand, and gravel. The bank vegetation keeps the channel confined to a certain width while boulders and rock outcrops form pools and define the character of the stream. There is a delicate balance between the size and shape of the channel, the rain and snowmelt runoff and the sediment load that is easily disturbed by human intervention or by catastrophic events such as floods and fire.

Local small creeks usually contain brook trout which, while not a native species to this area, have adapted quite nicely to streams such as Miller Fork. They take advantage of the willow covered pools for cover and the gravel beds below the pools to spawn. The caddisfly and mayfly larvae, found on the bottom side of cobbles, provide an excellent food source.

The dynamic equilibrium of a stream system can be upset by increased flow when soils are compacted and the rain runs off faster, soil erosion and increased sediment loading from roads or development and by dams or flood events. A stream needs to be able to move a certain amount of sediment through its system to prevent the aggradation or degradation of the stream channel. When the equilibrium is disturbed, the channel attempts to make adjustments to the new sediment load or energy supply. Disequilibrium can cause a channel to widen, scour or even change course.

Since July 31, 1976 streams in the Retreat have been making these adjustments. Black Creek underwent a major overhaul when it was completely scoured out. Miller Fork struggles with bank erosion and gullied tributaries. Both streams now carry sediment loads much, much higher than were found prior to the 1976 flood. These conditions make both Black Creek and Miller Fork especially sensitive to any activity we impose on them.

Most of us have, at one time or another, enjoyed playing in streams on hot summer days, building small dams with the rocks in hopes of creating pools that would be attractive as homes to the local trout population. Many such rock dams, and some built with wood and plastic, exist all along the creeks in the Retreat. Their adverse impacts to pools and trout spawning beds develop gradually, and generally unnoticed on a day-to-day or year-to-year basis, but are very evident.

Unfortunately, our well intentioned efforts to build dams for fishery enhancement harm the very streams which we seek to enjoy. Any sort of dam in a stream slows the water just upstream of it. The sands and gravel that normally bounce along the bed of the stream along their way down the mountain (called "bedload") drop out and fill the pool formed behind the dam. Over time the pool becomes shallower to the point where there is no pool, only a wide shallow stream bed. The stream will eventually wash out around the dam, erode the bank and create an even worse problem (the demise of many observed "fishery improvements" built by public agencies on our public lands). When the washout happens, the stream scours down through the bank to its old

elevation and all of the silt, sand and gravel collected behind the dam wash downstream and overwhelm the stream. As a result, fish spawning beds are smothered and the homes of the macroinvertebrate insect population (fish food) are covered.

**Here is an observation to make.** When you look at a stream, where do you find pools and deep holes? Are they above the boulders or below? They form below the boulders! Pools never naturally form above any sort of dam. The bedload materials quickly drop out of the flow upstream of a dam and fill in the pool. If we wish to enhance the fishery, the pools must be created below any structures set in the stream. Pools form below the sudden drops in the stream bed where high velocity water rushing over or between the boulders keeps pools scoured clean of sand and gravel. These holes provide wonderful hiding places for brook trout. Just downstream of the holes the water slows to form sand and gravel bars where brook trout like to spawn.

**What can we do?** First, special care can be taken to make sure that bare gravel driveways, roads and construction sites do not drain directly into the streams but instead into some sort of vegetated buffer strip to filter out the sediment before runoff reaches the streams. Second, look for barren or eroding stream banks and get some willows growing in those places. The Bureau of Land Management puts out an excellent publication (available upon request) on starting willows by simply sticking cuttings into the ground (cheap and easy). And finally, pools and fish habitat can be enhanced in the Retreat with carefully designed boulder and log placements and revegetation along the banks (especially over sections where fish like to wait for food).

For some reason we like the stream banks to look like golf course greens. Nice and open and clean looking. However, the streams need woody vegetation with course roots to keep the banks from washing away (and eroding your land). The brook trout prefer feeding in water that has overhead cover such as willows. So don't cut down the plants in order to get a better view of the stream.

Fishery enhancements can be very beneficial if done properly. If you have built dams in the streams, remove them and let the stream move the sediment on through as it needs to. If you would like to develop some pools, there are ways to do it. But again, it must be done properly. Also, most activities on streams in the Retreat would be covered under the Clean Water Act and require a permit from the U.S. Army Corps of Engineers (information is available).

*Steve Belz' family has had a cabin on Streamside Drive since 1975 (about the time he was inspired by the Big Thompson Flood to study rivers and hydrology). Steve is a hydrologist and is currently employed by the City of Northglenn as a water supply planner. He has twelve years of experience with streams from several years of employment by the U.S. Forest Service and as a consultant to the Forest Service and private individuals on many projects covering much of the Colorado Front Range, the San Juan River in southern Colorado and streams on the Black Hills National Forest in northeastern Wyoming. Steve has offered to volunteer his services to any property owner along the streams in the Retreat for advice and consultation on their streamside property management. He can be contacted at 303-452-4419.*

## Board of Director Nominees

### Don Haden

"Filing 3, Lot 15. Over 8 years full-time resident of the Retreat. Civil Engineer. Alumnus of Ottawa U., DePaul U., and Chicago U. Served 25 years in the US Army Corps of Engineers, 18 years in the Air Traffic Division of the Federal Aviation Administration. My wife Jeanie and I have no desire to live elsewhere. I believe that the board must serve the will of the members of the Association—for the common good. The motto on our gate, "Hic Habitat Felicitas!", translates as "Here Dwells Happiness"—and is our wish for all who make the Retreat their home."

### Marina Nancy Johnson-Asbury

"I would consider it an honor to serve on the RLA board. I am currently building a cabin in the Retreat, it is located at 362 Streamside Dr., it's the lot with the big rock wall which I'm sure most of you have noticed. My educational background is in conflict management and mediation my work background is in corporate management. I currently am employed with the Estes Park Chamber of Commerce as their media specialist. Bruce and I came to this area for the same reasons that many of you have come - the beauty and quiet of mountain living. In the time that we've been here we have found an added bonus - fine neighbors. If you elect me to the board, I promise to help promote a spirit of cooperation and community. There are two other fine people running for the board, in that respect the RLA is fortunate, no matter who you vote for you can't go wrong."

### Diane Lavaux

"I am Diane Lavaux. I am married to Joseph Lavaux. Together we live in the Retreat, own and manage Aspen Eye Center in Estes Park. I come from a professional background of public and private employment where I have experienced opportunities to work with people involved in change and decision making events.

As a full-time resident of the Retreat, I have become more and more concerned about our decision making process, information dissemination and animosity among our members as we strive to make decisions which affect us all.

It is my belief that one should get involved and try to make things better. I would like to see issues dealt with in a respectful manner and all members have an opportunity to be heard and believe that they affect the outcome of the final decision.

Issues such as equitable road maintenance, adequate yet not excessive assessments, and long term water issues are my current main concerns. I would like to see our membership address these and other issues for the good of all with working committees

reporting to the board regularly on their progress. The board would then be responsible for reporting quarterly via the newsletter or other special bulletins to the membership on the progress with which issues are addressed.

I would view my seat on the board as a representative of all the membership. I come with no preconceived opinions about issues and believe that I can hear opposing opinions with an open mind from which to make decisions. If you elect me, I cannot promise to agree with each opinion that you hold, but I can commit to hear your opinion and to the best of my ability weigh it fairly as decisions are made."

### Marcella Bicknell

"I wish to advise all the RLA members that I am willing to become a candidate for and serve on the Retreat Landowners Association Board of Directors. Toward that end, I will be nominated from the floor at the Annual Meeting on July 27, 1996.

After considerable thought, I feel that I want to take a more active role in the Retreat, and work with the board and the landowners to build on the past successes and keep this a wonderful place to visit and to live. Any RLA member's thoughts or questions would be given my consideration and attention.

In the early 1970's Dennis and I bought Lots 1 and 2, Filing I, 1473 Streamside Drive, and built our cabin. Our sons, now grown, played all over the Retreat and surrounding area. The Retreat became our full time, year round home in 1991. For 23 years either one or both of us have served or been involved in the Retreat.

I served as Corresponding Secretary, Assistant Treasurer and Registered Agent of the RLA from the mid-70's to the mid 1980's. I prepared newsletters, handled assessments, did mailings, and served as a source of information for the members.

Over the years I have walked every road and court in the Retreat. My walking the Retreat continues several days a week and I truly feel that I know this land.

I am a Registered Nurse and have a degree in Health Care Management. For several years I worked in Health Care Administration. After starting and running a professional health care company, I sold my interests and now work several days a week at Prospect Park Living Center in Estes Park. I have served on other boards including Larimer County Office on Aging, the Colorado Alopecia Areata Foundation and the Glen Haven Area Volunteer Fire Department. I enjoy hiking, biking and snowshoeing.

Because I will be nominated at the meeting my name does not appear in print on the ballot. However, you may write in my name to cast your vote for me. Your interest and support are appreciated."

## Board of Directors, 1995-1996

Kenneth Gwynn .....President  
551 Miller FK RD, Box 138  
Glen Haven, CO 80532  
970-586-3788

Marian McMahan .....Vice president  
3124 Wheeling ST, Box 31193  
Aurora, CO 80041  
303-364-7362

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

Dale Alps  
5800 14 SW  
Loveland, CO 80537  
970-667-6752

Wilfred Howarth  
686 Elkridge DR, Box 92  
Glen Haven, CO 80532  
970-586-4738

Richard Stolte  
118 Miller FK RD, Box 111  
Glen Haven, CO 80532  
970-586-4065

Marcille Trahan  
1817 42nd AVE  
Greeley, CO 80634  
970-330-6396

## Committee chairs, other leadership roles

- Dennis Bicknell .....Architectural Control  
1473 Streamside DR, Box 172 970-586-1034  
Glen Haven, CO 80532
- John Manchester .....Environmental Concerns  
657 Miller FK RD, Box 9 970-586-1058  
Glen Haven, CO 80532
- Graham Fowler .....Open Space liaison  
8764 Skland DR 303-652-8365  
Longmont, CO 80503
- Jim Boyd .....Road Maintenance  
1371 Copper Hill RD, Box 46 970-586-2407  
Glen Haven, CO 80532
- Marvin Gee .....Assistant treasurer  
722 Miller FK RD, Box 160 corresponding sec.  
Glen Haven, CO 80532 970-586-5485
- Sandy Stolte .....Recording secretary  
118 Miller RK RD, Box 111 970-586-4065  
Glen Haven, CO 80532
- Char & Marv Gee.....*Newsletter* editors
  
- Marcella Bicknell..... Board member  
Bob Clarke..... Board member  
John Manchester..... Board member  
Jack Heidebrecht..Fire Protection Dist. Committee  
Glen Haven Area Volunteer Fire Department

## **THE RETREAT** **LANDOWNERS ASSOCIATION, INC.**

Post office box 160  
Glen Haven, CO 80532

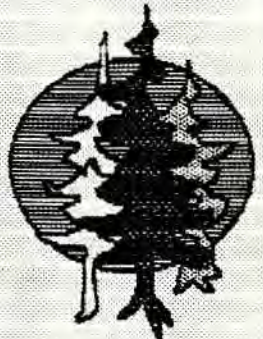


**First  
Class  
Mail**

***Address correction requested***



see information 9/24/96



September 1996

The Retreat

# NEWSLETTER

## Annual Meeting

The 25th annual Retreat membership meeting was held on July 27 in the Big Thompson Canyon Association Building below Drake. This larger space worked very nicely for our meeting.

There were 60 members units and four guests who signed the registration sheet. By comparison, 64 members were present for the special meeting last March.

New membership directories were distributed at the annual meeting. If you wish to have a copy but did not get one, please call 970-586-5485 or write to the RLA, POBox 160, Glen Haven, CO 80532. [Windshield decals for members' vehicles can be secured in the same way.]

### "A Bone to Pick"

Someone has said that membership in every association is made up of four kinds of bones:

There are the wishbones who spend their time wishing someone else would do the work.

There are jawbones who do all the talking but very little else.

There are knucklebones who knock everything that anyone else tries to do.

And finally there are the **backbones** who get under the load and do the work.

*Editor's note: This poster hangs on a ceiling beam in the Glen Haven Community Building. It was copied during the evening social prior to our annual meeting.*

## Official Notice

*Minutes of The Retreat Landowners Association, Inc., 25th annual business meeting are included within this issue of the Newsletter.*

• • •

*Marcella Bicknell and Marvin Gee were elected to three-year terms as RLA directors. Bill Widmaier will continue to serve as treasurer and Ken Cooper has been appointed assistant treasurer.*

• • •

*The RLA board of directors met following the annual meeting and set their meeting dates for 1996:*

September 28, 10:00 a.m.

*Gee home, 722 Miller FK RD*

*(Board members will tour the Retreat together at nine o'clock; officers will be elected.)*

November 23, 9:00 a.m.

*Gwynn home, 551 Miller FK RD*

• • •

*The Association's annual membership meeting date is established by the bylaws as the last Saturday in July.*

*The 1997 meeting will be held on July 26.*

Dear fellow Retreat members,

First of all, thanks to all those members who have donated time to the Retreat this year. Preparations for the annual meeting, Friday night social and the 25th anniversary celebration, the slide show, and the work on the roads are just some of the myriad of jobs that make the Retreat function.

I also would like to thank the outgoing board members Marlan McMahan and Bill Widmaier for all of their help and dedication. Bill will continue as treasurer for the Retreat.

Good-bye to the Bulwark Ridge Association and welcome to its members. The merger of the two associations was approved at the annual meeting. Please read the letter from Marcy Trahan (below) for more details.

I believe a good compromise was reached in the purchase of the "40 acres." A proposal to obtain the land and then sell a small portion of it to pay the balance not covered by the current assessment, addresses the concerns of members expressed at the special meeting. It will allow us to put the land under a conservation easement that will keep it open space forever. The expenditure for the Retreat will not go above the amount the membership approved at the 1994 annual meeting. It also allows the RLA to place any development on the acreage sold under the Retreat Covenants.

**Reserve Oct. 26 for a Retreat road work day** (depending, of course, on the weather). Jobs that will greatly help Jim Boyd are: pruning overhanging branches, raking, removing rocks, replacing sand barrels, and scraping and painting the fuel tank. If you cannot work, there is always the refreshment brigade.

**If you can donate some time on Saturday, Oct. 26, give Jim Boyd a call at 586-2407.** He will fill you in on where to meet, etc.

Members have reported vandalism from bullets. Be reminded shooting in the Retreat is addressed as a violation of the nuisance covenant. It is considered a noisy and dangerous activity in a populated area.

Once again, thanks for all the contributions made in the support of the RLA.

Sincerely,



Ken Gwynn, RLA Board President

Thanks to all Retreat members for the overwhelming approval of the formal merger between the Retreat Landowner Association and the Bulwark Ridge Owners Association. The Retreat board has agreed that the road through Bulwark Ridge should remain gated and locked, however, all Retreat members do have access to the area. The reasons to continue to keep it locked include: reduced risk from unauthorized campers, reducing unauthorized tree cutting and firewood cutting, reduced wear and tear on Retreat road systems from unauthorized people wanting to drive back into that area, etc.

There are several locks on the gate chain. The combination lock which gives all Retreat members access has this code: 4-3-4-3. Once these numbers are lined up, push both parts of the lock together and it will pop open. To close the lock, spin the numbers and push it closed. *Please lock the gate after you enter and after you leave.*

The combination is for use of Retreat members only. We ask that you not give it out to non-members, otherwise it defeats the purpose of having it locked in the first place. Thanks for all your cooperation and enjoy!

*Marcy Trahan, Bulwark owner & RLA board member*

## Editor:

We'd like to thank hydrologist Steve Belz, who, in the last *RLA Newsletter*, offered to evaluate creek health for property owners, for assessing our bit of Miller Fork Creek and giving us useful ideas to improve it.

Thanks to Mr. Belz, we have stopped the erosion of the banks along our stretch of the creek, dismantled a manmade dam, and prepared the creek to handle next spring's runoff better.

We are grateful for this positive contribution to our environment.

*Sincerely, Guy & Victoria McCoy*

## News Notes

Our special thanks to Marlan McMahan and Bill Widmaier who have completed their terms on the board of directors. Their service is greatly appreciated.

...

Bears continue to share space in our neighborhood. Several have been spotted this summer - likely a sow and her new and one-year-old cubs. Let's not make them garbage bears; keep human food, pet and bird feed out of their reach.

...

*Covenant reminder:* "5. Temporary residences: No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporarily or permanently, provided however, said structures may be used during the construction phase of the permanent dwelling, and for short periods for vacation camping and vacation use, not to exceed sixty (60) days any calendar year."

...

Off-highway-vehicles (OHVs) can be legally operated only on specifically approved trails. No such trails exist anywhere in the Retreat or Bulwark Ridge area.

**MINUTES OF THE RLA ANNUAL MEETING  
JULY 27, 1996**

Meeting called to order 1:10 p.m.

**CREDENTIALS REPORT: MARV GEE, CORRESPONDING SECRETARY**

In the Retreat, there are:

- 261 lots plus 5 Bulwark Ridge Association lots.
- 209 members including Bulwark Ridge Association.
- 205 members in good standing. 4 members have not made their 1996 assessment and liens have been executed and filed against their property as is the custom of the board and the organization. These members are not eligible to vote in the business section.

Since the 1995 Annual Meeting, there were 18 property transfers, 5 of which were members buying additional lots.

Recognition given to 13 new landholders.

There are 125 dwellings of which:

- 69 are owner occupied full time
- 49 are owner occupied part time
- 2 are rental
- 5 are under construction

71% of the dwellings are used full time.

60% of the landowners have a dwelling on their property.

He declared a quorum was present. There were 13 proxies and 22 absentee ballots.

The parliamentarian was introduced.

The standing rules were passed unanimously.

**TREASURER'S REPORT: BILL WIDMAIER**

Treasurer submitted the Statement for Cash Receipts and Disbursements for the Year Ending Dec. 31,1995.

Cash Receipts

Land Holder's Assessments	\$46,080.00
Transfer Fees	1,800.00
Interest Income	1,799.61
Other Income	<u>24.68</u>
Total Cash Receipts:	\$49,704.29

Cash Disbursements

Accounting	\$ 280.00
Annual Meeting	487.00
Donation to GHVFD	10,750.00
Dues	260.00
Environmental Control	276.84
Expense reimbursement	200.99
General administrative expense	480.69
Insurance	2,665.00

Legal	3,118.72
Office Supplies	1,879.31
Road Maintenance	8,847.42
Salaries	1,267.42
Taxes and Licenses	<u>123.88</u>

Total Cash Disbursements: \$30,637.34

Excess of Cash Receipts over Cash Disbursements: \$19,066.95

Treasurer pointed out the donation to the Glen Haven Fire Dept. was only \$10,000. The other \$750 was to the Glen Haven Association for help with the roads damaged by the flood.

In the Road Maintenance category: \$3926 was for equipment repair and the rest was for road base and salary.

Of the excess \$19,066.95, funds were appropriated to:

Open space reserve	\$12,000
Building reserve	\$500
General reserve	\$6500

As of June 30, 1996 the Balance Sheet for Assets and Liabilities showed:

Petty Cash	\$ 100.00
Checking	161.00
Savings Account	<u>72,715.93</u>
Total	\$72,977.44

Funds appropriated in Savings Account:

Current year budget	\$ 15,704.02
General Reserve	16,930.81
Building Fund	500.00
Equipment reserve	2,000.00
Open Space Reserve	<u>37,581.10</u>
Total	\$ 72,715.93

Reviewed Cash Receipts and Disbursements for period ending June 30, 1996:

Cash Receipts	\$47,318.05
Cash Disbursements	<u>18,802.68</u>

Excess of Cash receipts over Cash disbursements \$28,515.36

Noted made \$10,000 donation to the GHVFD and transferred funds to the open space reserve.

Discussed cost basis and depreciation of equipment which gave a net book value for the equipment of \$2527.

Discussed breakdown of legal fees:

Legation against member with a covenant violation:	\$1210 (includes \$500 for demand letters and liens)
Various fees:	\$1570

## PRESIDENT'S REMARKS

Thanked Marlan McMahan for his work on the board. Thanked Marlan and Marcy Trahan for the 25th anniversary wine and cheese party Friday night. Thanked Bill Widmaier, who is leaving the board, but continuing as treasurer.

This year we donated to the Glen Haven Association for the repair work on flood damaged roads and they were very appreciative of donation. The year was also highlighted by the special meeting called in March.

Encouraged members to partake in a road work day planned for the Fall.

## VICE PRESIDENT'S REMARKS

Marlan McMahan expressed the honor to be a member of the board and was happy to be a contact for errands in the Denver area. He recognized the accomplishments of the board, and appreciated the support and encouragement of members for the board. He encouraged more RLA social activities.

## ARCHITECTURAL CONTROL COMMITTEE: DENNIS BICKNELL

ACC asked to consider 7 new dwellings, and 2 more have been approved.

ACC needs new members. It brings questions of covenant violations to the board. Mostly corresponds by phone and gives written approval or disapproval.

ACC recommended by member Cathy Hubert as a good place for information.

## ROAD MAINTENANCE: JIM BOYD

Jim thanked Dick W., Dice McKnight, Dennis Bicknell, and Jack Heidebrecht for help with roads and equipment. Also Ken Gwynn and the Cunninghams for raking while he was grading. Thanked Glen Haven Fire Dept. for loan of the equipment to jump start RLA equipment.

Announced his plans to quit the YMCA, and work full time on roads. Realized roads in bad shape because of all the rain.

He will no longer put road base on driveways.

To get the Bulwark Ridge Association roads in fair condition (ditching, crowning, and removing boulders, no culverts or road base) would cost \$35-40 per hour and take 80-100 hours for a cost of \$3500-\$4000. This figure includes maintenance, operation, and depreciation of equipment, insurance, taxes, salary, and workman's compensation.

Detailed cost of road base for Retreat roads.

Thanked landowners for keeping culverts clean. Encouraged members to call about concerns.

Answered landowners questions:

Jim had contacted the county about putting under drains on Dunraven Glade Rd. He has had no response, but will continue inquiries.

Jim was aware of the condition of Dunraven Glade Rd. Currently, Larimer County restricts him from working on Dunraven Glade Rd. Jim hopes to develop a good working relationship with the County so they will trust him to work on the road.

Water draining off driveways placed above the Retreat roads erode deep crevasses into the road. Recent rain has caused much of this type of damage. He was aware of this and is working on problem areas.

## ENVIRONMENTAL COMMITTEE: GRAHAM FOWLER

Graham Fowler would like to combine the open space concerns with environmental concerns. He asked for volunteers for the environmental committee.

Issues:

Bears:	Don't feed or encourage.
Wasting disease in deer and elk:	Don't feed or encourage.
Pinebark Beetle Disease:	Have an annual egg count done. Cut down dead trees. Controls spread and fire danger.
Mistletoe:	Cut out affected branches. Spray trees.
Weeds:	Rent sprayers from Estes Park
Streams:	Don't build dams.
Shooting:	Shooting is not in compliance with our covenants.
Whirling disease:	Only stock with disease free trout.

Stocked the stream with trout this spring.

Any shooting in the Retreat is considered a nuisance because of the noise and the danger.

Discussed presence of rattlesnakes and coyotes in the Retreat.

#### FIRE DEPARTMENT: TOM HOUSEWRIGHT

Tom Housewright thanked RLA for continuing support. Reported on successful Fire Days which brought in over \$6500.

Mr. Housewright discussed the number of volunteer firemen for the GHVFD. He detailed the equipment belonging to the GHVFD.

GHVFD averages 40-50 calls a year.

Glen Haven has an insurance rating of 8.

GHVFD is measuring water flow and availability for water certification of the area. Possibly will bury tanks towards the back of the Retreat. Installed a tank in Glen Haven area.

#### FIRE PROTECTION REPORT: JACK HEIDEBRECHT

Fire Protection District Committee (members: Janice Tate, Lee Lasson, Jack Heidebrecht) report:

Provided RLA members an information document about becoming a Fire Protection District.

Gave background:

GHVFD was created in 1960's to provide fire protection, emergency medical services, and flood and rescue services. RLA and Glen Haven Association provide 2/3 of the budget; other 1/3 provided through individuals and fund raisers.

In 1994, the RLA voted to increase its donation to the GHVFD to \$10,000 yearly for 3 years. A committee was appointed to research the possibility of a Fire Protection District and to report its findings in 1997. The Fire Department Board has joined in the research.

Committee reported:

The GHVFD service boundaries have been established from the switch backs east to where the Loveland Rural Fire Protection District starts, about 1 mile east of Streamside Drive.

GHVFD and GHA do not support a Fire Protection District. Concerned over the tax costs to fund one and the interference by county and state government if supported by tax funds.

The Fire Protection Research Committee concluded:

1. Issue of forming the Fire Protection District will not carry. County commissioners are influenced by opinions of fire departments.
2. Not likely 51% of landowners will approve.

The Committee also concluded at some time a Fire Protection District will be feasible and possibly mandatory because of inflation, increased population and tourists, and the possibility of a catastrophic event happening.

The Committee will prepare for this need:

1. Continue with a property evaluation study to determine whether or not a Fire Protection District could be supported by this area.
2. Calculate estimated cost to taxpayers.
3. Make projections of when a Fire Protection District will become necessary.
4. Monitor support.
5. Collect service plans of other Fire Protection Districts to help facilitate establishing one in this area.
6. Identified 3 lawyers experienced in developing Fire Protection District, if needed.

Recommendation will be made in 1997 when RLA commits new funding to GHVFD.

Carol Fulton expressed gratitude to GHVFD and stated donations can be made to GHVFD in memory of Tom Fulton.

## NOMINATIONS

Nominating committee nominated Don Haden, Nancy Johnson-Asbury, and Diane Lavaux. Marcella Bicknell and Marv Gee were nominated from the floor by Sy Kleinman and Tom Bennett, respectively.

President Gwynn appointed Marlan McMahan, John Fowler, and Ron Tate to collect and count the ballots.

Nominees introduced themselves to the members.

Meeting adjourned for break.

Meeting called to order at 3:10 p.m.

President Gwynn announced Marcella Bicknell and Marv Gee won the election to the board and thanked the members who ran for office.

## NEW BUSINESS

- Ken Cooper introduced the following motion:

We, the members of the Retreat Landowners Association, Inc., assembled in our 25th annual business meeting, commend the RLA board of directors for their efforts and direct them to:

- A. proceed immediately to acquire the 37.45 acres of US Forest Service land located within the Retreat through a land exchange agreement at the lowest possible cost;
- B. upon acquisition, identify one or more building sites (as needed to make the plan financially feasible) of a size comparable to those existing the Retreat;
- C. other restrictions as may be appropriate to run with the land in perpetuity; after identifying the building site/s, impose the Protective Covenants of the Retreat and such
- D. place the building site/s up for sale at the highest market price;
- E. create a Retreat Common Area and Open Space on the remaining portion of the original parcel by establishing a conservation easement which would run with the land in perpetuity;

F. retain any excess funds generated from this transaction in escrow until the annual Retreat meeting following completion of all the above steps, and prepare a motion for a vote of the membership on the disposition of any excess funds.

Motion seconded by Stan Wasman.

Discussion:

Appraisal says parcel can be possibly divided into two parcels.  
Conservation easement would be between the landowner and the land trust.  
The question of purchasing the land is moot because of other's interest.  
Up until the Forest Service Step 32, it may still be possible.

- Duke Sumonia proposed a postponement of action on the motion until more members are informed. Joe Lavaux seconded.

Discussion:

Process with Forest Service clarified.  
Against: motion is consistent with the original commitment for open space.  
Questioned whether vote at special meeting takes precedence over motion on the floor.  
Answered vote was for increase of assessment not a reversal of original intent to purchase the FS land.  
For: Important to inform everyone in the RLA of the motion.  
Questioned what step RLA would be at if motion passed.  
Answered if RLA got the land the RLA would be at the current step at that time.

- Leon Satterfield called for the question. Tom Bennett seconded.
- Postponement failed with a vote of 4 for and 49 against.

Discussion:

Discussed how the plan outlined in motion would work: using reserves voted on in 1994 and putting most of the land under a conservation easement that would last forever.

- John Barlow moved to refer the motion to the board for further publication in the newsletter and a special meeting to be called. Seconded by Ed DePasque.

Discussion:

For: Members in Retreat have right to all information.

Against: Motion carried out original intent of members' commitment to open space. Original motion to pursue the purchase of FS land was also presented at the annual meeting.

- Dennis Bicknell called for the question, seconded by John Manchester.
- Postponement failed 44-0.

Ron Tate called for the question to close debate for the original motion, seconded by Mr. Satterfield.

- Call for the question passed 44-0.
- Motion passed 40-0.

- Marcy Trahan moved to approve a merger with Bulwark Ridge Association, John Manchester seconded.

Discussion:



Bulwark Ridge Association would turn over \$3200 in funds to RLA with the request the money be used for improving the one mile of road beyond the gate.

Discussed road improvements (removing boulders, ditching, and crowning), approximating the cost to be \$3375. Plans for no culverts and road base for 3 years. Jim Boyd stressed he would give first priority to Retreat roads.

• Duke Sumonia offered a friendly amendment: the Bulwark Association would be under the RLA covenants. Accepted by Marcy Trahan.

Questioned whether any existing buildings would be grandfathered in.

Answered only one dwelling exists.

Questioned whether their dues will maintain that one mile of road.

Answered they have been paying dues for last couple of years with no road maintenance.

Questioned whether it should be stipulated which are roads and which are driveways.

Gate would stay locked to control unauthorized traffic and activity. However, the combination to the lock would be published in a newsletter insert given to all RLA members.

• Graham Fowler called for the question to close debate, was seconded. Passed 45-0.

• Motion, as amended, passed 44-0.

• Marv Gee moved Jay and Carolyn Smith, who live at the east entrance of the Retreat be given honorary membership. Seconded and motion passed.

• Victoria McCoy moved the attorney on retainer be required to attend the annual meeting and it was seconded.

Discussion:

Against: Concerned motion would run into the relationship between the counsel and the board, since the agreement is he attend one meeting per year.

• Jack Heidebrecht offered friendly amendment : If the board has not found use of the lawyer before the annual meeting, he be required to attend the annual meeting. Accepted by Victoria McCoy.

• Motion, as amended, passed.

#### LANDOWNER'S COMMENTS

Carol Fulton expressed gratitude for the community support she had from members of the Retreat with helping to drive Tom to appointments.

Potluck before the annual meeting will be reinstated next year.

The next Annual Meeting will be held on Saturday, July 26, 1997.

Meeting adjourned.

Respectfully submitted,

Judy Petersen

**Board of directors, 1996-1997**

Kenneth Gwynn .....President  
 551 Miller FK RD, Box 138  
 Glen Haven, CO 80532  
 970-586-3788

Dale Alps  
 5800 14 SW  
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Marcella Bicknell  
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 Glen Haven, CO 80532  
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Marvin Gee  
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Wilfred Howarth  
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 970-586-4738

Richard Stolte  
 118 Miller FK RD, Box 111  
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 970-586-4065

Marcille Trahan  
 1817 42nd AVE  
 Greeley, CO 80634  
 970-330-6396

**Officers, committee chairs, other leaders**

- Dennis Bicknell .....Architectural Control  
 1473 Streamside DR, Box 172 970-586-1034  
 Glen Haven, CO 80532
- Kenneth Cooper .....Assistant treasurer  
 8070 W Woodard DR 303-986-5070  
 Lakewood, CO 80227
- Graham Fowler .....Environmental  
 8764 Skland DR 303-652-8365  
 Longmont, CO 80503
- Sandy Stolte .....Recording secretary  
 118 Miller RK RD, Box 111 970-586-4065  
 Glen Haven, CO 80532
- Jim Boyd .....Road Maintenance  
 1371 Copper Hill RD, Box 46 970-586-2407  
 Glen Haven, CO 80532
- William Widmaier .....Treasurer  
 2010 46th AVE, F1 970-330-3281  
 Greeley, CO 80634
- Char & Marv Gee.....Newsletter editors

**Glen Haven Area Volunteer Fire Depart.**

Marcella Bicknell..... Board member  
 Bob Clarke.....Board member  
 John Manchester..... Board member  
 Jack Heidebrecht.....Fire Protection District  
 Committee & RLA board liaison

**THE RETREAT**  
**LANDOWNERS ASSOCIATION, INC.**

Post office box 160  
Glen Haven, CO 80532



**First  
Class  
Mail**



Dushan (Duke) & Jewell Sumonia  
PO Box 114  
317 Dunraven Glade RD  
Glen Haven, CO 80532

**Address correction requested**

rec 10/29/96  
2:45 PM



# The Retreat Newsletter



November 1996

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

November 1996

## Passing the Baton

Editorship of the Newsletter has been handed from Marv and Char Gee to Victoria McCoy.

Marv having been elected to the RLA Board of Directors and Char becoming more involved with local church and school activities, it was time to relinquish at least one of their responsibilities.

The Gees "retire" with the heartfelt thanks of the membership, which has been enjoying the fruits of their dedication for the past eight years.

Vicki McCoy has been a magazine editor and has produced newsletters professionally for various organizations. She is looking forward to carrying on the excellent work of the Gees for the RLA.



**See reverse for 1997 Board meeting dates and locations.**

## Important Changes in November Board Meeting

The date of the next RLA Board meeting has been moved up, from November 23 to November 16, 1996.

The location has also been changed, from the Gwynn home, to the Bicknell home at 1473 Streamside Dr.

The starting time remains 10 a.m.

## Land-Acquisition Update

As you know, at the Annual Meeting in July, RLA members voted overwhelmingly in favor of a new proposal which would allow The Retreat to acquire the 37.45 acres of Forest Service land in our midst at no cost to members beyond the original assessment. See pages 5-6 of the September 1996 Newsletter for details in the Annual Meeting minutes.

Accordingly, the Board established the Land Acquisition Committee, which is charged with investigating how best to accomplish this goal; it reports to the RLA Board of Directors.

Committee members are Kenneth Gwynn, chairman, and Kenneth Cooper, Marvin Gee, Guy McCoy, Victoria McCoy, Stanley Wasman and William Widmaier.

The Committee has met several times, including once with the vice president of the Estes Valley Land Trust, which has expressed interest in granting a conservation easement on the land.

The Committee is presently awaiting the results of a new Forest Service appraisal of the two properties involved: the 37.45 acres in The Retreat and a parcel on Pole Hill to be traded for those acres.

## Fire Department Clarification

The minutes of the Annual Meeting, printed in the last newsletter, stated that the Glen Haven area had an Insurance Services Organization (ISO) rating of 8. According to Glen Haven Area Volunteer Fire Department (GHAVFD) Board president Jim Kadlecek, this is not yet the case. In a letter to Fire Protection District Chair Jack Heidebrecht, he clarified the issue.

Mr. Kadlecek explained that the ISO assigns a numerical rating, from 10 to 1, to fire-protection areas — although he has never seen a rating below 3, even for

municipal districts with paid fire departments.

The GHAVFD is addressing several issues — such as availability of water and transport of water — upon which ISO ratings are contingent and hopes to achieve an ISO rating of 8 sometime in 1997. RLA members will be notified when this occurs, so they can ask their insurance carriers to review their premiums.

The ISO rating is one of many criteria insurance companies use to determine the rates they charge customers. "Other factors such as

age and condition of a structure, loss history of an insured, etc., often are significant criteria in the rating process," Mr. Kadlecek writes. Therefore, an ISO rating of 8 may, but not necessarily will, result in lower insurance premiums for some RLA members.

However, a universal benefit of achieving the lower ISO 8 rating is that it indicates more effective fire-fighting capability, a challenge the GHAVFD is continually striving to meet.

The GHAVFD has already lowered our ISO rating from 10 to 9.

## Ah, Wilderness

As Retreat residents Jack and Verna Heidebrecht were returning from the arduous hike up Flat-top in Rocky Mountain National Park a few weeks ago, they met a young couple, dressed in shorts and T-shirts and carrying only a camera, on their way up the trail. The young woman stopped the Heidebrechts to ask, "Is there a water fountain at the top?"

★★★★★

Overheard at the Visitor Center in Rocky: A couple from out of state asking where they could go to see the two big green birds. The ranger asked if they could describe these green birds, because he didn't know anything about them. "We don't know what they look like, but we've heard people talking about the peregrine falcons . . ."

## Architectural Control Committee News

Dennis Bicknell, chairman of the Architectural Control Committee, reminds RLA members that our Covenants require all liquid-propane tanks to be screened from view by residents of adjoining property and passersby on the roads.

If your propane tank is not screened, please take steps immediately to have a fence installed or shrubbery planted around it.

## What to Say When Thanksgiving Dinner Conversation Dies Out:

*Quomodnam dioscorea et ipomoea inter se differunt?*

What actually is the difference between a yam and a sweet potato?



*Opinor vere meleagridem gallopavonem nobis saepius edendum esse.*

You know, we really ought to have turkey more often.

## Water-Storage Alert

A couple in The Retreat recently discovered their water was contaminated by bacteria.

They had water samples from both their well and water-storage tank tested, and the contamination turned out to be in the storage tank only. How it occurred is unknown. Stringent clean-up methods were applied, and their water is again safe to drink.

They remind those with water-storage tanks that water should be tested at least once a year.

In Estes Park, the Larimer County Health Dept. tests water on Tuesdays, for \$10 (577-2050 for information); and the Upper Thompson Sanitation District tests water on Mondays, Tuesdays and Wednesdays, for \$20 (586-5389).

## Upcoming RLA Board Meetings

January 25, 1997  
Gwynns', 551 Miller Fork Rd.

March 22, 1997  
Stoltes', 118 Miller Fork Rd.

May 24, 1997  
Howarths', 686 Elkridge Dr.

July 26, 1997  
ANNUAL MEETING  
Location to be Announced

## Environmental Committee News

Graham Fowler, chairman of the Environmental Committee, reports that Mike Babler, the new district forester, is planning to visit The Retreat sometime after January 1, 1997, to inspect our forest for pine bark beetles, spruce budworm, mistletoe and anything else he might spot.

Mr. Babler will then prepare a report on the current health of the forest in The Retreat. This report will also provide tips — which might include such steps as thinning some growth and spraying individual trees — on improving the forest's health and making it more resistant to disease and infestation.

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



Dushan (Duke) & Jewell Sumonia  
PO Box 114  
317 Dunraven Glade RD  
Glen Haven, CO 80532

Address Correction Requested



# The Retreat Newsletter



December 1996

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

December 1996

## Members Sought for Welcoming Committee

At the November 16, 1996, Board meeting it was decided, in the interests of improving relationships with landowners, to institute a Welcoming Committee to visit new resident landowners. Board Vice President Marcella Bicknell will head the committee.

The committee would present in person a packet of literature pertaining to The Retreat, including the Protective Covenants and Restrictions, copies of Newsletters and the list of RLA members' names and addresses. It would also contain information about our roads, the fire department and the environment.

Residents interested in being on the Welcoming Committee, which may consist of rotating members, are asked to contact Mrs. Bicknell at P. O. Box 172, Glen Haven, CO 80532. (970) 586-1034.

## November Board Meeting Report

The November 16, 1996, meeting of the RLA Board of Directors, held at the Bicknells' house, was conducted by Vice President Marcella Bicknell. In addition to news reported in separate articles herein, there were the following highlights:

- The Glen Haven Area Volunteer Fire Dept. (GHA VFD) presented a plaque and letter of appreciation to The Retreat Landowners Assn. for 1996. The plaque will be displayed at the 1997 Annual Meeting.

- The Architectural Control Comm. received an application from the GHA VFD to build a storage shed behind Fire Station 2 in The Retreat.

- Permission was requested, and granted, to publish six Newsletters a year in order to report on Board meetings and the Annual Meeting on the following schedule: February, April, June, August,

October, December. The Newsletter editor celebrated this decision by breaking her wrist, delaying this Newsletter.

- It was decided to accept the offer of Glen Haven Postmaster and RLA member Bob Clarke to present, at the January Board meeting, options we might have to save on postage for Retreat mailings.

- It was decided that the annual Pot Luck would be addressed in the January meeting for announcement in the February Newsletter, and that the Pot Luck would probably be held in March 1997.



## Well Registration Reminder

Dennis Bicknell, chairman of the Architectural Control Committee, reminds RLA members that registering their wells with the State of Colorado and not violating the legal usage of those wells are matters to be taken seriously.

Articles in recent issues of the *Loveland Reporter-Herald* and *Estes Park Trail Gazette* disclosed the fact that State engineers were preparing to locate and "root out" illegal wells and diversions from the Big Thompson River.

Richard Stenzel, state water division engineer for the South Platte River Basin, Greeley, said he'd issue a cease-and-desist order to anyone found to have a well or pump in violation of the law. If the order is ignored, the attorney general's office will get involved. Water courts can levy fines of \$500 for each day of continued illegal use, Stenzel said.

He is also quoted as saying that, in many cases, owners of wells have expanded the uses beyond what are allowed, including serving horse stables and rental cabins. People who pump river water to water lawns are also using water illegally, Stenzel warned.

None of these misuses appears to be a problem in The Retreat. Water law allows one horse per parcel, and the number of horses here is so small it does not present any difficulties. (This conflicts with RLA Covenant #17, which allows two horses per acre.)

RLA member Merlin Friedrichsen, who also works for the State water division, said the developer of The Retreat made provision for the unusual density of wells (the normal well density in Colorado is one per 35 acres; in The Retreat, it might potentially be one per 2.5-5 acres)

by setting up an augmentation program which replaces water for downstream use.

According to Dave Nettles of the State Water Division, the developer purchased water rights of the Handy Ditch, which caused the land irrigated by that ditch to dry up. That water is now put into the Big Thompson River just below the Dam Store at the beginning of the Big Thompson Canyon, replacing the water our Retreat wells take out of the ground.

A very informative fact sheet about well use and registration, written by Mr. Bicknell, was included with the Spring 1994 RLA Newsletter. For a copy, write: Architectural Control Committee, P.O. Box 172, Glen Haven, CO 80532-0172.

Anyone with questions regarding use of wells or steps necessary to make disallowed uses legal is encouraged to contact the Division 1 water office in Greeley at (970) 352-8712 or 352-8760.



CORRECTIONS TO MINUTES OF RETREAT LANDOWNERS ASSN.  
ANNUAL MEETING, JULY 27, 1996

**Regarding the Fire Department Report by Tom Housewright.** The fifth paragraph of the report is corrected to read: Glen Haven has an insurance rating of nine (9).

**Under New Business and Discussion on page six (6).** The second paragraph and first bullet under Discussion is corrected to read: Nancy Johnson-Asbury made a motion to postpone open space action until the full membership had an opportunity to be informed by setting a special meeting for discussion. Joe Lavaux seconded.

**Under New Business and on page seven (7).** The second paragraph and first bullet is corrected to reflect that this was not a friendly amendment, it was a consideration made by Dushan Sumonia.

**Under New Business and on page seven (7), paragraph twelve (12).** The sixth bullet is corrected as follows: Ken Cooper made the following motion: if we can get him [the lawyer] on the same kind of fiscal year as our Annual Meeting and if the board has not found need to utilize him in the eleven (11) months prior to our annual Meeting that we then ask him [the lawyer] to come because it is a freebie for us.

## Nominating- Committee Members Sought

Board Member Marcy Trahan was chosen to head the Nominating Committee to recruit RLA Board of Directors candidates for the slate to be voted on at the 1997 Annual Meeting.

The two elected will serve three-year terms, from July 1997 to July 2000.

RLA members who are interested in serving on the Nominating Committee — or who are interested in being candidates themselves — are asked to contact Mrs. Trahan at 1817 42nd Ave., Greeley, CO 80634. (970) 330-6396.

- How many Californians does it take to water a plant?
- Two. One to pour the Perrier and one to massage the leaves.

# How to Conquer the Pine Bark Beetle — Without Pesticides

By Wilfred Howarth

It would be nice if we could leave all pest control to nature, as is currently done in our national forests, but, when we have only a few prized decades-old trees on our property, we don't want to lose them to something like the pine bark beetle.

About 20 years ago, my nephew was working on the family property and heard a strange noise. He called and described it to me; I recognized it and immediately rushed over to deal with it, eventually saving a precious 400-year-old tree.

### Recognizing the Pest

Pine bark beetles make a buzzing sound when they swarm in; then, when they "strike" a tree, they make a clicking and humming sound.

A "strike" is when a female beetle enters the tree and burrows upward, in the lifeline just under the bark; the entry hole is usually marked by a flow of pitch. These strikes usually start nearer the top of the tree rather than close to the ground.

Infested trees are usually killed not by the beetle itself but by a blue fungus whose spores are carried by the beetle. This fungus spreads rapidly and cuts off

the flow of moisture in the tree.

### Saving Lightly Infested Trees

If you spot the infestation before it's too heavy — which I would consider up to about a dozen strikes within reach by a ladder — you can save a tree with very little trouble.

Locate the strikes by the pitch flow.

The female beetle can burrow upward as far as two-and-a-half feet. Dig out the beetle with a pocket knife, either squashing it or dropping it into a container of kerosene.

The female beetle lays eggs on either side as she burrows upward. When the eggs hatch (when the mean temperature reaches 70°), the young beetles burrow horizontally until they mature and exit the tree. Exit holes do not exude pitch.

### Destroying Heavily Infested Trees

When trees are too badly infested to save by the foregoing method, we have no choice but to cut them down and prevent

the pine bark beetle from spreading to other trees.

Cut infested trees down any time from August to the following June, before the emergence and flight of the new generation of beetles in July. (However, if it's done too long before June, the weather may damage the plastic and abort the process.)

Cut the trunk into manageable and movable lengths. Trim branches off close to the trunk. Gather the lengths into one or more tight piles. Trim off sharp ends. Dig a shallow trenches around the piles, keeping the spoil (removed soil) close by. Spread unbroken sheets of black plastic over the piles and down into the trenches, anchoring the edges with the spoil. Make sure the plastic sheet is not punctured.

If the stump of the tree is also infested, remove the outer bark and bast with an axe or broad chisel and place the pieces inside one of the plastic tents.

When the insects burrow out of the logs, they cannot fly to other trees. They are trapped and cooked by the sun.

I have used this method for several years with complete success.



generic, not pine bark, beetle

# The Retreat Heritage

## By Retreat Historian Duke Sumonia

It was 125 years ago — in 1871 and 1872 — that two men whose names were to be left on the land first came to The Retreat. One of them stayed forever; the other returned many times.

On May 17, 1871, Charles D. Miller and his close friend, Charles W. Dennison, were hunting deer. Dennison's gun accidentally discharged, fatally wounding Miller. In those days there were no roads and few trails into this area, and it was impossible to move Miller's body, so his dear friend laid him to rest near the spot where he died.

Miller thereby became one of the first recorded deaths in the Estes Park area, buried near our own Retreat. In 1929, Harold Marion Dunning and Lucas Brandt of Loveland located Miller's grave and erected a monument to his memory. It is situated on the Brandt property, described as being "about five miles above the Forks Hotel," which was in Drake. This historic site is on private property at the Streamside Drive entrance to The Retreat. Miller Fork Creek and Miller Fork Road live on in Charles Miller's memory.

Another early Retreat resident was Windham Thomas Wyndham Quin, better known as Lord Dunraven, of County Limerick, Ireland. In 1872, he came to the Estes Park area and, in what many think was a fraudulent scheme, acquired nearly 15,000 acres for a private hunting reserve. In 1877, he built a cottage, which still stands about a mile up Fish Creek from Highway 36, and a 50-room English Hotel nearby, which burned to the ground in 1911.

He is reported to have built his personal hunting lodge — his own Retreat — along Dunraven Glade in 1874. Local history records a rumor that he also built a whiskey cellar (cave) next to his lodge. Some describe the site as being near where the Deserted Village (which will be covered in a future article) is found today. However, Joseph G. Knapp, in his book *The Glen Haven Story* reports that his uncle took him on hikes along Dunraven Glade and pointed out where the lodge had once stood.

The map on the back of Knapp's book places the site in the area of the parking lot

at the end of Dunraven Glade Road. For years, local folks have been trying to find the "Whiskey Cave." It's possible that the Knapp map is not accurate and that a Retreat landowner may uncover or discover this historical site while hiking, or while building his own "Retreat."



In 1877, Dunraven was run out of the area by mountain men and settlers contesting his land claims. He returned briefly in the early 1880s to sell his remaining holdings to F. O. Stanley and B. D. Sanborn.

Lord Dunraven left his name on our beautiful glade, on a mountain and lake at the end of the North Fork of the Big Thompson, and on a pass in Yellowstone National Park.

In an attempt to learn about some of the other early settlers, I have searched land records at the Larimer County Courthouse and found the names of six of these homesteaders: Oscar S. Herron, Theodore E. Bryant, the Goodwin family, Levi Johnson, Mark Bartholf and Jasper Sylvester.

Oscar Herron was the first, in 1878. He homesteaded 169 acres around both entrances to The Retreat; however, he evidently did not "prove up" the land or his claim, for the same land was later (1902-1904) homesteaded by Frank Goodwin and Theodore Bryant.

Bryant's Ranch house appears on two maps, one from 1905 and one from 1910, at the mouth of Miller Fork Creek. Bryant and his wife each filed for 160 acres along both sides of the county road, from the old Dunraven Glade entrance to past the Miller Fork entrance. Included were the hills south of the junction of Miller Fork and the North Fork. All remains of the ranch have long since vanished.

The Goodwins — Frank, Elizabeth, Jesse, Byron and Arthur — each filed for 160 acres between 1902 and 1909; they later acquired an additional 80 acres, for a total of 880 acres. They owned about 60% of what is now The Retreat, from both entrances up both Dunraven and Miller valleys. Their main ranch house was just across and to the left of the Dunraven Glade Bridge. The 1905 map

shows the ranch along with one or two more buildings up Dunraven. This was the first sales office for The Retreat; it burned in the early 1970s.

Levi Johnson settled around the Copper Hill and Miller Fork junction, while Mark Bartholf and Jasper Sylvester had their 160 acres around the trailhead at the end of Dunraven Glade Road.

There were other homesteaders in The Retreat, but these six held about 90% of the land.

One remaining mystery: I cannot account for about 120 acres covering Elk Ridge from about the junction of Miller Fork Road and Elkridge Drive to the south end of the ridge. Also, I have yet to find out if there were other settlers who, like Oscar Herron, preceded those listed above. Any help in resolving these two questions would be appreciated.

The Homestead Act of 1862, which opened up this land for ownership, states:

"Any person who is the head of a family, or who has arrived at the age of twenty-one years . . . shall . . . be entitled to enter one-quarter section or a lesser quantity of unappropriated lands, upon which said person may have filed a pre-emption claim . . . at one dollar and twenty-five cents per acre . . . in conformity to the legal subdivisions of the public lands, and, after the same shall be surveyed and witnessed, that he or she or they have resided upon or cultivated the same for a term of five years . . . shall be entitled to patent and shall acquire absolute title . . . on payment of the office fees and sum of money specified herein."

## Road Improvements

Retreat residents owe thanks for the improvement of a good portion of our roads to a few good men and women.

The annual work day in October was snowed out, so Road Maintenance Head Jim Boyd and a small crew of dedicated helpers did the work all by themselves.

Tom and Ethel Crandell, Al and Frances Cunningham, and Jack and Charles Heidebrecht put in hours raking the roadbed after Jim went by with the grader. They also installed some sand barrels. Until the weather closed in again, they accomplished a great deal, widening, grading and smoothing.

**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.  
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**Marcella Bicknell, Vice President** ['99]  
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**Dale Alps** ['97]  
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**Marvin Gee** ['99]  
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 Bob Clarke..... Board Member  
 John Manchester..... Board Member  
 Jack Heidebrecht.....RLA Board Liaison  
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**THE RETREAT Landowners Association**  
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 Glen Haven, CO 80532-0160



**Address Correction Requested**



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