



RETREAT LANDOWNERS ASSOCIATION, INC.

June 1982

Eleventh Annual Meeting

The eleventh annual meeting of the Retreat Landowners Association Inc. will be held August 7, 1982 at 1:00 P.M. at the Glen Haven Community Center in down town Glen Haven. Registration will begin at 12 noon.

Please read the articles in this newsletter to familiarize yourselves with the information presented. This should allow the annual meeting to proceed more efficiently. If you think you will be unable to attend please return the enclosed proxy so that you will be represented.

We also want to remind all members that those who have not paid their 1982 RLA assessment will not be allowed to vote as per our by-laws. Assessments may be paid right up to the start of the meeting, at the registration table.

The annual meeting will be followed by a picnic at about 5:00 P.M. We hope to have the picnic at the campground on the County Road. In case of bad weather we will go to the firehouse. The RLA will provide drinks, potato chips and the charcoal grill. If you will attend the picnic please return the bottom portion of this page to allow the necessary supplies to be obtained. Return to Marcella Bicknell, 726 Karen St. Ft. Morgan, CO. 80701.

_____ Yes, we will attend the picnic.

_____ number of those attending.

_____ name.

1522 Pinewood Circle Dr.
Omaha, Nebr. 68144
333-8927



RETREAT LANDOWNERS ASSOCIATION, INC.

ELEVENTH ANNUAL MEETING, August 7, 1982

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
August 7, 1982

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-Dick Weinmeister, Ray Stark, John Barlow, Tom Bennett, John Carroll, or any other person, said person being an active member in good standing of the Association.) This proxy is being executed for the Eleventh Annual General Meeting scheduled for August 7, 1982 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 St. Ft. Morgan, CO. 80701. We would like to help the Retreat by serving on:

- Board of Directors
- Road Maintenance
- Newsletter

- Beetle Control
- Architectural Control
- Summer Picnic

BALLOT

VOTE FOR THREE NOMINEES.

YOUR NAME Dushan Summons LOT&FILING 34/1

- Clark, Chip
- Hubert, Catherine
- Welch, Pat

NOMINEES FROM FLOOR & WRITE INS



1982

RETREAT LANDOWNERS ASSOCIATION, INC.

ASSESSMENTS by John Barlow, Treas.

The 1982 assessment was set at \$55.00, which is \$10.00 less than the 1980 and 1981 assessments. It is always a pleasure and surprise to the the cost of anything reduced. The credit for this reduction must go to the pine beetle who has relented attacking our trees and the mild weather last winter, which lowered our road maintainance costs. Money budgeted for trout stocking last year also was not spent due to the sperce spring run-off and low water level in Miller Fork Creek. Fortunately this winter has been easy on the roads-so far- and the roads are still in excellent condition.

Howerever, the RLA Board has been concerned with a nagging problem regarding non-payment of assessments and the problem was worsening, year by year. Several attempts have been made over a period of time to encourage delinquent landowners to catch up their payments. The long term offenders were only a handfull, but when the overdue amount reached four thousand dollars, the board reluctantly decided to hire an attorney and take legal steps to collect the amounts due.

No action was taken against landowners that indicated a willingness to pay and who started sending installments or paid the balance due.

To put the current problem in perspective, out of a total membership of about 220 there are 10 landowners who are delinquent by more than anoe year as of Feb. 1982. Most of these landowners are now making payments. Another four landowners owe for 1981. This is a vast improvement over the situation this time last year.

The legal steps have been expensive, but the method works. One case so far has concluded with a court decision allowing an assessment of back dues along with court and attorney fees against the landowner along with a court dictated schedule for payment. It's a frustrating waste to accumulate legal costs in collecting dues that we all agreed to pay when we purchased lots in the Retreat.

It's time in this article to commend the 95% of the landowners who by their regularly submitted payments assure the continued high quality of the Retreat; the well maintained roads, the new firehouse, the quest for solutions to (a) the barricading of the Miller Fork Trail, (b) the boundary problem adjacent to the National Forest, and, (c) the Larimer County imposed building permit moritorium and maintainance of the Covenants.

Continued cooperation by all landowners in paying the assessments will help keep the annual fee reasonable.

A REMINDER: 1982 ASSESSMENTS ARE NOW OVERDUE, IF NOT PAID. YOUR BOARD IS COMMITTED TO KEEPING THE ASSESMENTS UP TO DATE.



RETREAT LANDOWNERS ASSOCIATION, INC.

ROAD NOTES_{by Ray Stark}

We have been very fortunate this winter to have had only one heavy snow fall that required the roads to be plowed. So our snow removal budget is in the black. With the coming of spring, and the rains, we expect some washouts of roads in some areas. We would appreciate your help in maintaining the culverts at your driveways. (Keeping them clear of obstructions). Also if you notice any problem spots we would like to know about them. You may call anytime- 586-2200.

FIRE DEPARTMENT NOTES_{by Ray Stark}

Great news! We have finally received two fire trucks from the Colorado State Forest Service. One is a 1000 gal. tanker truck which is stationed in our new fire house in the Retreat. The other is a 5/4 ton pumper truck which is stationed in downtown Glen Haven. The fire department has worked long and hard to obtain these trucks for your fire protection. The Fourth of July Weekend we need your help for our fourth annual fire days which will be held on Saturday, July 3, 1982 on Main Street in Glen Haven.

- #1. the Fire Department will have a garage sale type booth to sell donated items. On the weekend prior to July 3, if you have any items for donation you can call 586-2200 or 586-2212 for pick up.
- #2. The Fire Bells will have a bake sale for donated baked goods. They would appreciate the ladies help on this. You may call the same phone numbers for information. Call Jane or Vickie.
- #3. For anyone interested in helping at the Fire Day festivities for a few hours your help would greatly be appreciated, Call the same numbers.

SECURITY

For those of you who have a second home in the Retreat, theft and vandalism pose a constant worry. Good deterrents are adequate locks on doors and windows, timed lights, and keeping valuables out of sight. Also, the county sheriff from Estes Park is patrolling as often as possible and he has been provided with a Retreat landowner call list. We have, additionally, been looking into a private security service to be supported by interested cabin owners. Please contact a board member if you are interested.

NOTICE

Many Retreat landowners know, or know of, Dale Alps from Loveland. Dale and Donna Alps lost their home and many possessions to high winds earlier this winter. The Foot and Fiddle Square Dance Club of Loveland has established the Alps Family Relief Fund in care of the First National Bank of Loveland, 200 E.7th St. Loveland, Co. 80537.



RETREAT LANDOWNERS ASSOCIATION, INC.

BEEBLE CONTROL by Rock Tallman

It appears through the hard work of previous beetle control chairmen and their volunteers, that my work will be limited as far as the beetle is concerned.

I thank those of you who have volunteered to help me scout out the area. But from what I can find by using binoculars from the ridges we won't have much work to do concerning the beetles. It is very possible that later on a few of them may show up somewhere. Then we will make quick work of these for we don't want to lose what we've gained over the last several years.

Now the next problem we face is the Western Spruce Budworm which can make the pine beetle look like a nice guy. Maybe a better understanding of the budworm will help us know how to look at this fellow.

I've gone to the Forest Service office in Estes Park and they gave me some helpful information that I will pass on in this report.

The Western Spruce Budworm is a defoliating insect which feeds principally on Douglas Fir and White Fir. The insects feeding activity destroys new needles and after several consecutive years of feeding the trees assume a gray appearance. Defoliation is very noticeable during the late spring and early summer when the remains of recently chewed-off needles cause the trees to take on a reddish tinge. The adult budworm is a small, mottled, gray-reddish brown moth which when motionless appears bell shaped. It is found during July and early August fluttering about Fir trees. During this time mated females deposit their eggs on the needles of "host" trees. Within days their eggs hatch into small caterpillars which disperse and seek protective over-wintering sites in the tops of "host" trees. In the spring these caterpillars become active, mining old leaves and buds. After the buds open the larvae move onto and consume new needles. Mature larvae are about an inch long, brown to olive color with whitish dots on the top side of each segment. These older larvae build a feeding niche by webbing two or more small branches. By early July, larvae transform into an inactive pupal stage from which an adult moth emerges after about 10 days. In Colorado there is only one generation of budworm each year.

Recovery of damaged trees is rapid once the budworm ceases feeding. Often surviving trees return to pre-budworm appearance within a few years. As far as using insecticides on your trees is concerned, it is a touchy thing with your neighbors if they don't want spray on their property. Plus, you have to spray every year in order to protect your trees.

MILLER FORK TRAIL

It has been several months since the Miller Creek Access trail has been closed, fenced off at Mr. Les Denning's property. Since this closing the RLA attorney and members of the RLA Board of Directors have written a number of letters to the Roosevelt National Forest Service and the Larimer County Commissioners along with telephone calls and meetings with members of the U. S. Forest Service, Larimer County officials and Les Denning, in a going effort to re-open the Miller Fork Trail.

We are also asking the Forest Service and Larimer County to define and identify exactly the location of the trail. Is the trail actually where the historic trail is and has been used over the many years on the north side of the Miller Fork Creek, or is the trail where Mr. Denning maintains it should have been, a traverse on the south side of the Miller Fork Creek?

The U. S. Forest Service and the County through the RLA attorney assure us that the problem on the Miller Fork Trail will be resolved very soon.

REMINDERS

Do you know that the insurance companies state that replacement costs in home construction is \$38 to \$42 per square foot? Do you have enough insurance on your improved property in the Retreat?

Please post your street address (house Number) on your cabin or near by. This is help for your fire department to locate your cabin in the event of an emergency. You may get your assigned number from the Estes Park Power and Light or the County Building Department.

ANNUAL MEETING

The annual meeting will be held on Saturday, August 7, 1982 at The Glen Haven Community Building. The picnic will follow the meeting. More information on the meeting will be provided in the next newsletter.

VERY RECENT DEVELOPMENTS

Neither the USFS nor Larimer County have accepted any responsibility or offered any help for the resolution of the Miller Fork Trail access. The RLA Board is making arrangements for a survey to check the original legal description, which should be done by mid-April.

After many meetings and discussions among the RLA, VTN and the Federal Govt, it appears there is no chance for the proposed land exchange to occur. The Federal Govt does not have the money, does not wish to start a precedent, and indicated the exchange could take up to ten years to complete. The RLA is continuing to work with VTN on a final resolution to the boundry problem.

The Federal Govt, VTN and the RLA have made new appeals to Larimer County to completely lift the building moratorium.



RETREAT LANDOWNERS ASSOCIATION, INC.

BEETLE CONTROL - 1978

The 1978 Beetle Control Program for the Retreat was completed in mid-July by contractors David Coe and Vel Higby of Loveland, Colorado. On April 1, seventeen landowner volunteers marked (232) beetle trees. Landowners who had diseased trees on their property were notified and the contractors began cutting trees on April 22, 1978. Additional diseased trees were identified by the contractors, resulting in a final count of (341) trees cut and removed, and (10) sprayed, for a total cost of \$1,364.00.

The 1978 Beetle Program was not without its problems. A contract with United Wood Products had not been secured before the 1978 annual meeting and UWP had no time for the Retreat cutting. Other potential cutters were also booked at that late date. Several telephone calls and press releases in the local papers produced one reply. The contractors received a 111-day Forest Service permit to transport beetle infested trees to the valley. A contract was negotiated and cutting began April 22. Rain and snow in May, slowed progress but the contractors worked diligently and were able to complete the project before the estimated "beetle flight" date of July 15.

In a late May progress report, Coe and Higby expressed concern for the landowner's rights and wishes and quality workmanship. The Retreat Board of Directors was pleased with the cutting and removal job and has agreed to contract with them for the 1979 program.

The volunteers that braved a cool, damp day to mark trees deserve all of our thanks. Your continued concern and cooperation in the Beetle Control Program will assure an aesthetically pleasing experience at our Retreat.

Cheryl Fellhauer
1978 Beetle Control Committee

Since the RLA Board of Directors determined this course of action to be a futile project, we decided on the next solution to pursue. We contacted each of the landowners affected through our attorney and asked them to sign a consent letter and return it to her if they were willing to accept a replatting of the perimeter boundary of the Retreat to correspond with the U. S. Forest lines. This would give them clear title to the lots they own. This would only affect the rear (or top) of the lots and they would still adjoin the Forest land. Not all owners have responded at this time. We need to know whether or not this is satisfactory. Our attorney, Rebecca Elliott, has the information--or access to it--on the discrepancy on each lot.

Following is an example to estimate the change in a lot:

Original lot 225 ft. wide (front) by 536.36 ft. deep = 3 acres or 130,680 sq. ft.

If 10 feet of land across the back is on Forest land, the lot would be corrected to: 225 ft. (front) by 526.36 deep = 2.948 acre or 128,430 sq. ft. or a loss of 2,250 sq. ft.

This is just an example to show the small impact this would have on a 3 acre lot. Hopefully, most of the owners will see their way to resolve this in this manner.

However, if you feel for any reason that this solution would not be satisfactory, please call Rebecca Elliott (303-493-6124) and she can give you information on the options available to an individual or collective group of individuals seeking other resolution.

The RLA Board is trying to correct as many of the discrepancies in one action as possible. This will return your lot to a usable or salable situation. At the present time, to build on these lots, you are required to do the re-surveying of the lot at your own expense with the same end result.

Dick Weinmeister



RETREAT LANDOWNERS ASSOCIATION, INC.

FISHING NEWS

On June 16 we stocked the Miller Fork Creek. We purchased about 600 fish from the Cline Trout Farm in Boulder. The fish were Rainbow, Brook, and Brown trout, and they ranged in size from 7 to 12 inches. They were placed along the creek from the trailhead down to the Baker's cabin. Good luck to all the fisherpersons.

ROAD NEWS

Last month The RLA replaced one 42" culvert and repaired another on Black Creek Drive. At the same time we cleaned out all the culverts on Black Creek. Sometime in the middle of July the road grader will make one pass through all the roads. We will have to install one 12" culvert on Fisherman's Lane at the bottom of the hill. If any problem areas are noticed please contact Ray Stark.

Now is a good time to check your driveway culvert to see that the ends are clear and runoff water is not washing the roads.

VOLUNTEERS

Some members ask if there is anything they can do to help the Retreat. There are at least two small projects which will help everyone. We have some drums which need to be painted, placed at some steep hills, and filled with sand for winter driving. There is also some cleanup work that could be done around the new firebuilding. Please see Ray Stark, Lot 30, Filing 1 at the Streamside entrance if you would like to help with these projects.

FIRE DEPARTMENT

The firehouse in the Retreat is equipped and completed. Please consider a contribution to the GlenHaven Volunteer Fire Dept and the Estes Park Fire Department if you haven't all ready.

ASSESSMENTS

The collection of overdue assessments continues, and we recommend you review John Barlow's excellent summary in the last news letter. Your board hopes all payments will be made; if you are unable to pay please notify the board. The 1982 assessments are overdue, and have been listed with the attorney for collection.