

The Retreat Newsletter

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

1971 ** 30th Year ** January/February 2001



Upcoming Events

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

- ◆ **WINTER POTLUCK:**
February 17, 2001 at
5:30 p.m. at the Com-
munity Church of the
Rockies.
- ◆ **BOARD MEETING:**
March 24, 2001 at the
Barlow residence, 24
Black Creek Drive
- ◆ **BOARD MEETING:**
May 19, 2001 at the
Pfeif residence, 1488
Dunraven Glade Road
- ◆ **ANNUAL MEETING:**
July 28, 2001. The
Board will meet before
the membership gathers.



John Carroll returned to his Black Creek Drive home on Dec. 1 to find this mountain lion standing in his driveway. The lion hid behind his cabin while he parked his car, but soon returned to stalk some deer.

WINTER POTLUCK SET FOR FEB. 17, 2001

Our annual winter get-together is set for Feb. 17, 2001 at the Community Church of the Rockies in Estes Park. We will gather at 5:30 p.m. and eat at about 6 p.m. Please bring your table service and one dish to share. Drinks will be provided.

Brian Cervantes, 20, who is a Ute Indian, will talk about the history of his people in and around the Estes Park area. Brian worked as a seasonal ranger in Rocky Mountain National Park and is studying history at the University of Northern Colorado.

Brian says the Utes have lived in and around the area for nearly 2,000 years. And yet, many sites bear names from the Arapahoe tribe, which arrived much later. Brian plans on dressing in a traditional Ute costume and talking about the lifestyle his people led in the area.



The Nominating Committee is seeking candidates for two open positions on the RLA Board of Directors to be voted on at the July 2001 annual meeting. The two candidates elected will serve three-year terms from July 2001 to July 2004. RLA members who are interested in being candidates are asked to contact one of the following people: Marcy Trahan, chair; (970)330-6396; Marcella Bicknell (970)586-1034; Jack Heidebrecht (970)586-6647; or Ed Richards (970)330-0933 or (970)586-8315.

RETREAT SERVICES

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

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

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

Paul & Carol Dingel
Northfork Crafts/Fine Woodwork
(970)586-6968

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

Todd Lien
A-Lien's Roofing * Guaranteed
(970)667-0331

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

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

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

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

Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8764 Skyland Drive, Niwot, Colo. 80503.

WATER CERTIFICATES By Marcy Trahan and Marv Gee

In 1974, Colorado District Court in and for Water Division No 1 (Case No. W-7439) approved a water augmentation plan that allowed for drilling of wells to service approximately 249 single-family residential units in Filings 3, 4 and 5 of The Retreat and the various Maitland properties, which became the Bulwark Ridge Owners Association. The depletions of water associated with the provision of "domestic water service without irrigation" to these 249 units were to be compensated by the purchase of and release of two shares of water from the Handy Ditch Company. At the time, these two shares, or certificates, of Handy Ditch water were owned by Escape Properties, Limited, the original developer of The Retreat.

In 1976, Escape Properties and Lynn T. Wells, the developer, conveyed to Walter and Ruth Maitland the certificates of Handy Ditch stock. The Maitlands accepted these certificates in trust for the landowners of lots in Filings 3, 4 and 5 of The Retreat and those lands that they owned encompassed by the water augmentation plan.

Approximately two years ago, the RLA Board of Directors began talks with Tom Maitland, son of Walter and Ruth, both now deceased, regarding the transfer of the two water certificates to the control of The Retreat. We offered to pay for half of the yearly assessments that they have paid over the past 20-plus years (\$2,200). The Maitlands currently own only two properties in the Bulwark Ridge Owners Association, which they are in the process of trading to the U.S. Forest Service. At that point in time, they will no longer own any properties that are included in the water augmentation plan that these two water certificates cover.

Therefore, the RLA board considers it critically important that these two water certificates are transferred to Retreat control in order to protect your right and ability to draw water from your wells. We have been in serious negotiations with the Maitlands since May 2000 regarding this transfer. We are working through disagreements regarding interpretation of the augmentation plan and how the transfer will occur.

An attorney with expertise in the area of Colorado water law has been retained to protect our rights under the augmentation plan and to assist in obtaining the water certificates. As with anything of this importance, his services do not come cheap. However, we believe that protecting your right to either drill a well or to draw water from an existing well on your property is critical. We hope that the issue will be resolved soon. If you have questions, feel free to contact either Marcy Trahan (970) 330-6396 or Marv Gee (970)586-5485.

Summary of January 27 Board Meeting

- Summary of treasurer's year-end report, which is included in this newsletter.
- Assistant treasurer reported 126 members have paid their 2001 annual assessments. If you have not made your payment, *please send only one check for the full amount made payable to The Retreat.*
- The Vermie's residence on Copper Hill Road is under construction.
- Qwest has removed the abandoned telephone cable along Dunraven Glade Road; additional lines are yet to be taken down.
- The board is still working on getting the water augmentation stock certificates that cover the wells in Filings 3, 4 and 5 transferred to The Retreat.
- The nominating committee is working to find candidates for the two board member positions that expire in July.
- The board is considering a joint meeting with the Glen Haven Association to hear a report from the fire management officer at Rocky Mountain National Park and view the Estes Valley Land Trust video.



**ESTES VALLEY
IMPROVEMENT ASSOCIATION, INC.**

P.O. Box 597

Estes Park, Colorado 80517

Phone: (970) 586-9519

Fax: (970) 586-6685

EVIA December 2000 Letter

On June 8, Mike Carroll, Larimer County Weed District Manager, spoke on noxious weeds in Estes Valley. Mike introduced Brendan Close who was hired to be the noxious weed representative for Estes Valley. This pilot program worked well.

On November 9, Mike Carroll presented a program on the results of the Partner Noxious Weed Program for Estes Valley. The Partners for year 2000 were: Larimer County Weed District Enterprise Fund, Town of Estes Park Parks, Estes Park Recreation District, Park School District, Estes Valley Improvement Association, Colorado Department of Transportation, Larimer County Road and Bridge Department, Arapaho Meadows Homeowners' Association, Olympus Heights Homeowners' Association and Loveland Soil Conservation District. The Partners contributed a total of \$18,868 for noxious weeds in Estes Valley! What a great response!

There have already been additional commitments for year 2001 by Bureau of Land Management, Bureau of Reclamation, USDA Forest Service and the Department of the Interior/RMNP.

In year 2000, 79,315 acres of public lands and 112.95 acres of roadsides were treated for noxious weeds.

Brendan has also mapped noxious weeds infestations in Estes Valley, managed the sprayer loan program, had chemical sales and made personal site visits. More than 270 landowners were contacted about their noxious weeds. Besides chemical control, mechanical and biological controls were used.

For information and questions, Mike Carroll can be reached at 970-498-5769, by fax: 970-498-7380 or mail: Natural Resources Department, 200 W. Mountain Avenue, Ft. Collins, CO 80521.

July – was our annual picnic. We enjoyed great friends and food! Jim Disney was our honored guest. Wendell Amos introduced Jim Disney and talked about Jim's great dedication to our area. We presented Jim with a certificate of gratitude including an honorary membership in EVIA. Thank you to Dale Devine and Bryan Michener for cooking!

Thank you to the EVIA one-mile cleanup crew: Mary and LaRoy Seaver, Jean Weaver, Bryan Michener and myself.

August – Tony Simons, Larimer County Fire Planning Division, showed a video "Firewise" and spoke about the importance of defensible space to prevent wildfires. For more information, call Tony at 970-498-7718 in Ft. Collins.

September – Bryan Michener spoke on the Responsible Growth Initiative – Amendment 24 and led a good discussion.

October – Stan Gengler, EVRPD, spoke on the Estes Park Trail, Homer Rouse trail and the new Marina store. Larry Gamble, RMNP, spoke on the McGraw Ranch Research Center progress, park fees, Bear Lake improvements, Elk Management study (3,400 clk), Beaver Meadows entrance plans and future choices for the Twin Owls/Gem Lake parking areas.

December – Louise Olson and Karla Porter spoke on the mission and future plans of the Housing Authority. We have had a busy year!

It is time to renew your membership in EVIA for year 2001. We have enclosed your membership form and we are looking forward to receiving your dues for the New Year. Please include any comments on Estes Valley problems and ideas for possible programs at our meetings.

You are all welcome to attend our meetings, the 2nd Thursday of the month at 7:00 PM in the Hondius Room of the library (except February 8th will be in the Municipal Building, Room 203 at 7:00 PM).

We wish you all a Happy and Healthy 2001!

Alice Gray, EVIA President

Retreat Landowners Association, Inc.

Treasurer's Report - Summary

January 27, 2001

At December 31, 2000, cash balances consisted of \$1,668.31 in the checking account and \$82,203.21 in savings for a total of \$83,871.52. The cash fund balances were:

Unrestricted Funds	\$6,983.03
Contingency Fund	17,400.00
Equipment fund	4,000.00
Bulwark Ridge Fund	2,190.88
Open Space Fund	52,297.61

For the year ending December 31, 2000, cash disbursements exceeded cash receipts by \$1,407.51. This compares with a budgeted deficit of \$980.00.

At January 24, 2001, year to date cash receipts exceeded year to date disbursements by \$21,973.34. Cash balances at January 26, 2001 consisted of \$2,141.65 in checking and \$103,703.21 in savings for a total of \$105,844.86.

As of January 24, 2001, assessments totaling \$27,050 have been received. The budget for 2001 assessments is \$48,620.

Bill Widmaier
Treasurer

DID YOU KNOW...

That Lynn T. Wells, who developed The Retreat, found this property through a classified ad? After moving to Boulder from Columbus, Ohio Wells began looking for 2 to 3 acres of mountain property for a weekend getaway. "When I read the ad in the Denver Post for over 1,600 acres in Glen Haven, I wanted to see the property more out of curiosity than anything else," Wells was quoted as saying in one of the first Retreat newsletters. He and his wife packed a picnic and took their kids for a drive to see the acreage. "I thought the land in Glen Haven was incredibly beautiful and went back day after day to walk as much of the property as I could. In doing so, I started seeing the land's recreational potential - recreation of an "escape" nature. The concept for the future Retreat started to emerge during those walks on the property.

EDITOR'S NOTE

As newsletter editor, I would like to apologize for all of the mistakes in the November/December edition. Although I tried to edit the copy, after mailing the newsletter, I discovered many more mistakes - mainly spots where text had been dropped. It was my first attempt at putting together a newsletter. Hopefully, you'll notice improvement with each issue. Thank you for your patience.

Julie Fowler

VEHICLES IN VIOLATION

The Retreat Covenants were designed to help preserve our natural environment, prevent unsightly activity and protect our property values.

The Retreat board of directors is increasingly concerned about the number of autos on landowners' property that are improperly stored. At last count there were more than 20!

Retreat Protective Covenant No. 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 carport."

The RLA board will address this issue at the March meeting. Those who are considered to be in violation of this covenant will be notified. Members affected by this regulation are urged to be proactive and correct the situation on their own initiative. Such cooperation will be greatly appreciated.

Marvin Gee, vice president



MAKING CHANGES

- ◆ **Steven & Cathy Anderson/Hughes** bought lot 32, filing 3 from the Nashes. Their address is P.O. Box 636, Estes Park, Colo. 80517.
- ◆ **John & Julie Akers** bought lot 32, filing 2 from the Jordans. Their address is 8905 N. 81st Ave., Omaha, Neb. 68122. Their phone is (405) 571-3567.
- ◆ **Gregory & Nan Sigman** bought lot 12, filing 5 from the Regehers. Their address is 6401 Sagamore, Mission Hills, Kan. 66208.
- ◆ **Sue Reynolds** bought lot 52, filing 1 from Jane Lovejoy. Her address is P.O. Box 45, Glen Haven, Colo. 80532.
- ◆ **Jack & Kathleen Schlosser** bought lot 43, filing 3 from the Kunas. Their address is 118 Meadowcrest Lane, Douglasville, Pa. 19518.
- ◆ **Richard & Diane Visintainer** bought lot 3, filing 3 from the Halls. Their address is 3320 Pioneer Drive, Green Bay, Wis. 54313.
- ◆ **Rita Delitta's** address has changed to 193 Springfield, Argyle, Texas 76226.
- ◆ **Ronald & Catherine Ellis** have a new P.O. Box. It is No. 61.
- ◆ **Kirk & Ruth Harrison's** new address is 1763 Wilson Ave., Apt. 203, Loveland, Colo. 80538.
- ◆ **John and Wendy Russel's** new address is 108 Canyon Springs, Boerne, Tenn. 78006.
- ◆ **Charles F. Batey Jr.'s** address changed to 6333 Canoga Ave., Apt. 392, Woodland Hills, Calif. 91367.
- ◆ **Robert & Belle Merwitzer's** address is now 7412 E. Monterra Way, Scottsdale, Ariz. 85255.
- ◆ **Cynthia Knipple's** new address is 3902 Meade St., Denver, Colo. 80211.

Colorado
State
FOREST
SERVICE

For Office Director
Fossilite Campus, Bldg. 1072
Fort Collins, CO 80521
(970) 491-8445
FAX (970) 491-8445

November 16, 2000

Graham Fowler
The Retreat
8764 Skyland Dr.
Niwot, CO 80503

RE: Mountain pine beetle detection survey

Dear Mr. Fowler:

Please accept my apologies for not sending the enclosed mountain pine beetle report to you in a timely manner. Because it was not sent to you much earlier I feel it is appropriate to reduce the survey fee to \$100 (invoice enclosed).

Matt Schlitzer, our seasonal forester, completed 28 site visits, contacted a total of 41 property owners, and surveyed about 173 acres. Fortunately, only 10 beetle infested trees were found.

Mountain pine beetle continues to spread throughout Larimer County. If the property owners in The Retreat would like the Colorado State Forest Service to conduct another survey in 2001 please contact me at your earliest convenience. If you have any questions please contact me at 491-8445. I'm looking forward to hearing from you.

Respectfully,

David A. Farmer
Assistant District Forester

Enclosures

NEIGHBOR TO NEIGHBOR

Our thoughts are with **CONNIE NINNEMAN**, whose husband, **ARTHUR**, 76, passed away on Jan. 10 at home in Loveland. The Ninneman's own a home on Streamside Drive.

We also are thinking about **MARY HOWARTH'S FAMILY**. She passed away Dec. 7, 2000 in Albuquerque, N.M. After her husband, **WILF**, died in 1997, Mary, who was 79, lived for awhile in The Retreat at their cabin on Elkridge Drive.

KEN AND PAT JAMES, of "The James Gang Hideout", haven't spent much time at their Dunraven Glade Road cabin in The Retreat since September. They want their

friends to know that Pat was diagnosed with a malignant stomach tumor in late October and had a successful surgery to remove it. She expects to be finished with chemotherapy in Dallas in late March. The couple plans to become full-time Retreat residents in June.

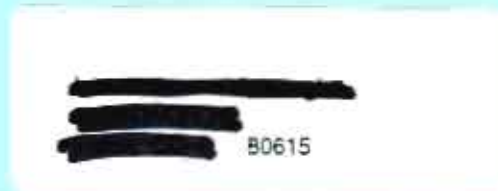
ERIKA ZIEGLER of Zurich, Switzerland sends the following message: "Frohe Weihnachten und ein gutes neues Jahr. Best wishes to all my friends."

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

First
Class
Mail



Address Correction Requested



80615/9200



Board of Directors: Terms expire at annual meeting in bracketed year

Stephen Little, President [03]
22 Saddle Court
P.O. Box 37
Glen Haven, Colo. 80532
(970)586-9051
Email: Berghaus2000@cs.com

Dale Alps [03]
5800 14 SW
Loveland, Colo. 80537
(970)667-6752

John Barlow [03]
24 Black Creek Dr.
P.O. Box 96
Glen Haven, Colo. 80532
(970)586-2582 (Ph. & Fax)

Marvin Gee, Vice President [02]
722 Miller Fork Road
P.O. Box 159
Glen Haven, Colo. 80532
(970)586-5485
Email: Gee1928@aol.com

Joanne Gilbaugh, Secretary [02]
20085 WCR 74
Eaton, Colo. 80615
(970)454-2337
Email: JGILBAUGH@aol.com

Gene Pfeif [01]
33941 Siasconset Road
Windsor, Colo. 80550-4718
(970)686-7735

Marcille Trahan [01]
1817 42nd Ave.
Greeley, Colo. 80634
(970)330-6396
Email: Mtrahan@psd.k12.co.us

Officers, committee chairs, other RLA leaders

William Widmaier, Treasurer
2010 46th Ave., F1
Greeley, Colo. 80634
(970)330-3281
Email: Billwid@aol.com

Marcella Bicknell, Asst. Treasurer
Dennie Bicknell, ACC
P.O. Box 143
Glen Haven, Colo. 80532
(970)586-1034
Email: Dmbicknell@aol.com

Graham Fowler, ECC
Julie Fowler, Newsletter editor
8764 Skyland Drive
Niwot, Colo. 80503
(303)652-8365
Email: Gjniwot@aol.com

Jan Ricker, Corresponding Sect'y
P.O. Box 229
Glen Haven, Colo. 80532
(970)577-0925
Email: jjr229@oneimage.com

RECORDING SECRETARY
Florentine Belz

WELCOME COMMITTEE CHR
Pam Nuttall: (970)226-2676

GHAVFD
Board President: Richard Boggs
RLA Liaison: Robert Clarke

ROAD COMMITTEE
Stephen Little and John Barlow

The Retreat Newsletter

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

1971 ** 30th Year ** March/April 2001



Upcoming Events

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

- ◆ **MAY 19:** Board meeting at the Pfeif residence, 1488 Dunraven Glade Road.
- ◆ **JUNE 9:** Dr. Merrill R. Kaufman leads a discussion about and field trip to the Bob Cat Gulch fire area. Meet at 9 a.m. at the Big Thompson Association Building. (Details inside.)
- ◆ **JUNE 10:** Tony Simons, a USFS wildfire specialist, talks about wildfires at 4 p.m. at the Glen Haven Town Hall.
- ◆ **JUNE 23:** Glen Haven Town Garage Sale from 8 a.m.-3 p.m. at the firehouse. (Details inside.)
- ◆ **JULY 28:** Annual meeting. Board will meet before the membership gathers.

The Nominating Committee is seeking candidates for two open positions on the RLA Board of Directors to be voted on at the July 2001 annual meeting. The candidates elected will serve three-year terms from July 2001 to July 2004. RLA members who are interested in being candidates are asked to contact one of the following people: Marcy Trahan (970)330-6396; Marcella Bicknell (970)586-1034; Jack Heidebrecht (970)586-6647; or Ed Richards (970)330-0933 or (970)586-8315.



Brian Cervantes, right, and TJ Tsikewa sing a traditional Ute song during the mid-winter potluck. Cervantes, a history major at UNC, talked about the history of his tribe in our area.

HELPING NEIGHBORS COEXIST WITH BEARS

Bears are out of hibernation and at least two already have been seen in Estes Park, says Jim Boyd, our resident bear expert.

During the first couple weeks after they emerge, bears don't eat much because their metabolisms are so slow. But in coming weeks, these creatures could begin showing up on our decks and in our trash cans if we're not careful.

Now is the time to take precautions. If we help these fearless animals relearn a healthy respect for humans, they won't have to be destroyed.

MIXED OPINIONS

Last year, at least 15 different bears called The Retreat and Glen Haven communities home, says Jim, who is a volunteer Bear Aware Team member for the Division of Wildlife. That number

was up because of drought conditions, local forest fires and a lack of suitable bear food.

Some experts believe this number will decline because bears didn't get enough food last summer to either survive the winter themselves or give birth to healthy cubs. Other experts think the bears will multiply because they got enough food from human sources such as trash cans and bird feeders.

No matter which way the debate goes, the big question as yet unanswered is how the bears in our area will behave this year. Again, the experts are divided.

If there is a healthy natural food supply this summer, some folks believe bears will go back to their natural food sources.

(Continued on page 3)

RETREAT SERVICES

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Ron Ellis Construction
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of your service and phone
number to Julie Fowler, 8764
Skyland Drive, Niwot, Colo. 80503.*

Quick action by homeowner saves house from fire

On March 18, Linda and Tim Stoltz and their son Jason successfully put out a chimney fire at their home in The Retreat.

The three were watching basketball when they heard a noise that sounded like hail pelting their chimney. When they investigated, they found a chimney fire.

It was then that Jason, who was visiting from college for the day, and his dad began a bucket brigade to douse the flames. Meanwhile, Linda began loading the

family's animals and irreplaceable items in the car.

When the Glen Haven Area Volunteer Fire Department showed up, they finished putting out the fire and made sure no flames had crept in to the walls, fire chief Tom Housewright says.

Chimney fires, he says, sound like "a 747 is landing on your roof." Housewright recommends people who use an air-tight stove check their chimney often to make sure it's clean.

Two experts discuss wildfire

In June, Retreat landowners are invited to two discussions by wildfire experts. On **June 9**, Dr. Merrill R. Kaufman, who has done extensive research on the historical effects of fire and forest regeneration, will talk about the Bobcat Gulch fire at 9 a.m. at the Big Thompson Community Building.

For lunch, the group will travel to Jug Gulch, in the center of the Bobcat fire area, for further discussion and a two-mile hike. On **June 10**, Tony Simons, who is a USFS wildfire safety specialist, will talk about wildfire prevention at the Glen Haven Town Hall beginning at 4 p.m.



Did you know...

The cheapest and most effective way to reduce your risk of Colorado Tick Fever is doing "tick checks," according to the Colorado Department of Health? These checks should be done every two to three hours when outside in the mountains. Ticks usually spend at least this much time on a person's body before they transmit the virus. As many as 75 percent of tick fever cases can be prevented by doing this regularly. You also can reduce your risk by treating your clothing with insect repellent that contains DEET. Hikers are the most likely folks to develop tick fever. Campers, people who fish and mountain residents also are at risk. Tick fever usually develops within six days of a tick bite.



MAKING CHANGES

- ◆ Charles F. Batey Jr.'s new address is 26042 Baldwin Pl., Stevenson Ranch, Calif. 91381.
- ◆ Thomas and Maxine Crump have a new zip code. It is 49048-9290.
- ◆ Jerry and David Gonzales' new address is 10457 S. Elbert Road, Peyton, Colo. 80831.
- ◆ Paul and Elaine Jenkins' new address is 30 Beckett Walk, Beckenham, Kent BR311JH, United Kingdom.
- ◆ John and Stacie Fergus bought lot 2, filing 24. Their address is 76 Ridgewood Lane, Estes Park, Colo. 80517.

BEARS (Continued)

But others believe the bears developed such bad habits last year that they won't hesitate to search out human food supplies again this year.

"My gut feeling is that they developed those bad habits and they know it's so much easier to get the calories they need going from garbage can to garbage can," says Jim.

WHAT YOU CAN DO

The DOW's goal is to change the way bears view people. Instead of seeing us as the providers of an all-you-can-eat buffet, they want to teach bears a healthy respect for humans, Jim says.

To do that, we need to remove their human-supplied food sources.

Toward this goal, the DOW recommends we don't feed birds during the summer when they have an abundant natural food supply. If you really want to, you have to get creative so that your feeder is out of reach. Jim recommends they be 10 to 12 feet from the ground and another 10 to 12 feet away from other

objects. Bears are smart and they have an amazing reach.

If you feed your pets outside, put food out for them to eat and as soon as they're finished, bring in the bowl.

"That's also a potential for conflict between your dog and a bear and your dog wouldn't win that one," says Jim.

Keeping your garbage cans in your garage until pick-up day is important, too. Even better is buying a bear-proof garbage can. Boyd is trying to find a retailer to supply these. If he can't find one, he will order the specially-designed containers for homeowners who are interested.

If a bear does approach your home or appear on your deck, Boyd says it's important to scare them away without hurting them. Try banging pots and pans, yelling or blowing an air horn. This will help them develop a healthy fear of humans.

Bears typically won't act aggressively toward humans, but Boyd

says he keeps a can of pepper spray - which he also can supply to other landowners - on hand just in case.

"They've learned to tolerate people because they've learned that people equal food."

WHO TO CALL

If you need help - day or night - chasing a bear off your property, you can call Jim at work (970)586-3341, ext. 1006 or home (970)586-2407. If a bear gets in your home or acts aggressively, call 911.

Representatives from The Division of Wildlife will attend The Retreat Annual meeting to talk about bears in our area. They also will field any other wildlife questions you may have regarding everything from elk to mountain lions to the lynx program. Jim Boyd also plans on bringing a bear-proof garbage can to the meeting so homeowners can have a chance to check it out.

GARAGE SALE

The first annual Glen Haven Town garage sale, gourmet bake sale and GHAVFD fundraiser will be held on June 23. The garage sale will run from 8 a.m.-3 p.m. and the bake sale is scheduled from 9:30 a.m.-1 p.m. All Retreat members interested in setting up a booth to sell their "treasures" should contact Vicki McCoy at (970)577-0015. You are asked to donate 10 percent of your profits to the GHAVFD. If gourmet baked goods are your specialty, call Janis Watkins at (970)586-4625. If you are unable to set up a booth but are interested in helping in another way, call Vicki or Janis.

SUMMARY OF MARCH 24 BOARD MEETING

- ♦ Seven landowner members are delinquent in paying their 2001 annual assessment.
- ♦ Two board members' terms expire in July and they have chosen not to run for reelection. Two landowners have agreed to run for these positions; others are welcome.
- ♦ Qwest continues to remove the abandoned above-ground telephone wires and cables in The Retreat.
- ♦ Progress is being made on getting the water augmentation stock certificates covering Filings 3, 4 and 5 transferred into The Retreat name. To date, \$5,898 has been invested in fees for legal counsel related to this matter.
- ♦ Letters will be sent in the near future to nine members who appear to have automobiles on their property in violation of Covenant No. 14.
- ♦ The board voted to purchase one acre-foot of water from the City of Loveland for use when grading Retreat roads.
- ♦ The board decided to invite the Division of Wildlife to our annual meeting in order to learn more about bears in our area.

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

First
Class
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Address Correction Requested



80615

Board of Directors: Terms expire at annual meeting in bracketed year

Stephen Little, President [03]
22 Saddle Court
P.O. Box 37
Glen Haven, Colo. 80532
(970)586-9051
Email: Berghaus2000@cs.com

Dale Alps [03]
5800 14 SW
Loveland, Colo. 80537
(970)667-6752

John Barlow [03]
24 Black Creek Dr.
P.O. Box 96
Glen Haven, Colo. 80532
(970)586-2582 (Ph. & Fax)

Marvin Gee, Vice President [02]
722 Miller Fork Road
P.O. Box 159
Glen Haven, Colo. 80532
(970)586-5485
Email: Gee1928@aol.com

Joanne Gilbaugh, Secretary [02]
20085 WCR 74
Eaton, Colo. 80615
(970)454-2337
Email: IJGILBAUGH@aol.com

Gene Pfeif [01]
33941 Siasconset Road
Windsor, Colo. 80550-4718
(970)686-7735

Marcille Trahan [01]
1817 42nd Ave.
Greeley, Colo. 80634
(970)330-6396
Email: Mtrahan@psd.k12.co.us

Officers, committee chairs, other RLA leaders

William Widmaier, Treasurer
2010 46th Ave., F1
Greeley, Colo. 80634
(970)330-3281
Email: Billwid@aol.com

Marcella Bicknell, Asst. Treasurer
Dennie Bicknell, ACC
P.O. Box 143
Glen Haven, Colo. 80532
(970)586-1034
Email: Dmbicknell@aol.com

Graham Fowler, ECC
Julie Fowler, Newsletter editor
8764 Skyland Drive
Niwot, Colo. 80503
(303)652-8365
Email: Gjniwot@aol.com

Jan Ricker, Corresponding Sect'y
P.O. Box 229
Glen Haven, Colo. 80532
(970)577-0925
Email: jjr229@oneimage.com

RECORDING SECRETARY
Florentine Belz

WELCOME COMMITTEE CHR
Pam Nuttall: (970)226-2676

GHAVED
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(970)586-7627

Paul & Carol Dingel
Northfork Crafts/Fine Woodwork
(970)586-6968

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

Todd Lien
A-Lien's Roofing * Guaranteed
(970)667-0331

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

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

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

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

Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8764 Skyland Drive, Niwot, Colo. 80503 or via email at Gjniwot@aol.com..

Preventing Wildfire (cont'd)

make that job a little easier. "With the fire starts we've had and with the lack of moisture, a major wildfire around here is probably inevitable," says Housewright. "It's a good idea to have a defensible space."

Housewright says homeowners should clear fire fuels within a 30-foot radius of their homes. That includes getting rid of low brush, mowing long grasses and trimming any other shrubs that could help fire climb into the trees

around your home. Trim tree branches that hang over your deck or roof.

In case of fire, it helps to have your address clearly posted from both directions.

For more information about designing a defensible space around your home, call Housewright at (970)586-4079 or contact the Larimer County Wildfire Safety Coordinator at (970)498-7718.

There may be a cost associated with the county's service.



Improving RLA Roads

The RLA roads committee has been working hard to improve passage through The Retreat. Projects include putting 12 to 15 loads of recycled asphalt on Streamside Drive above its intersection with Black Creek; spread-

ing two loads of recycled asphalt and about three loads of gravel on Fisherman's Lane; and putting in culverts at the entrance of Barking Coyote and Fighting Elk courts. Work also will be done on lower Miller Fork Road, as well as a couple of areas that need patching.

GLEN HAVEN GENERAL STORE OWNERS CELEBRATE 20 YEARS OF BUSINESS



Anyone who has spent much time in this area knows that the mouth watering, meal-sized cinnamon rolls you get at The General Store in Glen Haven rival those found anywhere on this planet.

It was in 1983, after owning the store for two years, that Becky Childs decided to see if her recipe for these doughy delights would sell.

"I thought we would make a few to go along with coffee," she says, admitting that she had no idea they would be as popular as they are. "It snowballed from there."

Becky says she doesn't know how many cinnamon rolls she makes in a day except to say "many dozens."

The General Store, which was built in 1917, originally was owned by the Glen Haven Home

Owner's Association and sold building materials to help residents "get things going," says Becky, who owns the store with her husband Steve. After the Big Thompson Flood, Becky's parents bought the building and restored it. In 1981, Becky and Steve began their business.

Today residents and visitors alike can buy basic kitchen essentials, as well as sandwiches made on homemade bread, ice cream and beautiful quilts made by Becky's mom. This summer, the couple's 7-year-old son Dillon also is getting in on the action by selling worms for fishing.

In addition to 20 years of being in business together, this year also marks Becky and Steve's 20th wedding anniversary. The store is open from May to October from 9 a.m. to 6 p.m.

Treasurer's Report



As of May 18, year-to-date cash receipts exceeded year-to-date disbursements by \$36,019.26.

Cash balances on May 18 consisted of \$2,469.88 in checking and \$117,420.90 in savings for a total of \$119,890.78.

As of May 18, assessments totaling \$48,400 have been received. The budget for 2001 assessments is \$48,620. A budget line was added for the Bulwark \$50 additional assessment. To date, \$500 has been received.

Have you noticed the new Miller Fork road sign where it intersects with Bulwark Ridge Drive? Hopefully this will make it easier for Retreat guests to find their way.



MAKING CHANGES

- ◆ **Ken and Marcia Cooper** have moved to their Retreat cabin for the summer. Their address is P.O. Box 268, Glen Haven 80532.
- ◆ **Charles Nugent** sold Lot 22, Filing 3 on Bulwark Ridge Court to **Jan Ricker**.
- ◆ **David and Hewitt Stiegler** bought Lot 14, Filing 4 from **Groome/Snyder**, who still own Lot 13, Filing 4. The Stiegler's address is 1261 49th Avenue, Greeley 80634.
- ◆ **Regula Hauser-Scheel**, who owns a cabin on Bulwark Ridge Drive, has a new address. It is Gronstrasse, 3803 Beatenberg, Switzerland.

A little history...

From the Estes Park Trail Gazette, June 30, 1971: The Walter Maitland 1,730-acre ranch near Glen Haven has been purchased for a subdivision by Escape Properties, Ltd of Boulder, who are planning to subdivide the land into cabin sites ranging from two to 20 acres.

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

Summary of May 26 Board Meeting

- ◆ The assistant treasurer reported that all landowner assessments for 2001 have been paid.
- ◆ The Nominating Committee informed the board that three RLA members will run as candidates for the two vacancies on the board of directors.
- ◆ The board reviewed responses from the letters mailed to landowners believed to be in violation of Covenant No. 14 regarding unlicensed/inoperative vehicles.
- ◆ A letter of thanks will be sent to the Qwest area engineer responsible for getting the abandoned above-ground telephone wires removed.
- ◆ The board worked on details for the 30th RLA annual meeting to be held July 28.
- ◆ The board voted to order a special 30th anniversary souvenir to be given to the first 100 member units who sign in at the annual meeting.
- ◆ It was decided to have a special meeting on June 9 to finalize motions that need to be voted on by the membership at the annual business meeting.



*Neighbor
To
Neighbor*



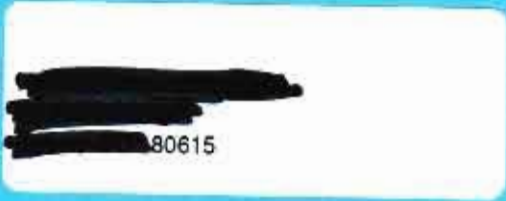
Tom and Kelly Housewright are the proud parents of a baby girl born on April 17. Her name is Abigail Pauline and she weighed 4 pounds, 5 ounces. Congratulations! Tom is GHAVFD chief.

Our thoughts are with the family of Robert Michael Heidebrecht, 47, who passed away at his home in Fort Collins on May 11 after a lengthy bout with cancer. "Mike" was a former Retreat land owner and the son of Charles and Patty Heidebrecht of 1052 Streamside Drive. He was the nephew of Retreat residents Jack and Verna Heidebrecht.



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

**First
 Class
 Mail**



Address Correction Requested

80615/9300



Board of Directors: Terms expire at annual meeting in bracketed year

Stephen Little, President [03]
 22 Saddle Court
 P.O. Box 37
 Glen Haven, Colo. 80532
 (970)586-9051
 Email: Berghaus2000@cs.com

Marvin Gee, Vice President [02]
 722 Miller Fork Road
 P.O. Box 159
 Glen Haven, Colo. 80532
 (970)586-5485
 Email: Gee1928@aol.com

Gene Pfeif [01]
 33941 Siasconset Road
 Windsor, Colo. 80550-4718
 (970)686-7735

Dale Alps [03]
 5800 14 SW
 Loveland, Colo. 80537
 (970)667-6752

Joanne Gilbaugh, Secretary [02]
 20085 WCR 74
 Eaton, Colo. 80615
 (970)454-2337
 Email: JJGILBAUGH@aol.com

Marcille Trahan [01]
 1817 42nd Ave.
 Greeley, Colo. 80634
 (970)330-6396
 Email: mtrahan@psd.k12.co.us

John Barlow [03]
 24 Black Creek Dr.
 P.O. Box 96
 Glen Haven, Colo. 80532
 (970)586-2582 (Phone & Fax)

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 2010 46th Ave. F1
 Greeley, Colo. 80634
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ROAD COMMITTEE
 Stephen Little and John Barlow

The Retreat Newsletter

P.O. Box 160, Glen Haven, Colorado 80532
 1971 ** 30th Year ** July/August 2001



Irene Little treks to Mount Everest base camp

For three days last spring, Irene Little awoke to views of what many consider to be the top of the world – literally.

That's because she had trekked with 10 other people associated with the University of Colorado to the base camp of Mount Everest on the Tibetan side.

Irene spent a month trekking in Tibet. Most of her adventure took place over 14,000 feet above sea level and included the help of a Tibetan guide, sherpas, yaks and "yak people" that helped carry the group's equipment.

While part of the trip was done on foot, the group was taken by Landcruiser over rugged mountain roads to two of the largest Tibetan cities to visit famous monasteries there. These trips gave Irene a renewed appreciation for Retreat roads.

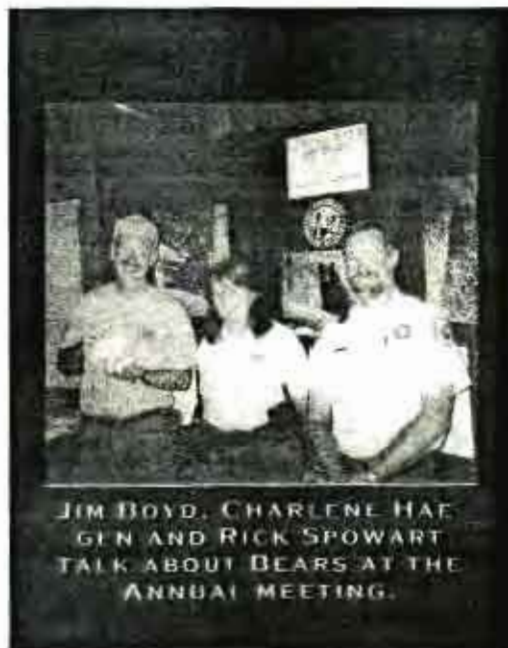
"The worst roads in The Retreat are the best roads in Tibet," she laughs.

Irene originally signed up for a pilgrimage from Kathmandu to Mount Kailash, considered a holy mountain by four religious groups.

(Continued on page 3)



Irene Little stands outside the Rongbuk Monastery with Mount Everest in the background.



JIM BOYD, CHARLENE HAEGEN AND RICK SPOWART TALK ABOUT BEARS AT THE ANNUAL MEETING.

ANNUAL MEETING MIXES BUSINESS & FUN

We send a big thank you to the Colorado Department of Wildlife, the YMCA of the Rockies and our own Jim Boyd for the wonderful barbecue enjoyed before the annual meeting.

Rick Spowart and Charlene Haegen, area DOW staffers, and Boyd, a local Bear Buster volunteer, addressed questions about wildlife, focusing mainly on bears. When official business began, 48 property owners were in attendance and 35 proxies had been received. *(Continued on page 2)*

 ★ FOUND: Woman's gold ★
 ★ ring near The Retreat entrance ★
 ★ on Dunraven Glade Road. ★
 ★ Please call Steve or Irene Little ★
 ★ at (970)586-9051 if you think it ★
 ★ could be yours. ★
 ★



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Frances Cunningham
Handmade Wreaths/Decorations
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Paul & Carol Dingel
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Barry & Louise Hughes
Wildlife Rehabilitators
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**Mahan Mountain View
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Water Hauling for Cisterns
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Winter Dawn Marie
Bed & Biscuit ~ Dog Sitting
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Will Monks Construction
Masonry * Carpentry
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Ron Ellis Construction
Quality Building & Excavation
(970)586-3242

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FOUR WHEELING RETREAT ROADS

By John Barlow
RLA Road Committee



You need not drive long on unpaved mountain roads such as we have in The Retreat to become acquainted with road surface problems such as "washboard" and "moguls". These annoying rough spots on roads usually develop at curves, the base of hills and intersections where drivers brake, turn, shift gears or accelerate.

If you have four wheel drive on your car or truck, you can have a smoother ride over washboard and moguls and delay the further deterioration of the road surface.

Shifting into four wheel drive as you approach these locations – summer or winter – will reduce hopping, skipping and spinning wheels at these irregularities and result in a more comfortable ride.

Reducing bouncing and spinning with all wheels driving the vehicle will also extend the life of the road surface between grading operations.

Meeting (Continued)

Three main items of business were voted on:

Joe Barraclough and Kent Mills were elected to three year terms on the board of directors, replacing retiring members Gene Pfeif and Marcy Trahan.

Unanimous approval was given to the board's recommendation to continue The Retreat's yearly support of \$50 per member for the Glen Haven Area Volunteer

Fire Department.

Property owners also defeated the board's recommendation to apply the \$36,000 in open space funds toward next year's annual assessment. A motion passed to put the \$36,000 in an open space fund with interest and the board was directed to establish an Open Space Committee to pursue buying open space.

The meeting adjourned three minutes before the scheduled time.

Treasurer's Report

As of July 24, year-to-date cash receipts exceeded year-to-date cash disbursements by \$14,067.61. This includes purchases of equipment – a Ford Bronco at \$3,700 and truck tires at \$1,065.

Cash balances on July 24 consisted of \$2,796.40 in checking and \$95,142.73 in savings for a total balance of \$97,939.13.

As of July 24, assessments totaling \$48,747 have been received. The budget for 2001 assessments is \$48,620. A budget line was added for Bulwark's \$50 additional assessment and \$550 has been received to date.

MAKING CHANGES

- ◆ Hans and A.J. Gerthe bought Nancy McDevitt's house on Streamside Drive at Filing 1, Lot 23. Their address is P.O. Box 352, Drake, Colo. 80515.
- ◆ Cliff and Barb Dyer are now full-time Retreat residents. Their new address is P.O. Box 317, Glen Haven, Colo. 80532. Their telephone number is (970)577-8338.
- ◆ Kirk and Ruth Harrison's new address is 121 W. Ilex Court, Milliken, Colo. 80543-9474.
- ◆ Lynn and Rebecca Lorenz's new address is P.O. Box 182, Glen Haven, Colo. 80532. Their new telephone number is (970)586-2553.
- ◆ Brian and Loretta Martens have a new address. It is 114 Rock Bridge Court, Windsor, Colo. 80550-6134.
- ◆ Regula Hauser-Scheel's new address is Sonnenhof 13, 8808 Pfaffiken, Switzerland.
- ◆ John and Cynthia Vermie are now full-time Retreat residents and their address is P.O. Box 263, Glen Haven, Colo. 80532. Their telephone number is (970)577-5434.

Please don't forget to forward address corrections to The Retreat.

September Board Meeting



This month's board meeting will be held on September 22 at 9:30 a.m. at the Little's, which is located at 22 Saddle Court.



Two elderly women carry prayer wheels and heads as they walk around the Rongbuk Monastery – a pilgrimage they do throughout the day

Mount Everest (Continued)

But 12 hours before the CU group left DIA, the Chinese government cancelled their visas. Fortunately, their Nepalese head sherpa was able to arrange a trek to Mount Everest instead. For Irene, it was still "an experience of a lifetime."

Even though the group hiked between five and 10 miles a day – one day they had to walk 25 miles – and crossed two 17,600-foot passes, Little didn't suffer altitude sickness – thanks to a combination of living at high altitude, taking an anti-altitude sickness medication and

being in good physical shape.

After seven days of trekking, the travelers worked their way to the Rongbuk Monastery, which sits about two hours from the Everest base camp. On their second morning there, the group awoke to a foot of snow and an "absolutely gorgeous" view of Everest. This was the day they ascended to the base camp. There were no groups headed toward the Everest summit because it was monsoon season. While Irene was impressed with the view, she was appalled at the condition of the site.

Trash was everywhere, she says,

including animal parts, oxygen tanks and human feces.

The Tibetans had a huge impact on Irene – their basic needs, their hunger, their children. "They need a lot of help. There's a lot of begging going on. What you realize is you shouldn't encourage it. We need to help on a bigger scale. Giving them a piece of bread is not going to help. Supporting begging today makes them beggars for tomorrow."

That aside, Irene says she would do the trip again in a heartbeat. The highlight, obviously, was Everest.

"I sat there for hours just watching."

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

First
Class
Mail



[REDACTED]
[REDACTED]
[REDACTED] 80615

Address Correction Requested

80615+5200 Q3



Board of Directors: Terms expire at annual meeting in bracketed year

Stephen Little [03]
22 Saddle Court
P.O. Box 37
Glen Haven, Colo. 80532
(970)586-9051
Email: Berghaus2000@cs.com

Dale Alps [03]
5800 14 SW
Loveland, Colo. 80537
(970)667-6752

John Barlow [03]
24 Black Creek Dr.
P.O. Box 96
Glen Haven, Colo. 80532
(970)586-2582 (Phone & Fax)

Marvin Gee, Acting President [02]
722 Miller Fork Road
P.O. Box 159
Glen Haven, Colo. 80532
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Email: Gee1928@aol.com

Joanne Gilbaugh, Secretary [02]
20085 WCR 74
Eaton, Colo. 80615
(970)454-2337
Email: JGILBAUGH@aol.com

Joe Barraclough [04]
33 Elkridge Court
P.O. Box 72
Glen Haven, Colo. 80532
(970)586-2525
Email: LMNJHB@aol.com

Kent Mills [04]
3922 21st Street Road
Greeley, Colo. 80634
(970)330-9890 or in The Retreat at
(970)577-7803
Email: kprills@aol.com

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William Widmaier, Treasurer
2010 46th Ave., F1
Greeley, Colo. 80634
(970)330-3281
Email: Billwid@aol.com

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Glen Haven, Colo. 80532
(970)577-0925
Email: jjr2291@mindspring.com

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ROAD COMMITTEE
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Paul Mills
Gordon Nuttall
Bob

The Retreat Newsletter

P.O. Box 160, Glen Haven, Colorado 80532
1971 ** 30th Year ** September/October 2001



RLA CALENDAR 2001-2002

Board meetings
begin at 9:30 a.m.

November 17, 2001:

Joe
Barraclough's home at 33
Elkridge Court.

January 26, 2002

March 23, 2002

May 18, 2002

July 27, 2002: Board
meeting to be followed by
RLA annual meeting.

2/23/02 Potluck?



These wild turkeys visited just outside the Barlow's front door in early September. They've been spotted throughout The Retreat lately.

MESSAGE FROM THE PRESIDENT

I would like to communicate and request communications from all interested land owners on issues that might be of interest or concern.

I am relatively new to The Retreat and do not have the history of many current owners on the past successes and failures of the board and committees.

Since the annual meeting, we have increased membership on the road committee, in addition to setting up open space and fire station committees to help address concerns for these two areas.

We have made good progress on cleaning up the fuel spill at the fire station site including getting necessary approvals to fill the resulting hole.

I also would like to appeal to all owners to evaluate their property and fix all covenant violations. The covenants were enacted and put in place to enhance and protect the property values of all. I would ask that you talk to your neighbors about covenant issues and try to work out problems in a civil and cooperative fashion.

Please feel free to contact me or any of the current board members with comments or concerns.

Thank you for your time.

Kent Mills

If you've driven on Larimer County Road 43 lately, likely you've noticed

new signs warning drivers of the possibility of cows on the road. They read: "Open Range: Livestock on Highway." In fact, much of Colorado is considered open range, which means livestock can roam anywhere and they have the right-of-way. Cows found along CR43 belong to the Maitland family's Mountain Home Ranch. Ron Hill is caretaker and can be reached at (970)667-2943. You also can call Larimer County employees Rick Gavaldon (970)679-4314 or Mike Chestnut (970)586-2840 if you come across cows on the road. Please drive carefully!



Sharing mountain roads requires caution when behind the wheel

By John Barlow
RLA Road Committee

Driving on unpaved mountain roads as we have in The Retreat requires an increased level of alertness and a decreased level of speed. Our usual urge to get to our destination in a hurry should be tempered by the following:

- Muddy surfaces can be slippery and loose gravel can contribute to skidding.
- The narrowest sections of mountain roads where it may be difficult for two cars to pass often occur on sharp curves, which also offer poor sight distances and limited options such

as running into a rock bank or over the side;

- The ongoing increase in our Retreat population brings with it more traffic of large vehicles such as garbage trucks, septic pumpers, water trucks, concrete and lumber trucks, construction equipment and occasional furniture and moving vans. These vehicles, along with snow plows, often require more than the usual share of the road and can be slow to come to a stop.

Since unpaved roads have few traffic control signs and no painted stripes or markings what do you do when meeting oncoming traffic on a

narrow road? The Colorado Driver Manual states the following in Section 11.12: "You must yield to vehicles going uphill if you are traveling downhill on a narrow road."

There is no statement as to who yields on a level stretch of road. Courtesy among neighbors suggests the driver nearest the most convenient turnout should move to yield to the other. Turkey hens with young "turklets" have the right-of-way in either direction.

Since there is no way to know what or who you may next encounter on a mountain road, you may have to drive safely enough for two.

**DON'T FORGET
THAT IT'S HUNT-
ING SEASON. WHEN
HIKING OR BIKING
IN THE RETREAT
OR SURROUNDING AREAS,
MAKE SURE TO WEAR
BRIGHTLY COLORED
CLOTHING.**



CABIN NEEDED TO RENT

WANTED: TO RENT ONE OR TWO BEDROOM FURNISHED HOUSE/CABIN FROM MARCH 2002 THROUGH SEPTEMBER 2002. IF NECESSARY, WILL RENT FROM JANUARY 2002. HAVE TWO DECLAWED, NEUTERED, LITTER-TRAINED SIAMESE CATS. WE ARE BUILDING ON DUNRAVEN GLADE ROAD. CALL JACK AND KATHLEEN SCHLOSSER AT (610)689-4996.



ROCKY MOUNTAIN BIG HORN SHEEP
HAVE BEEN SPOTTED RECENTLY
ALONG HIGHWAY 34 NEAR DRAKE.

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting - July 28, 2001
Big Thompson Community Building
Minutes of the Meeting

The 30th Annual meeting of the Retreat Landowners Association, Inc. was called to order by President Steve Little.

Parliamentarian Esther Russell and Meeting Recording Secretary Joan Van Horn were introduced.

Minutes of the meeting held July 29, 2000, which were approved by the Board of Directors at its September 2000 meeting and published in the September 2000 newsletter, remained approved with no changes or corrections.

It was verified that a quorum was present with 48 members attending and 35 proxies being represented.

Copies of the meeting standing rules were distributed and all attending introduced themselves.

REPORTS:

President: President Steve Little expressed appreciation to Marcy Trahan and Gene Pfeif for their service on the Board. He also discussed the past year's activities and encouraged all property owners to participate in culvert and ditch cleaning which helps protect the roads especially during heavy rains.

Treasurer: Bill Widmaier presented the December 31, 2000 Statement of Cash Receipts and Disbursements compiled by Odstroil & Meis, CPAs, P.C. and the current year's financial report. A summary of the balance sheet as of June 30, 2001 is as follows:

Assets	103,094
Liabilities	0
Net Assets	103,094
Total Cash Receipts	51,960
Total Cash Disbursements	32,737
Cash Balance 1/01/01	83,872
Cash Balance 6/30/01	103,094

The Treasurer's report was approved.

Assistant Treasurer: Marcella Bicknell reported that there were eight (8) new landowners during the past year making the total landowner units 221 as of July 2, 2001. All 2001 assessments have been paid.

Architectural Control Committee: Dennis Bicknell reported that the members continue to cooperate with the Architectural Control Committee. He suggested that members contemplating exterior changes or improvements review the Covenants and contact the committee as appropriate.

Environmental Control Committee: Graham Fowler explained that a survey of trees/weeds needing attention was not necessary as the number of trees involved was small and weed control is the responsibility of each property owner. He also commented that the stream still has fish in spite of the amount of silt in the stream from the heavy rains.

Roads Committee: Steve Little stated that 44 loads of road base have been distributed on Miller Fork Road, Black Creek Drive, Copper Hill Drive and Fisherman's Lane. The recent heavy rains caused a lot of road damage which is still being repaired. He encouraged property owners to sign up to help clean culverts and ditches.

John Barlow reported that a snowplow was bought and he is recruiting a group of volunteers to do snowplowing. Some hiring of help to snowplow may occur if there are not enough volunteers. Current policy is to start snowplowing when snow depths reach 5-6". Since snow depths vary throughout the Retreat, he recommended members call him if their particular area has reached the 5-6" snow depth. Some pruning will also take place to improve road and traffic sight.

Glen Haven Area Volunteer Fire Department: GHAVFD treasurer Tom Krantz reported past year's income as \$33,799 and expenses as \$23,896. Fire Chief Tom Housewright stated that the fire department is still striving to obtain an ISO rating of 6 for the area that may still take a few years because of the equipment requirements. They received a 1991 suburban from Larimer County, \$10,000 from Rocky Mountain National Park to use for wildfire equipment, and 500' of 4-1/2" large diameter hose from Johnstown. The fire department would like to meet with the Retreat Board of Directors to discuss the possibility of burying static water supplies to provide further fire protection.

Welcoming Committee: Pam Nuttal spoke about the welcoming new members party held the previous evening as well as the proposed new booklet for new members that would contain helpful local information and useful tidbits.

Bulwark Ridge: Marcy Trahan reported that the merger of the Bulwark Ridge Owners Association and the Retreat Landowners Association has been approved and is in the final stage of completing the necessary paperwork.

Water Certificates: A final proposal for the transfer of the water certificates to the Retreat has been submitted to the Maitlands and the RLA is awaiting a reply.

Carpenter Property: The Committee concluded that there is no longer an opportunity to purchase the 37.45 acre Carpenter property and recommended the funds set aside for this purpose be redirected.

Ballot Counters: Leon Satterfield, John Fowler and Gene Pfeif were introduced as those who would be responsible for counting the ballots of the election.

Nominating Committee: The Nominating Committee submitted the following nominations for the Board of Directors of the RLA: Joe Barraclough, Jim Broomfield, and Kent Mills. Each candidate spoke briefly and with no nominations being submitted from the floor, the nominations were declared closed. Ballots were distributed to those in attendance and collected. The ballots were then distributed for proxy voting and collected.

Intermission: There was a brief intermission to allow ballot tabulation.

Election Results: Joe Barraclough and Kent Mills were elected to the Board of Directors for three year terms.

NEW BUSINESS

Motions Submitted by the RLA Board: The following motion, recommended by the Board of Directors, was moved by Marcy Trahan and seconded by Dale Alps:

The action of the 1994 Annual Meeting to establish the Open Space Fund be rescinded.

This motion received adequate prior notice, and therefore, only requires a majority vote instead of a two-thirds affirmative vote.

Most discussion centered on retaining the funds for open space acquisition. It was pointed out that the funds collected were for a specific property and so the original motion needs to be rescinded prior to any further action with the collected monies.

The motion carried as follows: Attending – Yes 29, No 10; Proxies – Yes 27, No 7 making a total of 56 “Yes” votes to 17 “No” votes.

Marv Gee moved the following motion recommended by the RLA Board of Directors be approved:

The \$36,000 in the Open Space Fund be credited toward the 2002 RLA budget and be credited equally among landowners of record as of January 1, 2002 toward their share of the 2002 annual assessment.

Gene Pfeif seconded the motion. Graham Fowler moved to amend the motion as follows:

The \$36,000 in the Open Space Fund be credited toward the 2002 RLA budget and be credited to the Open Space Fund for future acquisitions.

Joe Barraclough seconded the amendment to the motion.

The Parliamentarian commented that the motion had changed significantly so that proxy votes could not be used. It was suggested that the same intention could be accomplished by defeating the original motion and entering a new motion.

A “voice” vote in favor of withdrawing the amendment to the motion was taken with the “Ayes” winning the majority.

The original vote was then defeated as follows: Attending – Yes 9, No 33; Proxies – Yes 11, No 22 making a total of 20 “Yes” votes to 55 “No” votes.

Marcy Trahan moved the following motion recommended by the RLA Board of Directors be approved:

The resolution previously approved by the RLA membership be continued: In addition to the annual assessment each member will pay \$50 per year as a contribution to the Glen Haven Area Volunteer Fire Department for a period of three years – 2002, 2003, and 2004.

John Barlow seconded the motion and it was approved as follows: Attending – Yes 40, No 0; Proxies – Yes 31, No 0, making the total 71 “Yes” to 0 “No” votes.

Motions Submitted by Landowners: Graham Fowler moved and Joe Barraclough seconded the following motion:

The \$36,000 now in limbo be put into an Open Space Fund, adding interest, and the Board of Directors be directed to establish an Open Space Committee to pursue purchasing open space.

Pat Guy moved the motion be amended to include “for the benefit of the Retreat” at the end of the motion.

The call for question was then approved with the original motion passing by the following vote: Attending – Yes 30, No 12.

Mr. Kleinman suggested that the new Open Space Committee explore ways to obtain funds to increase the Open Space Fund such as contributions, memorial gifts, etc.

John Craig moved and John Klausner seconded the following motion:

That any purchase of Open Space have a common border with the Retreat.

Discussion followed regarding allowing the Open Space Committee to have the authority to determine what is beneficial to the Retreat with respect to the location of a property.

A “voice” vote was then taken and the “Nays” obtained a majority defeating the motion.

Nominating Committee – 2002: Marv Gee was appointed chairman of next year’s nominating committee with Pat Guy and Ron Bachali being appointed to serve on the committee and Leon Satterfield and Duke Sumonia volunteering to serve also.

Landowners Comments: The Barbeque provided by the YMCA for the luncheon was great and should be considered for next year’s annual meeting lunch.

The RLA should look into the brush/slash abatement program being encouraged by Larimer County and currently being implemented in Glen Haven.

Some rattlesnakes have been sighted.

Certificates of Appreciation were proudly given to retiring Board members Marcy Trahan and Gene Pfeif.

Meeting was adjourned at 4:57 p.m.

Joan Van Horn, Meeting Recording Secretary

Date approved: September 22, 2001

RLA, INC. 2001-2002

Board of Directors

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

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

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

Dale Alps [03]
(970)667-6752

John Barlow [03]
(970)586-2582

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

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

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Jan Ricker, Corresponding Secretary

Flo Belz, Recording Secretary

Julie Fowler, Newsletter Editor

Graham Fowler, ECC

Joe Barraclough, Fire Station and
Open Space Committees

John Barlow, Road Committee

Pamela Nuttall,
Welcoming Committee

Nominating Committee: Mary Gee,
Ron Bachali, Pat Guy, Leon Satter-
field, Duke Sumonia

Our thoughts are with those who lost loved ones or
friends in the September 11
tragedy.

MAKING CHANGES

- Kenneth and Patricia James are now living full-time in The Retreat. Their new mailing address is P.O. Box 282, Glen Haven, Colo. 80532.
- Michael and Sandra Frederick bought Lot 58, Filing 2 from the Denglers. Their address is 4909 12th Street Road, Greeley, Colo. 80634.
- Douglas and Christopher Nagle bought Lot 33, Filing 4 from the Gonzales'. Their address is 2613 Shavano, Fort Collins, Colo. 80529. Their telephone is (970)229-5925.
- The Walters' Family Trust bought Lot 83, Filing 1 from Charles Batey. The trust address is 12402 N. 65th St., Scottsdale, Ariz. 85254.

TREASURER'S REPORT

As of August 31, 2001, year-to-date cash receipts exceeded year to date disbursements by \$7,726. This includes the purchase of a Ford Bronco for \$3,700.

Cash balances consisted of \$921 in checking and \$90,677 in savings for a total of \$91,598.

Assessments
totaling

\$49,497 have
been received.

That includes \$600 from an additional Bulwark assessment. The budget for 2001 assessments is \$48,620.

\$\$

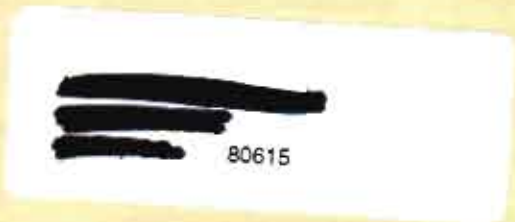
NEIGHBOR-TO-NEIGHBOR

- *Bill and Marylouise Widmaier* have a new grandson. His name is Evan James Enright and he has a big brother named Aaron, who is 2 1/2. Evan's mom and dad are Ann and James Enright and the family lives east of Brighton.
- Congratulations to *Winter Dawn Marie*, who recently earned her first degree black belt through the Rocky Mountain Isshinryu Dojo. Winter Dawn Marie, who is a local artist, has been studying Isshinryu for the last five years.

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



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Address Correction Requested

RETREAT SERVICES

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

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

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

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

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

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

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

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

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

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

The Retreat Newsletter

P.O. Box 160, Glen Haven, Colorado 80532
1971 ** 30th Year ** November/December 2001



RLA CALENDAR 2001-2002

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

January 26, 2002: *Joanne Gilbaugh's cabin,
491 Copper Hill Road.*

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

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

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

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

EVEN IN WINTER FIRE DANGER CAN BE HIGH

You may equate fire danger with warm weather months. But it has become so dry in our area that it's important to realize the fire danger can be just as high during the winter months, too. Last year, a wildfire was sparked on Storm Mountain in January.

The fire danger for The Retreat area currently is moderate to high, says Tom Housewright, chief of the Glen Haven Area Volunteer Fire Department. That's not likely to change unless we get enough snow to cover the ground, he says.

With this in mind, Tom has some general recommendations with regard to fire. First, make

sure your chimney is clean. Residue builds up quickly – even if you only light an occasional fire. Having a clogged chimney increases your risk of sparking a chimney fire.

If you didn't do so when you changed your clocks, now is a great time to change the batteries in your smoke and carbon monoxide detectors, too.

If you're planning on building a fire outside to burn such things as slash or trash, you need a fire permit from the Larimer County Health Department in Fort Collins. These permits are fairly

(Continued on page 3)



MESSAGE FROM THE PRESIDENT

At the last RLA board meeting, we elected to eliminate the Welcoming Committee, as well as the Carpenter Committee. If you're interested in getting involved with any of our committees, I would encourage you to contact a board member or committee chairperson. I would like to see all committees comprised of Retreat landowners exclusive of current board members.

The 2002 assessment notices will be going out soon. The amount will remain the same as the 2001 assessment. Even though costs and expenses are going up, we believe holding the assessment at its current level and creating a negative budget is appropriate.

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

Best wishes for the holidays.

Kent Mills

Putting a Conservation Easement on Your Extra Lots

By Stephen Little
Open Space Committee

The Estes Valley Land Trust offers a service to allow you to put a conservation easement on lots.

This easement preserves the undeveloped land in perpetuity and enhances not only your local environment, but also adds open space to all The Retreat.

The land trust performs this service at no cost to the landowner. The deal is this - agree to a legally binding conservation easement on your spare lot and you get:

- ♦ A reappraisal of the lot value that will be close to zero;
- ♦ A loss due to charitable gift that will allow you a federal tax deduction equal to the loss in value - Original value minus the new "nearly zero" value - of your lot;
- ♦ A state tax CREDIT equal to your loss;
- ♦ The loss in value will substantially reduce your tax obligation for property taxes on that lot in the future. The federal tax deduction can be taken as a charitable deduction in parts over a five-year period with a limitation of about 27 percent of your income every year. The best part is the state tax credit. This credit can be sold through a broker for about 80 percent of its face value for cash. (However, this process is temporarily filled and not taking new customers.) Thus you can get roughly 80 percent of the value of your lot in cash and still retain the ownership of the lot. You just can't develop it. The lot can still be sold but without rights to build on it, which means it has less value to a potential buyer. Several people in The Retreat have taken advantage of this conservation easement so far. For more details, contact Estes Valley Land Trust board members Jim White at (970)586-5727 or Ken Oldham at (970)586-2767.

RLA 2002 Budget

Cash Receipts:	2002	2001
Landowners' assessments (221@\$220)	\$48,620	\$48,620
Transfer fees	1,000	1,000
Interest income	1,500	3,000
Total Cash Receipts	\$51,120	\$52,620
Cash Disbursements:		
Accounting (CPA fee)	350	350
Administration:		
Office supplies	750	750
Postage	300	500
Secretarial	350	350
Long Distance Telephone	400	400
Travel	100	100
Miscellaneous	500	300
Newsletter postage and copying supplies	1,000	1,000
Newsletter Editor's Expenses	700	200
Membership Directories	250	250
Social Events & Annual Meeting	1,000	1,000
Donations - fire department	11,050	11,050
Environmental	1,000	1,000
Insurance	3,500	3,500
Legal fees	5,500	4,500
Membership	255	300
Water Assessment - Annual	250	250
Snow Removal	2,500	5,000
Road Maintenance:		
Payroll, payroll taxes & insurance	4,500	2,000
Road Base & supplies	17,000	14,500
Culvert upgrade	500	2,000
Education	500	
Equipment repairs & maintenance	2,500	2,500
Equipment fuel	1,000	1,000
Total Cash Disbursement	\$55,755	\$52,800
Excess of Cash Receipts over Cash Disbursements	\$4,635	\$-180

NEIGHBOR-TO-NEIGHBOR

- ♦ It is with sadness that we report the death of **Pat James** in late November. Pat and her husband, **Ken**, told us in January that she was battling a malignant stomach tumor. They were headed to Dallas for chemotherapy and hoped to move to "The James Gang Hideout" on Dunraven Road full-time this past summer. While they did come to The Retreat for a short time, they soon moved to California to be close to family. Our thoughts are with Ken and his three daughters.
- ♦ Our own **George Richard**, who was serving the Navy on the USS Tennessee when the Japanese bombed Pearl Harbor, was featured on the front page of the Greeley Tribune this month. Richard, 80, who was a 20-year-old seaman first class in 1941, recounted for the writer the horrific events of that morning. The three ships surrounding his sank. The Tennessee took two direct hits with bombs but stayed afloat. Richard and Thelma, his wife of 56 years, and two of their children returned to Hawaii this month to observe the 60th anniversary of the attack. We salute you!
- ♦ Congratulations to **Dr. Joseph and Diane Lavaux**, who celebrated their retirement from Aspen Eye Center in Estes Park in November.
- ♦ Kudos also are in order for **Tim Stolz**, owner of Sunrise Painting. He was chosen for this year's outstanding service award from the Glen Haven Area Volunteer Fire Department. This summer, Stolz painted fire station No. 1 in downtown Glen Haven.

RLA, INC. 2001-2002

Board of Directors

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

Marv Gee, Vice President [02]
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Open Space committees

John Barlow, Road Committee

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

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

FOR SALE: One horizontal kerosene portable forced air heater. The Remington 150B heater generates 150,000 BTUs per hour and has a 13 1/2 gallon kerosene tank that lasts 12 hours on one fill. Electrical requirements are 120v., 60 ap., 4.5 amps and 1 ph. This type of heater is not suitable for cabin or residential heating. This particular heater was used occasionally by the road maintenance committee and cost approximately \$300 when it was new. Call John Barlow at (970) 586-2582 if interested.

FIRE DANGER (Continued)

such a fire. And you also need to contact the GHAVFD to let them know when you plan to burn.

You do not need a permit for regular camp fires, but Housewright reminds landowners to use common sense.

"Do not keep piling stuff on until it's huge," he says. "Have it in a regular fire pit and keep water and a shovel nearby."

Someone needs to be close to the fire at all times, too.

"Unattended fires are illegal in Larimer County," Housewright says.

For information on applying for a burn permit, call the Health Department at (970)577-2050.

MAKING CHANGES

- ◆ John and Stacie Fergus have a new address. It is P.O. Box 295, Glen Haven, CO. 80532. Their phone number is (970) 586-9462.
- ◆ Patrick Andrist & K. Muhr bought Lot 55, Filing 2 from the Kilpatrick's. Their address is 11338 Quivas Way, Denver 80234.
- ◆ Jesse and Rebecca Quinby bought Lot 28, Filing 1 from Joyce Riedel. Their address is 2116 24th St, Greeley, CO. 80631.

Break-ins near Allenspark a reminder to be vigilant and aware

By Graham Fowler

The Boulder County Sheriff's Department reports that 14 burglaries have occurred in the past two months in the Allenspark area.

The burglars don't seem to be limited in what they take. They've stolen furniture including couches and coffee tables, televisions and telephones.

These burglaries have occurred mainly at summer cabins from Riverside to Estes Park along South Saint Vrain Drive.

While there is no indication that they are moving our way, it behooves us all to be extra vigilant.

Now is a good time to check that

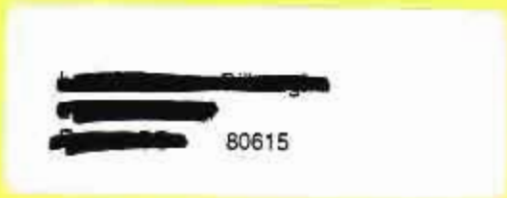
the locks on your windows and doors are in working order. If you go on vacation, ask a neighbor to check your home.

Keep your eyes out for suspicious activity and/or vehicles - especially those without Retreat stickers. Get the license number and a description of the vehicle and report them immediately to the Larimer County Sheriff's Department. It's important to report all such sightings. That's how most crooks get caught.

Whether your neighbors are occasional visitors or full-time residents, make sure you report anything out of the ordinary.

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

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RETREAT SERVICES

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Paul & Carol Dingel
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work
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Will Monks Construction
Masonry * Carpentry
(970)586-4561

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

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

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

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

Mahan Mountain View
Water Services
Water Hauling for Cisterns
(970)663-1541

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

Listings are free to RLA members and \$10/year to non-members. Send your name, a short description of your service and phone number to Julie Fowler, 8764 Skyland Drive, Niwot, Colo. 80503 or via email at Gjniwot@aol.com.