



# RETREAT LANDOWNERS ASSOCIATION, INC.

## AGENDA - 7TH ANNUAL MEETING

January 13, 1979 1:00 p.m.

Holiday Inn Estes Park, Colorado

Registration from Noon to 1:00 p.m.

1. Call to order and distribution of proxies 1:00 p.m.
2. Approval of minutes of 1978 meeting 1:15 p.m.
3. Treasurer's Report - Mike Harris 1:20 p.m.
4. ACC Report - Dennis Bicknell 1:40 p.m.
5. Main Entrance Development - Curt Smith, guest speaker 2:00 p.m.
6. Road Maintenance Report - Al Matlock 2:30 p.m.
7. Coffee Break 2:45 p.m.
8. Beetle Control Report - Cheryl Fellhauer 3:00 p.m.
9. Newsletter Discussion - Ernie Conrad 3:30 p.m.
10. Election of board members 3:45 p.m.
11. Old business 4:00 p.m.
  - a) By-law changes
  - b) Miller Creek Stream stocking
12. New business 4:30 p.m.
  - a) Land development adjoining Retreat
13. Landowners Comments & Adjournment 5:00 p.m.

Due to the many issues and lengthy agenda, discussion will be limited to maintain the suggested time schedule.

IF YOU WILL ATTEND THE MEETING PLEASE BRING THE AGENDA AND BALLOT.

The following information has been submitted by the nominees, with a 75 word limit.



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

### NOMINEES FOR THE RLA BOARD OF DIRECTORS

**BARLOW, John** Box 96, Glen Haven, Co 80532 Lot 8, Filing 2  
John Barlow moved to The Retreat during June, 1978 and is now a permanent year round resident along with his wife Michael and three children. John was employed as chief architect with a firm in Allentown, Pennsylvania prior to moving to Colorado and is now building his home with the help of his family at Streamside and Black Creek Drives.

**BENNETT, Tom W.** 1513 Lakeside Ave, Ft. Collins, Co 80521 Lot 1&2, Filing 2  
Tom Bennett was born June 26, 1926 in Ft. Collins and is a dentist in general practice. He and his wife June have two daughters, Mrs. D.E. Wissing (Polly) and Mrs. G.R. Mallory (Susan). He has served on the Ft. Collins City Council 1965-1969, and was mayor 1967-1968. He is a past president of the Ft. Collins Rotary Club, and a past president of the Colorado Dental Association. His hobbies include golf, jogging, skiing, hiking, photography and stereo recording.

**CARROLL, John** 800 Toedli, Boulder, Co 80302 Lot 12 Fil.2 & Lot 4, Fil 5  
As a family we have built a cabin on Lot 12 and hope to become year-around residents soon. I am an electrical engineer and enjoy skiing and construction as hobbies.

**MCDONALD, Harry** 1850 Folsom, Aot 1009 Boulder, Co 80302 Lot 9, Filing 5  
My wife, Mary, and I own Lot 9, Filing 5. I am a public accountant, a partner in the firm of McDonald & Kopp, Boulder. I am a member of the National Society, and the Colorado Society of Public Accountants. I like to fish when I am not working. I am most interested in the future of The Retreat, and keeping it in a natural state (not commercialized).

**PIERSEL, James** 1511 Florida Drive, Loveland Co 80537 Lot 41, Filing 3  
James Piersel is an agent for State Farm Insurance in Loveland. He and his wife Harriett have four children: Wayne, a PhD candidate in Psychology at the University of Arizona; Diane Bailey, a graduate of CSU with a degree in Sociology; Doug, a Public Defender in Pueblo; and Mark, a student at Ft. Lewis A&M in Durango. His hobbies include hiking, camping, and the entertaining of their six grandchildren.

**RICHARDS, Edmund** 1732 27th Ave, Greeley Co 80631 Lots 60,61,62,63 Filing 1  
Dr. Richards is a Professor of Physiology at the University of Northern Colo in Greeley where he is in charge of the medical sciences. Both he and his wife, Jean, are actively involved in many environmental programs. The Richards built a cabin on Glade View Court in 1973, and use it year around. The family travels abroad extensively and has seen the population and growth problems in the world and wish to keep The Retreat in its native beauty.

**SPENCER, Gerald** Box 91, Glen Haven Co 80532 Lot 50, Filing 2

No information received at time of printing.



# RETREAT LANDOWNERS ASSOCIATION, INC.

\*\*\*\*\* ASSESSMENT NOTICE \*\*\*\*\*

The \$8,320 required in the budget to be collected in 1979 assessments is equally divided among the 208 current landowners in the Retreat. This comes to an assessment of \$40 due from each landowner for 1979.

ASSESSMENT FOR 1979 = \$40

DUE: APRIL 1, 1979

DELINQUENT: MAY 1, 1979

*Paid- 1/16/79*

\*\*\*\*\*

1979 BUDGET

Based on our previous years required expenses of the RLA, the Board approved the following budget for 1979. This budget is put into motion through collection of the annual assessment from all Retreat landowners as is provided for in our Association By-laws.

Estimated Expenditures:

Road maintenance	\$ 6,500
Beetle control	2,000
Printing, Office sup.	350
Postage	400
Newsletter	350
Telephone	300
Legal & accounting	1,000
Secretarial services	300
Licenses & taxes	100
Meetings	500
Mileage reimbursement	400
Insurance	350
Architectural control	100
Miscellaneous	300
<b>Total Estimated Expense</b>	<b>\$12,950</b>
PLUS Cash Reserve	5,370
	<u>\$18,320</u>

Cash Sources:

Estimated Cash balance (yr-end, '78)	\$ 10,000
1979 assessments (208x\$40)	\$ 8,320
	<u>\$ 18,320</u>



# RETREAT LANDOWNERS ASSOCIATION, INC.

## ANNUAL TREASURER'S REPORT

12 Months ending December 31, 1978

Cash-Checking Acct.-United Bank, Boulder (Dec.31,1977)	\$ 504.94
Savings Acct.-United Bank, Boulder (Dec.31,1977)	<u>71.37</u>
TOTAL CASH RESERVES (Dec.31,1977):	\$ 576.31

Expenses during 1978	\$ 14,728.23
Other disbursements	100.00
Transfers to RLA Savings Acct.	<u>10,000.00</u>
TOTAL DISBURSEMENTS for 1978:	\$ 24,828.23

Receipts from landowner assessments:	\$ 6,739.79
Other receipts:	219.00
Receipts from Disaster Relief Fund:	18,615.64
Interest on RLA Savings Acct. (UBB, Boulder):	<u>274.99</u>
TOTAL RECEIPTS for 1978:	\$ 25,849.42

Cash-Checking Acct.-United Bank, Boulder (Dec.31,1978)	\$ 1,251.14
Savings Acct.-United Bank, Boulder (Dec.31,1978)	<u>10,346.36</u>
TOTAL CASH RESERVES (Dec.31, 1978):	<u>\$ 11,597.50</u>

### 1978 EXPENDITURES - BY CATEGORY:

Postage	\$ 352.58
Meetings	304.88
Taxes & Licenses	73.56
Pine Beetle Control	1,707.17
Road Maintenance	6,156.32
Secretarial Service	394.55
Telephone	259.79
Office Sup.&Print.	182.39
Legal & Accting.	951.95
Insurance (3yr.prem)	2,597.00
Mileage Reimb.	405.50
Newsletter	300.00
Common Area improv.	325.00
Stream Stocking	532.00
Summer picnic	120.30
Miscellaneous	<u>65.24</u>
TOTAL EXPENSES	\$ 14,728.23

### ADJUSTMENTS:

Return Perf. Bond (Beetle Control)	\$ 100.00
Transfer to RLA Savings Acct.	<u>10,000.00</u>
	\$10,100.00

RETREAT LANDOWNERS' ASSOCIATION

1978 Expenditures - itemized

1-07	Hartwell & Babcock	LA	\$ 270.66	7-09	Cheryl Fellhauer	EX	\$ 35.30
"	Ernie Conrad	EX	63.69	"	Marcella Bicknell	SS	62.50
"	Marcella Bicknell	EX	57.55	7-14	David D. Coe	BC	1,364.00
2-17	Biser Construction	RM	1,750.00	"	David D. Coe	RF	100.00
3-18	Paul Mailloux	CM	325.00	8-10	Frontier Agency	IN	130.00
"	H&L Construction	RM	360.00	9-13	Sy Kleinman	PC	20.30
"	Walter Belz	EX	8.00	"	Dwight's Service	RM	250.00
"	Joseph Jackson	EX	20.40	"	M.H. Dufford	RM	100.00
"	Bill Masters	EX	31.60	"	Hartwell, Babcock	LA	74.89
"	Ernie Conrad	EX	52.60	"	Dennis Bicknell	RM	27.87
"	Marg Hjelmstad	NL	300.00	"	Marcella Bicknell	EX	23.63
"	Marcella Bicknell	BC	134.40	"	Joseph Jackson	EX	12.00
"	Marcella Bicknell	EX	96.12	"	Ernie Conrad	EX	59.01
"	Mike Harris	EX	65.04	"	Cheryl Fellhauer	EX	8.20
"	Hartwell & Babcock	LA	34.40	"	Bill Masters	EX	5.80
"	Larimer Cty. Treas.	TX	73.56	11-5	Dwight's Service	RM	453.66
"	Holiday Inn	MT	269.65	"	Ernie Conrad	EX	82.42
"	United Bank(Saving)	TR	5,000.00	"	Bill Masters	EX	15.80
5-08	H&L Construction	RM	2,500.00	"	Joseph Jackson	EX	22.00
5-13	J.L. Griffin	LA	275.00	"	Cheryl Fellhauer	EX	17.20
"	Lamm & Young	LA	297.00	"	Mike Harris	EX	32.56
"	H&L Construction	RM	440.00	"	Marcella Bicknell	SS	187.50
"	Comm.Assoc.Inst.	MC	50.00	"	Marcella Bicknell	EX	95.98
"	Mike Harris	EX	31.32	12-14	Dwight's Service	RM	240.00
"	Ernie Conrad	EX	95.51				
"	United Bank(Saving)	TR	5,000.00				
"	Cheryl Fellhauer	EX	135.53				
"	Marcella Bicknell	EX	101.27				
"	Comm.Assoc.Inst.	MC	12.00				
"	Bill Masters	EX	15.80				
"	Marcella Bicknell	BC	55.34				
"	Joe Jackson	EX	22.00				
"	Marcella Bicknell	SS	62.50				
"	Fred James Insur.	IN	2,467.00				
7-09	Marcella Bicknell	EX	112.19				
"	Cline Trout Farms	ST	532.00				
"	Ernie Conrad	EX	93.67				
"	Dennis Bicknell	RM	34.79				
"	Sy Kleinman	PC	100.00				
"	Mike Harris	EX	39.57				
"	Joseph Jackson	EX	22.00				

TOTAL 1978 EXPENSES \$ 14,728.23

1978 ADJUSTMENTS:

Return Perf. bond 100.00  
Transfers to Savings 10,000.00

---

EX - expense reimbursement  
SS - secretary services  
MT - meetings  
LA - legal & accounting  
RM - road maintenance  
NL - Newsletter  
TX - taxes & licenses  
MC - miscellaneous  
IN - insurance  
PC - summer picnic  
ST - trout for stream stocking  
CM - common area improvement project  
BC - Pine beetle control program  
TR - transfer of funds to Savings ac  
RF - refund of performance bond





# RETREAT LANDOWNERS ASSOCIATION, INC.

Seventh Annual Meeting, January 13, 1979

I will not be able to attend the Annual Meeting, assign the following proxy, and cast the ballot for board members.

PROXY AND BALLOT FOR RLA ANNUAL GENERAL MEETING  
January 13, 1979

I \_\_\_\_\_, being an active member in good standing of the Retreat Landowners Association, under by-laws governing said Association, do hereby grant my proxy to (name) \_\_\_\_\_.  
(If you desire, you may designate any board member-Ernie Conrad, Bill Masters, Mike Harris, Joe Jackson, Cheryl Fellhauer-or any other person, said person being an active member in good standing of the Association.) This proxy is being executed for the Seventh Annual General Meeting scheduled for January 13, 1979 and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit on all business as may come before the meeting.

Dated: \_\_\_\_\_

Lot and Filing \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Complete the proxy and ballot and return to Marcella Bicknell, 726 Karen Street, Fort Morgan, Colo 80701. We would like to help the Retreat by serving on:

- Board of Directors
- Road Maintainance
- Newsletter

- Beetle Control
- Architectural Control Committee
- Summer Picnic

BALLOT

VOTE FOR THREE NOMINEES. YOUR NAME \_\_\_\_\_ LOT AND FILING \_\_\_\_\_

- Barlow, John
- Bennett, Tom
- Carroll, John
- McDonald, Harry
- Piersal, Jim
- Richards, Ed
- Spencer, Jerry

NOMINEES FROM FLOOR AND WRITE-INS.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## RETREAT LANDOWNERS ASSOCIATION, INC.

5555 Cody Ct.  
Arvada, CO. 80002  
January 10, 1979

Dear Retreat Landowner:

The Beetle Control Committee is now in the process of finalizing the plans for our 1979 Beetle Control Program. This is the fifth year that the Retreat Landowner's Association is assuming responsibility for beetle control and we feel strongly that it should be carried on as it has been during the last seven years. The number of new infestations is being controlled as a result of the Beetle Control Program.

At the Board of Directors meeting on November 5, 1978 plans were approved to start the cutting and treatment of the newly infected trees by February 15, 1979. The independent contractor of the 1978 program, Coe and Higby, hired by the Board of Directors, will cut, treat and remove newly infected trees. Their work will be supervised by the Beetle Control Committee so that the work will be completed on time and with the least amount of damage to the land.

In 1972, a Proclamation was issued under an Act adopted by the Colorado Department of Agriculture which declares the Mountain Pine Beetle a threat and a hazard, and requires all infested trees to be destroyed or treated. The costs involved in cutting and treating the trees is considerable, so we felt that the problem would best be solved by consolidating all of the work under one contract. A portion of your 1979 RLA assessment is paying for the treatment and removal of the trees.

If you wish to cut, treat and remove the infested trees from your own property, please contact me before February 15, 1979 for further information on how the work should be carried out. If you do opt to perform the work yourself, please note further that you must complete the treatment by July 1, 1979. Also, you should inform the Board of Directors of your method for treatment and removal of these trees. If you do not opt to perform the work yourself, your trees will be treated by the contractor at no additional charge to you. Last year's marking resulted in confusion over property boundary lines and not all landowners with infested trees were notified of the treat and cut option. Therefore, this letter is going out to all property owners. Trees will be marked by landowner volunteers on January 27, 1979.

We have been extremely pleased with the results of the Retreat's Beetle Control Programs. Regular yearly treatments have proved highly effective in combatting the spread of the pine beetle. Other mountain developments which do not maintain a control program triple, and sometimes, quadruple the number of trees lost each year. At the Retreat, the number of new infestations is stabilizing. Thank you for your continued support and involvement.

Sincerely,

  
Cheryl Felkauer, Beetle Control Chairman  
Board Member

## PREVENTIVE PINE BEETLE TREATMENT

At the 7th RLA Annual meeting it was suggested to provide the land-owners with information on preventive pine beetle treatment. Two sources were contacted and following facts obtained.

Ed Sigward , Kincaid Tree Surgeons, Ft. Collins was asked about Sevin, a molasses base insecticide commercially sold under the label "Pine Beetle and Ornamental Spray" Cost estimates for the spray range from \$19-\$29/ gallon With the solution being diluted to 1 part insecticide 23 parts water(1:23). The spray is applied over the trunk of the tree up to where it narrows to 4 inches in diameter. It is not necessary to treat trees with less than a 4 inch diameter trunk. Kincaid uses a hydraulic sprayer capable of pumping 50 gallons/minute. The insectide has a residue life of 6-8 months, therefore Kincaid likes to spray May through July. Because of the 6-8 month residual life of the insectide it is necessary to treat the trees every year. Kincaid guarantees his work up to the cost of spraying. Spraying estimates, assuming 200 trees, range from \$5.50-\$6.00/tree. This per tree figure could be less depending upon the average size of trees to be treated and the total number to be treated. For a large spraying job Kincaid would like to treat by April.

Ralph Campbell of the CSU Golden District Office provided the following information on Pine Beetle and Ornamental Spray. Cost estimates given him by various tree service companies ranged from \$6-\$8/tree for a small job. Cost of the insecticide was around \$17/gallon(last July's quote) with a solution of 1:23 used for spraying. Application of the solution was similar to that discussed earlier. Mr Campbell suggested an individual could rent a sprayer for approximately \$20/day or purchase a sprayer which would jet up to 45-50 feet(Ward's had one last year for around \$29) and treat his own trees. Preventive treatment will not take the place of the beetle tree cutting program. It is a preventive program to preserve those trees a landowner values. The Board will discuss the preventive treatment at the next Board Meeting of February 10, 1979.

Sincerely,

*Cheryl Fellhauer, M.B.*

Cheryl Fellhauer  
1979 Beetle Control Committee Chairman  
5555 Cody Ct.  
Arvada, CO. 80002  
(303) 421-6-94





# RETREAT LANDOWNERS ASSOCIATION, INC.

May 79

## THEFT AND VANDALISM IN THE RETREAT

Four cabin owners along Streamside Drive in The Retreat were dismayed early this year to find their cabins broken into and vandalized with some items stolen. All of the breakins occurred in early February between the rear entrance and the intersection of Streamside Drive and Black Creek Road.

Entry was accomplished by breaking out a section of glass at window or door latches and then unlocking the openings. On the basis of observations and information given by cabin owners and evidence obtained at the breakins the Larimer County Sheriff's Department arrested a valley youth and recovered at least one stolen item.

Sheriff's Deputies received a confession after confronting the youth with the landowner's statements and accumulated evidence. The case has been turned over to the District Attorney's Office for further action.

The Sheriff's Department has been provided with a map of The Retreat and increased patrols have been discussed with the Deputies assigned to the area. All landowners should be alert to unusual or suspicious activities while in The Retreat and get involved in the mutual protection of our property. Incidents of trespass, vandalism and hunting should be promptly reported to the Sheriff's Department.

The quick arrest following the recent breakins is an excellent example of how cooperating and concerned landowners can provide effective protection against damage and loss of property.

### Cabin Burglaries

Letters were sent to the Estes Park and Larimer County Sheriff Offices thanking them for their rapid and thorough investigation of the rash of cabin break-ins at the Retreat.

Maps of the Retreat area were furnished to the Sheriff Departments and they were encouraged to make more frequent patrols of the Retreat. Landowners are encouraged to have the Retreat decal on their automobile windshield (driver side) so that cars in the area can be more readily identified.

Decals may be obtained from Marcella Bicknell.

## GLEN HAVEN AREA VOLUNTEER FIRE DEPARTMENT

by Ernie Conrad

The summer of 1979 finds the Glen Haven Area Volunteer Fire Department in good shape. We have a new, energetic chief. His name is Greg Martin, a Glen Haven resident and a local contractor. We have a new board of directors who are enthusiastic, and many of them are volunteer firefighters. The new president of the board of directors is myself, and I have been involved with the fire department for over five years.

One of the first things that the board of directors did was to formulate some goals and objectives for the fire department, both short term and long term. Some of these have already been accomplished and others are being pursued. One goal is to station one of our attack Jeeps in the Retreat Subdivision from May through October. The fire department presently has two 4-wheel drive Jeeps and a 400-gal. pumper in the firehouse in downtown Glen Haven. This summer one of these Jeeps will be stationed in the Retreat.

We have about 24 trained and equipped, active volunteer firefighters. During the month of May over half of the firefighters will be taking an intensive 8-hour forest fire training class in Ft. Collins. The training schedule for the volunteers now consists of three meetings a month where the volunteers operate the equipment and receive lectures from the training officer.

The fire department has a Communications/Map Committee that is compiling information sheets on all of the cabins and homes in the Glen Haven/Retreat area. Blank forms for this purpose are located at the General Store and all homeowners are urged to fill one out about their cabin for the fire department files. This will greatly help the department in case of fire or other emergencies.

The fire department is planning an annual Fourth of July get-together, beginning this year. Tentative plans call for the festivities to be held on July 7, a Saturday. Please plan on stopping by if you are up in Glen Haven that weekend.

In case of fire or other emergency please call 911 or the Glen Haven General Store at 586-2560.

---

### TELEPHONE SERVICE

Telephone service into The Retreat is tentatively scheduled to be available this summer. The project could be hurried along if landowners make application for phone service at their earliest convenience.

---

If you haven't received your tax notice and would like to receive your tax notice contact The Larimer County Treasurer, P.O. Box 1250, Ft. Collins, Co. 80522.



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

### BEEBLE CONTROL REPORT

By John Barlow

Cheryl Fellhauer and her four crews of volunteers set out on a cold weekend day in February to search out the destructive pine beetle within The Retreat. The snow was several feet deep, particularly on the north slopes, but a large portion of The Retreat was surveyed that day. Portions of the second and fifth filings are still being surveyed for beetles. The woodcutters Higby and Coe, who removed our beetle trees last year have begun this years tree cutting.

Approximately 80 beetle trees were marked the first day of the survey and another 20 have been identified since then. Additional infected trees will no doubt be found as they begin to fade this spring and early summer. The beetle control program appears to be successfull within The Retreat in that fewer beetle attacks were found than in previous years. Three hundred forty one trees were removed in 1978.

The cutting contract with Higby and Coe calls for the cutting and removal of infected trees at the cost of \$4.50 each. The cutters have a permit from the Sate Department of Agriculture to transport trees to the valley for approved storage and use as saw logs or firewood next season. The cutting is to be completed and the logs removed from The Retreat by July 15, 1979 before the beetles emerge to mate and attack new trees.

Since beetles rarely attack trunks or branches under four inches in diameter the small branches (slash) will be left in The Retreat and piled not closer than twenty-five feet to the roads. Any landowners who wish to make their own arrangements for beetle tree removal or cut their own trees should contact Harold Dobson 3251 Mowry Place, Westminster, Co. 80030 or John Barlow, Box 96, Glen Haven, Co. 80532.

Landowners interested in having a preventative Spray applied to values trees prior to the next beetle flight may contact Kincaid Tree Surgery Co., 200 Air Park Dr., Ft. Collins, Co. 80521 or 1-303-484-8733. A saving can be realized by having the exterminator combine the spraying of several lots in one trip. Based on past experience the spraying may cost approximately six to eight dollars per tree.



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

May 1979

### ROAD MAINTAINANCE REPORT by Al Matlock

The winter of 1978-79 was a particularly cold and snowy one. This resulted in inconvenience for Retreat residents as we were unable to get equipment out to remove snow during the worse storm of the season. The severe cold also contributed to the deterioration of Dunraven Glade Road. An agreement is being negotiated with The Forest Service whereby THE RLA will be able to take more responsibility for the maintainance of the road and Forest Service will possibly contribute financially. We are currently in the process of having the spring maintainance done on all Retreat roads, in accordance with the priority list compiled over the winter. There have been questions about the culvert material saved after the flood cleanup and the board of directors has decided that the 12 inch and 15 inch culvert will be sold, at approximately half price on a first come basis. Once again we would like to advise landowners that if they plan to put in a culvert, purchase a galvanized steel culvert and avoid aluminum ones, as the ends are easily crushed. The ends of the culvert should be marked with reflectors or flagging so that snow removal machinery will not rip them. Landowners should also check their culverts to remove debris so that water will flow freely through them.

### RLA ASSESSMENTS by John Barlow

The 1979 RLA Assessment notices were put in the mail at the beginning of April and as of May 5, 1979 sixty percent of the two hundred fourteen landowners have responded by sending in their payments in full. Several formerly delinquent accounts have also been paid in full through 1979. Assessments should be paid within thirty days of the date of the assessment. Sixteen landowners, seven percent of the total, were delinquent by varying amounts at the end of April in the payment of prior assessments. All landowners benefit from the programs supported by the annual assessment such as road maintainance, beetle control, planting, drainage improvements, and the review of lot development and building plans. These expenditures keep The Retreat attractive, accessible in all seasons and protect the value and appreciation of our land. The annual assessment is an obligation we willingly assumed at the time we purchased our lots.

Landowners in arrears on payments are urged to either pay in full or notify the treasurer of their intended schedule of monthly payments to reduce the amount owed.

John Barlow, Treas.  
Box 96  
Glen Haven, Co. 80532





**RETREAT LANDOWNERS ASSOCIATION, INC.**

EIGHTH ANNUAL MEETING, July 28, 1979

I will not be able to attend the Annual Meeting, assign the following proxy, and cast the ballot for board members.

PROXY AND BALLOT FOR RLA ANNUAL GENERAL MEETING  
July 28, 1979

I \_\_\_\_\_, being an active member in good standing of the Retreat Landowners Association, under by-laws governing said Association, do hereby grant my proxy to (name) \_\_\_\_\_ . (If you desire, you may designate any board member-Joe Jackson, Tom Bennett, John Barlow, Ed Richards-or any other person, said person being an active member in good standing of the Association.) This proxy is being executed for the Eighth Annual General Meeting scheduled for July 28, 1979 and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit on all business as may come before the meeting.

Dated: \_\_\_\_\_ Lot and Filing \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Complete the proxy and ballot and return to Marcella Bicknell, 726 Karen Street, Fort Morgan, Colo. 80701. We would like to help the Retreat by serving on:

- Board of Directors
- Road Maintainance
- Newsletter

- Beetle Control
- Architectural Control Committee
- Summer Picnic

BALLOT

VOTE FOR TWO NOMINEES. YOUR NAME \_\_\_\_\_ LOT & FILING \_\_\_\_\_

- Dobson, Harold
- Persichetti, James
- Roberts, R.O.

NOMINEES FROM FLOOR AND WRITE INS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Oct 14 1979



**RETREAT LANDOWNERS ASSOCIATION, INC.**

Dear Retreat Property Owner:

It will be my pleasure to serve as your President of the Retreat Landowners Association, Inc. for the year ahead. I am honored by being chosen by your Board to serve in this capacity and I pledge my best efforts on behalf of the RLA.

The turnout for the annual meeting held on July 28th was excellent and I felt the dialogue was sincere, spirited, constructive and meaningful. It is my wish that you communicate with your Board of Directors and let us all continue to get acquainted.

The Newsletter will be published approximately 3 times a year and I urge each of you to submit items of interest for inclusion in it to our secretary, Marcella Bicknell, 726 Karen St., Fort Morgan, Colo., 80701.

Speaking for your Board of Directors, I would like to thank Joe Jackson who served on the Board the last 3 years and was our very capable president last year. Also a big thank to Cheryl Pellhouer who is no longer a landowner in the Retreat. Cheryl served as our Beetle Control chairwoman for two years and also as a Board member.

May I remind everyone of our 20 M P H speed limit within the Retreat.

My wish for us all is to have a fine year in the months ahead.

Sincerely,

Tom J. Bennett, President

# Glen Haven fire department acquires two breathing units

*JB's  
Newsletter  
Contribution*

The Glen Haven Area Volunteer Fire Department recently acquired two self-contained breathing units, which will allow firefighters to work for about 20 minutes in smoke-filled buildings.

The breathing units were paid for by proceeds from the Glen Haven Fire Day Festival on July 7 and contributions from residents in the district.

The Fire Department also purchased 18 yellow fire resistant shirts from the Colorado State Forest Service.

The Glen Haven fire protection district starts at the top of the switchbacks on County Road 43 and runs northeast along the county road about 6 miles. It includes the Retreat Subdivision, the Glen Haven Subdivision and other small housing areas along the county road.

The Fire Department is having its annual benefit dance Sept. 29, at the Holiday Inn in Estes Park. The dance will start at 9 p.m. and the cost will be \$3 per person. Music will be provided by Cheyenne Borderline, a local country-western band.

Door prizes will be awarded and tickets may be obtained at the door or from any firefighter in Glen Haven. The dance occurs during the final weekend of the Aspenfest, an event sponsored by the Estes Park Chamber of Commerce.

## Cedar Park Citizens Opposed to Inclusion

The Rocky Mountain Metropolitan Recreation District (RMMRD) board of directors Tuesday night met opposition from property owners in the Cedar Park area near Drake, on the district's action to include the land to the RMMRD tax base.

In a continuing series of hearings, the board is reviewing more than 500 properties that were excluded from the district for agricultural reasons and taxing purposes when it was being formed in 1955. All the land being reviewed, however, is within the geographical boundaries of the district.

In the years since the district was formed, the bulk of the excluded land has changed use, having been sold and developed into residential subdivisions and is subject to inclusion pursuant to Colorado law and resolution by the board.

The residents of Cedar Park present at Tuesday's hearing protested inclusion of their land due to the remoteness of the area in relation to RMMRD facilities.

Frank Raub, president of the Cedar Park Landowners Association, said anything the district had to offer was right in Estes Park, putting them 30 miles away.

Because all the district has to offer is so far away, Raub questioned the board as to the ability of the 276 property

owners to secede from the district and the taxing situation.

RMMRD attorney John Phipps said anyone can apply for tax exempt status but they must first be on the tax rolls. He added that the Cedar Park residents or anyone whose property is being reviewed may appeal the board's inclusion action in the district court.

But he emphasized, "I firmly do not believe anyone will get an appeal because the statute is mandatory."

As explained in past inclusion hearings by RMMRD board President Jim Beauchamp, the action will broaden the tax base of the district to more equally balance the burden among all property owners in the district.

Although the district will have more taxpayers and an expanded valuation, state budgetary restrictions will continue to limit local spending by the district.

## Retreat Beetle

### Program Ended

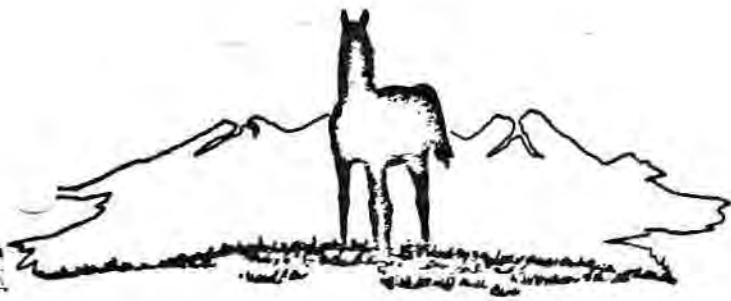
The annual beetle control program at The Retreat near Glen Haven has been completed, Beetle Control Chairman Harold Dobson advised this week.

According to Dobson, 278 trees were removed from properties in 1979, a reduction from 1978's level of 341 beetle infested trees.

The cutting is a follow-up to a marking program begun in January and pursued with the hiring of a woodcutter who removes the beetle trees prior to mid-July.

The project is conducted in cooperation with the Colorado State Forest Service.

"We intend to continue this program as long as necessary," Dobson said.



Jean and I were sitting on our deck savoring an evening cup of coffee while watching my daughter's horse, Närke, serenely grazing in the pasture which we had at last completed after five weeks of exhausting labor. Bulwark Ridge was reflected in the pond as the last rays of sun light shown on two deer moving cautiously

to the waters edge to drink. The horse took little notice of the deer and strained against the fence to reach a morsel of grass just out of reach.

This evening in late August culminated a summer which my daughter, Lynn, had been dreaming of for many years, the purchase of her very own horse. It also initiated an endless series of tasks, responsibilities and expenses for us as horse owners.

Over the past two years my wife and daughter had begged, conjoled and eventually threatened me to allow Lynn to buy a horse. My resistance was finally worn down, so this was the summer when a beautiful animal joined our family. Having lived on the farm during my boyhood, I was aware that the addition of a horse to the family is an event to be prepared for second only to the arrival of a new baby. To obtain the guide lines for ownership of a horse at the Retreat we looked over the Protective Covenants, and found No. 17 specifically dealt with horses:

17. Animals and Livestock: No animals, livestock or poultry shall be kept on any lot, except that dogs and cats and other household pets, and not more than two (2) horses per acre, if confined thereon by fence or other restraint may be kept thereon provided that they are not kept, bred or maintained for commercial purposes; furthermore, no fence or other restraint may be located closer than fifty (50) feet to any boundry line of any lot as defined herein above.

We submitted our plans for the fence and loafing shed to the Architectural Control Committee for approval as required by the Retreat Protective Covenants.

From numerous reference books, and advise from various ranchers, we learned that 1½ acres would make an ideal pasture for a horse. With post hole digger, stake rammer and wire stretcher we finally completed a barbless wire fence guaranteed to hold any horse. (We later found this to be extremely fallacious). Before we could even catch our breath from this chore, driving rains and hail repeatedly swept Dunraven Glade. The poor horse looked so pathetic trying to find shelter so we immediately started to erect the shed to protect the animal from the elements.

The fenced pasture completed, the shed erected and a continuous fresh water source from our spring fed pond gave us the feeling that our work was completed, and now we could relax and enjoy the pastoral scene of Lynn galloping down the road astride her horse. However, our task had just begun. No one told us that horses are as picky in their eating habits as young children, and only 50% of the meadow grass at the Retreat is to their liking. Also, have you noticed the beautiful purple blossomed flowers covering the meadows and slopes of Dunraven Glade in early summer? They are Oxytropis, commonly known as loco weed. This



weed contains an alkaloid which effects a horse's nervous system and kidneys, and they tend to develop a craving for it, despite information to the contrary given in various text books! We have a substantial veterinary bill to prove this fact.

Therefore, not long after we had completed the horse's first pasture we found it necessary to more than double the pasture, and also begin digging out the loco weed. Now, perhaps, we would have time to sit back and enjoy the sight of our horse grazing peacefully. Not for long!

Horses are beautiful animals, but they weigh 1000 or more pounds and are hardly household pets. Even though horse owners swear by the intelligence of their animals, they are rather stupid, and when a horse wants the grass on the other side of the fence - it just walks through three strands of 2000 pound test wire. This brings other problems which horse owners must take into account. Your neighbor may have moved to the Retreat for privacy and serenity and certainly does not appreciate your horse grazing on their private property, and especially on the newly planted garden or trampling their new trees which have been painstakingly planted to replace those destroyed by disease. No one enjoys the mountainous piles of manure left by your horse, especially if you are coming out to your property for a picnic or a weekend camp-out.

As a horse owner it is my responsibility to adhere to the covenants and keep my animal(s) confined to my property. Not everyone enjoys horses, so horse owners must respect the rights of their neighbors. Any horse will occasionally get out, so when the cry of "get that damn animal off my property or I'll shoot" rings out, try to remember that we are trying to adhere strictly to the covenants in order to safeguard our neighbors friendship and rights. Don't shoot the poor animal but just inform us and we'll quickly bring our wandering child home.

Then there is the matter of those road apples! Have you ever seen how many appear in a day? It is my obligation, as covered by the Protective Covenants, to keep this mountainous pile of manure cleaned up so that it neither causes a health problem or becomes offensive to my neighbors. Any one need fertilizer for their garden? I have a constant supply readily available just for the hauling!

As Jean and I sit on the deck in early September watching our daughter ride by, it is a beautiful scene. It has taken our total summer to prepare a home for Närke, and winter will be here soon. We must now start laying in hay, getting electricity to the shed so that a water tank heater will maintain a water source this winter, enclosing more of the horse shed to protect the horse. It has been an interesting summer. The vet. is due soon to administer the fall worming and the horse's shoes are ready to be changed. For a fleeting instant I imagine a Rolls Royce parked in the horse shed, but Närke's soft whinny brings me back to reality. As the horse nuzzles my daughter, Jean and I feel that the summer's expense and labor have been well worth the effort.

I hope that other land owners may benefit from our experiences of having a horse around the house, and may find some of these thoughts helpful in preparing for the coming of your own horse in the future.

Ed Richards

# PROTECTIVE COVENANTS

## OF THE RETREAT

NOW THEREFORE, in consideration of the acceptance hereof by the several purchasers and grantees (his, her, their or its heirs, executors, administrators, personal representatives, successors and assigns, and all persons or concerns claiming by, through or under such guarantees) of deeds to lots in said tract of land, said Escape Properties, Ltd. hereby declares to and agrees with each and every person who shall be or who shall become owner of any of said lots that said lots in addition to the ordinances of the County of Larimer, Colorado shall be and are hereby bound by the covenants set forth in these presents and that the property described in these restrictions shall be held and enjoyed subjected to and with the benefit and advantage of the following restrictions, limitations, conditions and agreements, to wit:

1. **DWELLING SIZE:** The ground floor area of the main structure, exclusive of open porches, garages, carports and basements, shall be not less than 600 square feet for a one-story dwelling, nor less than 500 square feet for a dwelling of more than one story.

2. **ARCHITECTURAL CONTROL:** No building or other structure including but not limited to dwellings, sheds, garages, out buildings, fences, shall be erected, placed or altered on any site until the plans and specifications and a plot plan showing the location of the structure have been approved by the architectural control committee, and which plans among other things, shall show the type of exterior material, exterior design, existing structures, and location of the structure with respect to the topography and finished grade elevations.

Should the architectural control committee or its successors or assigns fail to approve or disapprove the plans and specifications submitted to it by the owner of a tract or tracts within the subdivision, within thirty (30) days after written request therefore, then such approval shall not be required and shall be deemed to have been given; provided, however, that no building or other structure shall be erected or allowed to remain on any tract which violates any of these covenants or restrictions herein contained.

At the same time if said plans and specifications receive approval, the builder or owner shall proceed diligently with the building, and the same shall be completed within a maximum period of one year from the date of approval by the architectural control committee. The architectural control committee shall be composed of Lynn T. Wells, Roderic Romero and John W. Young. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any of the members of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

3. **BUILDING LOCATION:** No building shall be erected nearer than thirty (30) feet to any boundary along a street, or so that any part of said building is closer than twenty five (25) feet to any of the other boundary lines of said premises. In case of single ownership or more than one tract, this restriction shall apply to the parcel as a whole. For the purpose of this covenant, eaves, steps and open porches shall be considered as part of the building.

4. **EXCEPTIONS TO SETBACK RESTRICTIONS:** Terraces, walls, fences, low platforms or steps, swimming pools and similar low, unroofed and unscreened construction may be erected, outside the setback lines, provided that such construction shall not interfere with the exposure or view or reasonable privacy of adjoining or facing properties and shall be in compliance with the prevailing zoning regulations. No structure, wall, fence or hedge over five (5) feet in height shall be constructed, erected, placed, planted, set out, maintained or permitted upon any tract within twenty five (25) feet of any boundary line thereof which extends along any street or other public way, except that this restriction shall not apply to any portion of said dwelling house, the location of which shall be governed by the provisions of Restriction Three above.

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 in any calendar year.

6. **TIME OF CONSTRUCTION:** Once construction shall have been initiated on any structure, including walls, fences, residences, ancillary buildings or any other structure, construction of that particular structure, wall, fence, residence, ancillary building, or other structure, shall be completed within one (1) year of the time such construction was initiated, except unusual circumstances may extend said time.

7. **EASEMENTS:** Easements for installation and maintenance of utilities, drainage facilities, roadways, bridle paths, hiking trails and such other purposes incident to development of the property are reserved as shown on the recorded plat. Such easements will be kept open and readily accessible for service and maintenance of utility and drainage facilities.

8. **NUISANCES:** Nothing shall be done or permitted on any tract which may be or become an annoyance or nuisance to the neighborhood. No noxious or offensive activities or commercial business or trade shall be carried on upon any tract, except that home occupations of professional persons shall be permitted.

9. **REFUSE AND RUBBISH:** Rubbish, garbage or other waste shall be kept and disposed of in a sanitary manner. Containers or other equipment for the storage or disposal of garbage, trash, rubbish or other refuse shall be kept in a clean, sanitary condition. All garbage or trash containers, oil tanks and bottle gas tanks must be underground or placed in walled-in areas so that they shall not be visible from adjoining properties or from public streets. No trash, litter or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises.

10. **CLEARING OF TREES:** Approval shall be obtained from the architectural control committee to cut down, clear or kill any trees on any tract except those trees which are located on that portion of a parcel of land which will be occupied by a dwelling which is approved by the architectural control committee.

11. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. The failure to enforce any right, reservation, restriction or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior to or subsequent thereto and shall not bar or affect its enforcement. The invalidation by any court of any restriction herein contained shall not in any way affect any of the other restrictions but they shall remain in full force and effect.

12. RESUBDIVISION: No further subdivision of any tract as shown on the plat shall be permitted except on the prior approval of the architectural control committee.

13. WATER: All water, wells and sewage disposal systems placed upon any lot shall comply with the requirements of the State of Colorado Health Department and the health department of Larimer County, Colorado. Any residence constructed on any lot shall, if so permitted, be connected with any public or community water or sewage disposal system which may hereafter be formed or created to serve the subdivision so long as said public system is in existence and makes service available to the lot.

14. PRIVATE AUTOMOBILES: No inoperative private automobiles, machines, or rubbish shall be placed and remain on any lot for more than thirty (30) days unless stored or parked in a car port.

15. ROADS: All roads within the subdivision shall be considered as private roads for the private use of the owners of the tracts comprising the subdivision and for the use of the U. S. Government, its subdivisions, departments and agencies, and such roads are not public dedicated roads except when otherwise indicated or delineated as public roads on the plat. The maintenance of the private roads shall be the responsibility of THE RETREAT Landowners Association, Inc., and each of the owners shall be liable for prorata charges assessed by THE RETREAT Landowners Association, Inc. The THE RETREAT Landowners Association, Inc. will be a non-profit association.

16. DRIVEWAYS AND ACCESS ROADS: No driveway or access road shall be constructed or used unless an approved culvert of a minimum size of twelve (12) inches shall first be installed by the owners, of the lot, at their expense, unless said driveway or access road is below the level of the public road surface.

17. ANIMALS AND LIVESTOCK: No animals, livestock or poultry shall be kept on any lot, except that dogs, cats and other household pets, and no more than two (2) horses per acre, if confined thereon by fence or other restraint may be kept thereon provided that they are not kept, bred or maintained for commercial purposes; furthermore, no fence or other restraint may be located closer than fifty (50) feet to any boundary line of any lot as defined herein above.

#### FROM YOUR BOARD OF DIRECTORS

After careful consideration, the Board will adhere to the trailer policy as in the Covenants. Some letters were received from landowners. The reasoning for the Board's decision can be paraphrased from one letter: There is no provision for exemptions from the covenants; lack of application of the Covenants could set a precedent for other undesirable variation requests; and it is probably against the law.

Your good cooperation this year was appreciated, and your help next year will keep The Retreat as originally intended when we all accepted the Covenants.

#### ANNUAL ASSESSMENTS

The Board, at its August 12, 1979 meeting, changed the due date of annual assessments to January 1st. Currently the Board is developing the budget for 1980, and will set the assessment in November. Please keep this change in mind for budget purposes, and when your notice arrives in January 1980.

#### NEWSLETTER

There will be another short newsletter before the end of the year. Please send any items for inclusion and any address corrections to the secretary, Marcella Bicknell.



**Mountain Bell**

100 W. Oak  
Ft. Collins, Colorado 80521  
Residence Phone (303) 221-5005  
Business Phone (303) 221-5890

September 4, 1979

Dear Retreat Property Owners:

We need to know which of you are interested in having telephone service at the Retreat so that we can plan a construction project for your area. Construction charges for telephone service in rural areas is based on a cost revenue relationship. The higher the revenue to be derived from the facility, the lower the construction cost passed on to the customers. The more participating in the construction project, the lower your individual cost will be.

Please fill out and return this letter to:

Susan Peterson  
P. O. Box 1369  
Ft. Collins, CO 80522

When the project cost is determined, we will notify you of the construction charges, if any.

NAME: \_\_\_\_\_

FILING: \_\_\_\_\_ LOT NUMBER: \_\_\_\_\_

RETREAT ADDRESS: \_\_\_\_\_

PERMANENT MAILING ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

- WHAT TYPE SERVICE DO YOU WANT?
- Four Party Residence Line
  - Four Party Business Line
  - Private Residence Line
  - Private Business Line

PLEASE ESTIMATE YOUR AVERAGE MONTHLY LONG DISTANCE BILL: \$ \_\_\_\_\_

- WHEN WILL YOU NEED PHONE SERVICE?
- Now
  - 1980
  - 1981
  - Later than 1981



October 11, 1979

### Beetle Control

It will soon be time to start our beetle control program for 1980.

Again I urge all members to participate. Weather permitting we will start marking trees on January 19th., 1980

#### I NEED VOLUNTEERS

At this writing there are only about ten people signed up. We need about 20 people to do the job properly. I would appreciate your help.

My cabin is the second on the right just inside the back entrance. Stop and leave your name with me or you may leave it with any board member.

On the day of the marking we will meet at my cabin at 9 A.M. At this time we will have a briefing on what we are looking for. We will work in pairs on the assigned areas.

Lunch will be served at my cabin at noon.

Please come, this can be an enjoyable time for all who participate.

Thank You.

Harold Dobson

R.L.A. Beetle Control Chairman

Home address  
3251 Mowry Place,  
Westminster, Colo. 80030



## RETREAT LANDOWNERS ASSOCIATION, INC.

### BUD WORM

Now that we have the Pine Beetle more or less under control we find that we have another problem nearly as bad. The Bud Worm This insect attacks the Douglas Fir and Green and Blue Spruce.

At our August 12th. board meeting we had Mr. Larry Carpenter of Carpenter's Tree Spraying give us information on this. Since then I find we have a lot of infestation in The Retreat. It is especially bad along Dunraven and Miller Fork. At this time we are considering an aerial spraying and also individual control. I will be checking this before spring.

Mr. Carpenter has agreed to meet with interested landowners at a later time. A tear sheet will be inserted in our newsletter that you may sign and return to me. If enough landowners are interested I will set up the meeting. I will have more on this subject in our next newsletter.

Harold Dobson, RLA Beetle Control Chairman  
3251 Mowry Place  
Westminster, CO.80030

---

If you are interested in meeting with Larry Carpenter and Harold Dobson about controlling the bud worm please return the tear sheet at the bottom of this page. The meeting will be arranged for some-time in the spring.

---

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

LOT AND FILING \_\_\_\_\_

SIGNED \_\_\_\_\_

RETURN TO:  
Marcella Bicknell  
726 Karen St.  
Ft. Morgan, CO.80701



Nov 1979

## RETREAT LANDOWNERS ASSOCIATION, INC.

### NEWSLETTER

### PRESIDENTS' LETTER

Dear Retreat Property Owner:

This is our final newsletter for 1979 and I hope the year has been good to you all.

I would like to urge you to take an active interest in the Rocky Mountain Metropolitan Recreation District. We are all members of the RMRD, though reluctantly, and subject to their tax assessment. It is felt that it would be in our interest to have representation on the Board.

There will be 4 Board positions coming up at the RMRD election on May 6, 1980. Petitions may be picked up from the RMRD office in Estes Park anytime and need to be signed by 5 qualified voters and filed 25 days prior to election. Any person who is a qualified voter in Colorado and owns property in the RMRD tax district may vote and run for office. You need not live in Larimer county.

It is the concensus of your RLA board that we do not want the RMRD active in our area and perhaps the RMRD should offer discounts to its members at the golf course, ski area, etc. With representation on the Board perhaps some of these things could be accomplished.

New areas around Estes Park that probably feel as we do are: CEDAR PARK, CEDAR SPRINGS, READON DALE HILLS, BLACK CANYON HILLS and GLEN HAVEN. If you can possibly see fit to run for a Board position or know someone in these various areas who will run, please assist the RLA by becoming a candidate or getting candidstes. Thank you.

Perhaps it is good to reflect on the idea of our beautiful area, the retreat. I believe most if not all of us bought our land as a personal retreat from the everyday pressures of life and we all enjoy the peace and quiet tranquillity of the area. . . which leads me to urge that we all respect this philosophy and show moderation in the use of trail and motorbikes and snowmobiles especially on our access roads throughout the retreat. Let's not forget our 20 mph speed limit and remind our guests and strangers of this also.

We have a wonderful group of property owners in the Retreat and we must work together in a spirit of cooperative friendship.

There will probably be several newsletters during 1980. I invite you to contribute articles for these letters by submitting them







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

### THE GLEN HAVEN AREA VOLUNTEER FIRE DEPARTMENT

BY JOHN BARLOW

The Retreat falls within the protection district of the Glen Haven Area Volunteer Fire Department. The Fire Department operates entirely on contributions from area residents and landowners and money raised by affairs planned by The Volunteers and Firebelles. No tax money or sustained government assistance is available to the department.

During 1979 The GHAVFD was reorganized and revitalized under The Board, elected by the community at large last March, and the new Fire Chief Greg Martin of Glen Haven. Active participation in the Department has increased tremendously. Men and Women volunteers participated in clinics and training sessions for forest fires, structural fires, equipment use and cardio pulmonary resuscitation. The Department has recently obtained two new self-contained breathing units, which will now make rescues more feasible; high visibility protective jackets for forest fire use; heavier protective hats, coats, trousers, gloves and boots for structural fires; and a generator to illuminate night fires.

Equipment has been upgraded as permitted by the budget. The Fire House in the middle of Glen Haven is being insulated and a new overhead door has been installed.

Through the summer and early fall a fire fighting vehicle was stationed full time near the intersection of Dunraven and Miller Fork Roads in The Retreat. All meetings and volunteer activities are open to interested Retreat landowners and able summer residents are invited to train with the department as standby volunteers.

Contributions from the many Retreat landowners' who responded to the letter last spring, were a great help in allowing The Fire Department to accomplish as much as it has over the past year. New goals are to be established for the coming year that will require our continued support. The Retreat Board is now working in cooperation with the Glen Haven Area Volunteer Fire Department to pursue the location and erection of a heated garage building within The Retreat to house equipment to be acquired by the Department.

If you wish to contribute either your time or money to the Department contact Greg Martin, Fire Chief, Box 88, Glen Haven, CO.80532. An effective fire fighting organization benefits everyone.



# **RETREAT LANDOWNERS ASSOCIATION, INC.**

## COMMENTS ON THE 1980 BUDGET

John Barlow

Item 1- General Expenses: Board Members and Committee Chairmen and members receive no payment for the time spent performing their duties. They may claim reimbursement, however, for long distance phone calls, postage, photocopies and mileage ( 17¢ per mile) connected with Retreat business. This item also includes printing and mailing costs for the newsletter, meeting reports and assessments.

Item 2- Beetle Control: While we anticipate a reduction in the number of trees hit by pine beetles in the coming year we will be on the lookout for the spreading Spruce Budworm and may be hiring a contractor to treat selected areas. We expect, however, that the cost per beetle tree will increase in the new contract.

Item 3- Road Maintenance and Snow Removal: Hourly rates for snow removal are on the rise and several culverts and washout areas need major rebuilding. This item is budgeted substantially higher than last year.

Item 4- Legal: This item has been budgeted higher than last year's expense to allow for a detailed legal opinion of a recent challenge of the original perimeter Survey of The Retreat.

Item 5 through 9 are routine expenses and no major changes are expected.

Item 10- Donations: The RLA has been supporting the Glen Haven Area Volunteer Fire Department with an annual donation.

The RLA Board of Directors has set the 1980 Assessment at \$65.00 per landowner. Spending during 1979 was substantially in excess of assessments collected and an increase is now necessary. The 1980 assessment is due January 1, 1980 and delinquent March 1, 1980. Assessment Statements will soon be sent in the mail.

DISBURSEMENTS by CATEGORY JULY 1, 1979 to NOVEMBER 30, 1979. refer to the Annual Meeting Report for disbursements from January 1, 1979 to June 30, 1979.

General Expenses	\$ 362.83
Pine Beetle Control	751.00
Road Maintenance and Snow Removal	2087.50
Secretarial Services	125.00
Annual Picnic	81.25
	<hr/>
TOTAL	\$3407.58

A report for the year 1979 will be prepared after December 31, 1979.



# RETREAT LANDOWNERS ASSOCIATION, INC.

## 1980 BUDGET

1. General (expenses; newsletter, postage telephone, assessments statements, mileage, annual meeting and architectural review)	\$1,600
2. Pine Beetle and Budworm Control	2,000
3. Road Maintenance and Snow Removal	6,500
4. Legal	600
5. Accounting	350
6. Secretarial Services	360
7. Taxes and Licenses	180
8. Insurance	150
9. Annual Picnic	100
10. Donations	100
11. Contingencies	<u>1,060</u>
TOTAL	\$13,000

## BEEBLE CONTROL

This will be the last newsletter before marking trees January 19th, weather permitting. If anyone wishing to help mark trees has not signed up or contacted me please write or call me. Any property owner wanting to cut their own infested trees, or supervise the cutting by the woodcutter, should contact me within 30 days after marking.

I will be sending cards or contacting by phone all those who have signed up just as a reminder.

Thank you,

Harold Dobson 3251 Mowry Place, Westminster, CO. 80030  
Telephone # 303-426-7410

## MATTERS OF CONCERN AND INTEREST TO RLA MEMBERS FROM THE BOARD

### SUGGESTIONS

We would like to ask the landowners to contact one of the Board members or one of the committee chairpeople when you have a problem, complaint or suggestion. Although Ernie Conrad has served many of you as your realtor, and has been instrumental in the Retreat development, he is not a Retreat landowner and can do little to assist you other than to pass your comments on to the Board. To implement speed of action on your suggestions and to allow Ernie to conduct his Realty business without undue harrassment, please contact the Board directly. The names and phone numbers, along with addresses appeared in the last newsletter.

### SNOW AND ROADWORK

Following the recent blizzard several landowners were inconvenienced by finding the roads in the Retreat still unplowed nearly a week later. The Board, and particularly your road maintenance committee, Al Matlock and Frank Horn, have done everything within reason and legality to obtain snow removal contracts from various individuals. The RLA members should be aware that the Retreat lies some distance from Estes Park, and during this extremely heavy snow the contractors have priority contracts with the more densely developed areas close into Estes Park. None were willing, or able, to bring their equipment down to the Retreat. One contractor started to plow the roads shortly after the storm and gave up after becoming stuck several times in the deep snow.

We are in the process of obtaining a winter and summer contract with an individual who will be willing to leave his equipment at the Retreat. We have attempted to gain such a contract since early summer, but the construction boom has made it difficult to tie anyone into such an agreement. We are actively working on such an arrangement and believe that we will reach an agreement with a contractor in the very near future.

If any landowner can give us help on this matter we need your aid.

### HELP

Each year we contact as many individuals as possible to urge them to run for a position on the Board, or a committee.

We can not function without your help, and if you are interested in building a better RLA it is your obligation to assist in the planning and development of our area.

Please send your name to Marcella Bicknell if interested in serving on the Board or on a committee - we need your participation and input.

May you have a very happy holiday and a healthy  
and prosperous new year.

Ed Richards