

Spring 1992

The Retreat



# NEWSLETTER

## Board Members to be Elected

The seven members on the board of directors for the Retreat Landowners Association are each elected to terms of three years. The election is conducted at the annual meeting. This year the terms of two members expire, Graham Fowler and Mary Purinton.

Graham states that he will seek another term; Mary has chosen not to stand for re-election. She will, however, continue to chair the committee on environmental concerns.

Members of the Association, who are in good standing, are urged to consider placing their name in nomination for a position on the board. Anyone interested in knowing more about the office should discuss the matter with one of the current directors.

Those who chose to run are asked to send a brief biographical statement about themselves and why they wish to serve on the board to the newsletter editors **no later than June 19.** This information will be included in the mailing to members in preparation for the annual business session.

## Fire Days, June 27

Fire days, the annual fund raising event for the Glen Haven Area Volunteer Fire Department, will be held on Saturday, June 27. Food, fun and money are all closely associated with this observance. You will want to be a part of all the activities.

As always, many volunteers are needed to help make the day a success. If you are willing to work, please contact Duke Sumonia, fire board member and chair person for Fire Days. (Post office box 114, Glen Haven, 80532; 303/586-8505)

## RLA Annual Meeting Planned for July 25

The Retreat bylaws specify that the landowner members of the Association shall meet each year on the last Saturday in July to conduct their annual business session. The date this year is July 25.

The meeting is called for one o'clock in the afternoon at the Glen Haven Community Building. The business docket is usually completed around 5 p.m. The specific time of other events will be sent in the next mailing.

The board has directed that the packet of material relating to the agenda be sent via first class to each member this year ahead of the meeting. This information will go in the mail on June 25; the proposed bylaws will be included in the packet.

## dogs, Dogs, DOGS .....

...continue to be a problem in the Retreat when they are not properly restrained. The good neighbor policy calls for each of us to look after our animals in such a way that they do not become a nuisance to others.

This winter dogs, owned by Retreat residents, tore open cages and killed pet rabbits belonging to the children of a neighbor. This unfortunate event should not have happened.

Let's be thoughtful of all those persons who own property around us.





## RETREAT LANDOWNERS ASSOCIATION, INC.

April 1992  
President's Letter

Your board has been hard at work since the last update.

Three of us attended a Community Association Institute conference in February. Each year we learn something new at these conferences. It was at one of these institute meetings that we got the idea of reserve funds. Because the Retreat adopted this concept we now have more than \$8,000 in our equipment replacement reserve.

At our April meeting, the board voted to use this reserve toward a more up-to-date road grader. Since the purchase price is \$11,000, we'll borrow \$3,000 from our general contingency reserve which has a \$15,000 balance.

A road grader can only work as well as the surface it has to work with so the board again allocated several thousand dollars in this year's budget for the road improvement project started two years ago. This should enable us to put down several miles of road base and still allow for snow plowing, etc.

The bylaws are almost ready for adoption at the annual meeting. Our new attorneys, as well as a number of members were instrumental in their development. Remember, bylaws serve as general procedures that allow the board some flexibility.

The off highway vehicle trail issue that we notified you about some time ago still has not been resolved. We are actively involved in the review process with the Forest Service. This includes a letter writing campaign that has been a great success, notifying various Senators and Representative and attending meetings with the Forest Service. Thanks to all who wrote letters, made phone calls and attended the open houses.

The Forest Service has formed a "working" group to which I have been appointed. Our first meeting is May 5. I will keep you updated on our progress.

I hope to see you at the annual meeting. Since the wine and cheese party was such a success last year, we're thinking about starting off the same way this year. More to come later.

Respectfully submitted,

Graham Fowler, president  
RLA board of directors



# News Briefs

As we go to press, five new houses are in various stages of construction. Plans for several others have been approved by the ACC committee.



The delinquent assessment accounts of 10 landowners were turned over to the Retreat's legal counsel for collection following the April meeting of the board of directors.

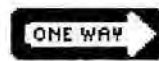
**BEFORE  
digging,  
making final building plans  
or  
constructing anything!  
Get in touch with the  
Architectural Control  
Committee  
Thank you!!**

A new USWest Direct telephone directory will be out in August but June 20 is the closing date for changes. The address of approximately one-half of the Retreat residents with telephones is listed incorrectly as Estes Park, not Glen Haven. You may wish to have your listing corrected.



Congratulations to Marlan McMahan who was recently honored as an A+ teacher. Nominated by a student, Marlan teaches at the Adolescent Psychiatric Unit of Children's Hospital. The salute is sponsored by KCNC-TV and the Rocky Mountain News.

A concerted effort is made to assure that the process of collecting annual assessments is fair, just and equitable to everyone. Therefore, interest is added to accounts which are not paid in full by the date due, March 1. When landowners do not include an interest payment in their late check, that amount is carried over to the next year as a balance due.



The traffic volume on Retreat roads increases significantly during the spring and summer months. All of us need to be reminded of the 20 mph speed limit on these roads. Drive defensively; be prepared to yield especially around blind curves and corners.



The Retreat now owns a grader which can better maintain our roads, therefore, considerable work is being done to improve their overall condition. This means that you should make certain that your driveway and culvert are up to standard; these can cause a problem if not properly installed. Please contact the ACC or road maintenance committee if you have a question in this regard.

## Dates to Remember

May 30... Board Meeting  
June 27....Fire Days  
July 25....Annual Meeting

# New Bylaws —UPDATE

The Retreat Bylaws are in their final stage of completion. Over 25 members, the RLA Board, and attorney have had a part in its preparation. We think we have an excellent document to present to you for your consideration. Your copy will be included with the annual meeting mailing in June.

At the annual meeting on July 25th, the completed document will be presented as a package to the membership, for a "yes", or "no" vote. If there are changes which members desire to make, the majority of those present can vote "no"; the Bylaws will then be considered on a section by section basis. During the discussion period Roberts Rules of Order will prevail.

**This is your document** which has been worked on for two years. Twice we have encouraged participation by the entire membership and have received suggestions. The RLA membership will have time to read and study the document, consider it and then make final input at the annual meeting. We appreciate all of you who have had a part in the preparation of the new bylaw document.

**NOTE:** Under the present Bylaws, only those present at the annual meeting will be able to vote.

Marlan McMahan  
Chairperson,  
Bylaws Committee

**Board of Directors, 1990-1991**

Graham Fowler.....president  
800 Elliott Street  
Longmont, CO 80501  
651-3887 \*

Mary Purinton.....vice-president  
1284 Copper Hill Rd, Box 142  
Glen Haven, CO 80532  
586-9092

Marylouise Widmaier.....treasurer  
2106 40th Avenue  
Greeley, CO 80634  
330-3281

Irene Little  
189 Fishermans Lane, Box 37  
Glen Haven, CO 80532  
586-9051

Dice McKnight  
2118 24th Street Road  
Greeley, CO 80631  
353-1044

Marlan McMahan  
3124 Wheeling Street, Box 31193  
Aurora, CO 80041  
364-7362

Janice Tate  
931 Streamside, Box 41  
Glen Haven, CO 80532  
586-9289

**Committee chairs, other officers**

Stephen Little.....Architectural Control  
189 Fishermans Lane, Box 37  
Glen Haven, CO 80532  
586-9051

Mary Purinton.....Environmental Concerns

Richard Weinmeister.....Road Maintenance  
918 Streamside DR, Box 117  
Glen Haven, CO 80532  
586-2261

Carol Fulton.....Recording secretary  
120 Elkrige Drive, Box 112  
Glen Haven, CO 80532  
586-8225

Marvin Gee.....Assistant treasurer  
722 Miller Fork Road, Box 160  
Glen Haven, CO 80532  
586-5485

Char & Marv Gee.....Newsletter editors  
\* all telephone numbers are area code 303

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**THE RETREAT**  
**Landowners Association, Inc.**  
Post office box 160  
Glen Haven, CO 80532

Bulk Rate  
U.S. POSTAGE  
PAID  
Permit No. 4  
Glen Haven, CO  
80532



*Address correction requested*

Dushan(Duke)& Jewel Sumonia  
PO Box 114  
Glen Haven, CO 80532



Summer 1992

The Retreat



# NEWSLETTER

## RLA Annual Meeting Planned for July 25

A weekend of events are planned for the 21st landowners annual meeting. Activities are set for Friday, Saturday and Sunday July 24-25-26. The schedule is as follows:

### • Friday evening:

7:30 wine and cheese party in the Glen Haven community building hosted by Bill and Maggie McDonald and Graham Fowler. Each person is asked to bring their own favorite bottle of wine and glasses; cheese and crackers will be provided.

### • Saturday:

#### Glen Haven community building

9:30 meeting of board of directors  
12:00 Registration

1:00 RLA 21st Annual Meeting; agenda and proxy statement enclosed

6:00 Family potluck picnic  
Roosevelt Nat'l Forest  
Dunraven Glade Road

#### NOTE:

RLA **IS NOT** furnishing grills or pop this year.

8:00 Glen Haven community Bldg illustrated Retreat area history by Duke Sumonia

### • Sunday:

9:30 hike led by Duke Sumonia, meet in Glen Haven - bring rain gear and pack a lunch



## Wildfires

One of the important items on the annual meeting agenda is a presentation on what each of us can do to help prevent wildfires from getting started. A number of national, state and local agencies have joined together in an effort to educate landowners like ourselves.

We need to be more aware of the fire fuel that does accumulate around our property. Each of us needs to create a "defensible space" surrounding our homes, outbuilding and drives. Careful attention should also be paid to the placement of firewood.

The fire west of Boulder a few years ago is a reminder to all of us that we need to exercise caution. If you drove through that area after the fire and observed only chimneys and foundations, you likely found this to be a sobering experience.

This is another good reason to be on hand for the annual meeting!

## WATCH FOR BEETLE TREES

Landowners need to be aware of diseased trees on their property. Although beetle infestation in the Retreat seems to be limited this year, there are some trees which have suffered damage and need to be cut.

It is the landowners responsibility to see that these are removed as quickly as possible.

At this time Rock Tallman is no longer able to provide tree cutting service to Retreat members.





## RETREAT LANDOWNERS ASSOCIATION, INC.

July 1992  
President's Report

Dear Landowners,

Notice the schedule of events for the Retreat's 21st annual meeting. Your board is looking forward to seeing you there.

Enclosed is the final draft of our proposed bylaws. In completing the task, the board has included input from many people. We are confident the new bylaws will serve the Retreat for years to come. During the annual meeting and before we vote on the bylaw draft, discussion will be held and our attorney will be present to answer any questions you may have.

The new road grader is functioning well. It's impact on the roads is a definite improvement - money well spent.

Please help keep the Retreat tidy - not only your own property, but also trails and roads. It seems that visitors don't respect our piece of earth and think nothing of leaving their trash behind.

Have a safe summer and see you at the annual meeting.

Respectfully submitted,

Graham Fowler, president  
RLA board of directors



# Board of Directors Candidates

( two positions open- 3 year term )

## Graham Fowler

Since I was first elected to the Retreat board eight years ago, I've seen our landowners association grow into a very professional and productive organization. I am pleased to have been a part of this growth and so, it is again this year that I seek re-election.

During these years, I have been instrumental in seeing several projects through to completion. I have spearheaded the selection of a new law firm to represent the Retreat, overseen the installation of new signs and the selection of a new road grader, and most recently a project still under way, to improve our roads.

As the landowners representative working with the U.S. Forest Service to try to resolve the issue of Off-Highway Vehicles, I speak to the concerns of all of us. Also as a Retreat landowner, it is important to me when considering budgets, to keep costs down while maintaining an appropriate level of service.

If re-elected, I will continue to work towards keeping the Retreat "a piece of earth to live with" - a place we can live in harmony with the outdoors and our fellow man.

## Wilf Howarth

Please accept my name for inclusion on the slate for election to the Board. Now that the pressure to complete the building of our stonehouse has eased I feel ready to turn energy and attention to other responsibilities and interests.

My life has been spent almost entirely in the manual trades: machinist, tool/audie maker, medical mechanic,

carpentry buildings and grounds maintenance, and other building trades, and prior to retirement the owning and operating of the Estes Park Rent-All. During the latter endeavor we purchased Lot 25, Filing 1 in the Retreat. I was a member of the RLA Board and responsible for road maintenance for 3 or 4 years in the mid 1970's. It should be noted that I am by nature a reconciler rather than a fighter.

I will be happy to serve again if accepted. Unfortunately, Mary Howarth and I will not be able to attend the annual meeting because we will be in Holland and Scandinavia generally for 6 weeks (June 24th - August 10) attending a re-union of Finnish workcampers, a conference of educators and visiting old friends.

Regards to all,

Wilfred (Wilf) Howarth

## Duke Sumonia

Duke and Jewel purchased their lot in 1972. They camped on it during their vacations until they retired in July 1986 and became permanent residents. Duke retired after 34 years as a cartographer with the Defense Mapping Agency, Kansas City, MO.

As a history buff and "Local Historian" he maintains the Glen Haven and Retreat scrapbooks. "I care about the Retreat and our whole community and believe that serving on the Board carries a responsibility beyond ones own interests. You have to care to make a difference".



## **Board of Directors, 1990-1991**

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800 Elliott Street  
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## **THE RETREAT**

**Landowners Association, Inc.**  
Post office box 160  
Glen Haven, CO 80532



**Address correction requested**





# NEWSLETTER

## President's Letter

Dear Fellow Members,

As your new RLA Board president, I would like to share with you some of my aspirations and expectations for the coming year.

First, I appreciate the opportunity to be of service and available to you as President.

Second, my greatest desire is to be a facilitator for all of us working together to make the Retreat a harmonious and esthetically pleasing environment in which to live. We must cultivate the art of gracious disagreement; cultivate animated-intense debate without attacking one another's character or turning mean; work on the avoidance of protecting our own interests at the expense of others which often comes from unfulfilled desires and wounded pride; cultivate the ability to rule over our own spirit without losing our tempers and destroying the spirit of others; and cultivate the ability to work toward compromise, consistency, and purposefulness for the benefit of the entire association. We have a wonderful place to live or potentially live and I trust that we can all bring our diverse talents with our creative problem solving ability together to insure that we all experience the fulfillment of our personal dreams.

Third, on a less philosophical note, I would like to encourage all of us to be considerate of our Covenants and neighbors. Please get approval for your present or future plans from the A.C.C. Committee; respect the setbacks; wall in the propane tanks; make our buildings, fences, and satellite dishes as inconspicuous as possible; and put in driveways as well as culverts appropriately to protect your neighbors and roads with the least disturbance to the beauty of your property. A Board member so aptly stated "we all need to be thoughtful of others leaving the light, air, sound and sight pollution of the city behind."

Fourth, I am personally excited about the coming year as an opportunity to experience greater community spirit, continue to improve our roads, and encourage the development of a pleasing peaceful environment in which to live. Don't hesitate to contact the members of the Board as we serve you and make decisions for our collective best interest.

## No Parking

The association has available red "NO PARKING" cards to be placed on car windshields that don't have a membership sticker. Please record the license number as well as the date and give it to a Board member. The program seems to be working in keeping public traffic out of the Retreat.

## Thank You

I would like to thank those of you who have supported me and the Retreat Board during the past eight years. As President, I had the pleasure of working with many wonderful people, including board members, committee representatives and landowners. I have seen many changes through the years that I truly believe benefitted the Retreat. Nobody is perfect and mistakes were made but these were soon corrected. One only has to drive around the Retreat to notice how well the roads are maintained and the beautiful condition of the Retreat overall - something I am very proud of.

I am looking forward to serving on the board of another three years and appreciate your 'vote' of support. I will continue to represent the best interests of Retreat members. I think that the new by-laws will allow the board to function effectively for many years to come. I appreciate all the effort many of you put into them and especially your suggestions at the annual meeting.

As we move closer to the next century, we will face many challenges and obstacles. It is important that we stick together and not fragment ourselves. I would hope that we can put aside our petty differences and unify to meet the coming challenges and keep the Retreat a piece of earth to live with.

Graham Fowler





# RETREAT LANDOWNERS ASSOCIATION, INC.

## MINUTES

### THE TWENTY-FIRST ANNUAL MEETING

JULY 25, 1992

### THE GLEN HAVEN COMMUNITY BUILDING

The meeting was called to order by President Graham Fowler who introduced himself and his fiancée Julie Stafford. The Board of Directors introduced themselves at which time Graham thanked Mary Purrington for her work on the Board the past three years. Mary has consented to be Environmental Chairman. The landowners introduced themselves giving their Retreat addresses. There were forty-nine landowner units present. A total of twenty-one proxies were distributed.

Graham thanked Bill and Maggie McDonald for the wine and cheese party held Friday evening. He also thanked Marlan McMahan for his work on the By-Laws. He introduced our attorney, Ed Guducci, who has also become a new father.

#### SECRETARY'S REPORT

Hugh Beckham moved, Bill Widmair seconded to approve the minutes of the July 27, 1991 Annual Meeting. In discussion Duke Sumonia said that in the minutes he was appointed the official Retreat Historian, but he declines the appointment, and will do it out of love for the Retreat. Motion passed.

#### PRESIDENT'S REMARKS

Graham explained the history of the By-Law revisions, and noted that over thirty people contributed to the revision. He read some articles from "Board Briefs", a CAI publication. These concerned ground rules and efficient running of meetings. He recommended that remarks be limited to two minutes, as so many people had a lot to say. He explained how he intended to conduct the meeting.

The financial situation is very good this year, Graham said, explaining that we recouped \$3,000 from satisfaction of court-ordered litigation. Money has been saved by not stocking Miller Fork this year. Red notices which can be placed on non-Retreat cars are available from Marlan McMahan. The purpose is to discourage non-members from fishing Miller Fork.

Graham thanked those who wrote some of the 705 letters to the Forest Service regarding OHV trails. He also thanked the Road Crew for their work in road maintenance, which has the roads in the best condition they have been for some time.

He mentioned a new law CCIOA (Colorado Common Interest Ownership Act) a State regulation which applies to associations such as ours. The Board is studying this law to see how it will affect the Retreat, and will report to the membership for vote next year.

#### LANDOWNER COMMENTS

Hugh Beckham moved that discussion on each question be limited to two minutes. Seconded by Ron Tate. After discussion and checking into Roberts Rules of Order, and a call for the question, the motion passed with six dissenting votes.

Marvin Gee said there are 261 lots in the Retreat, 216 owner units, 94 houses and two garages. VIN has sold their last lot so are no longer associated with the Retreat. There are 1700 acres in the Retreat.

Sy Kleinman asked that under New Business, the membership consider the idea of how we can deal with density now and in the future. He said that some members buy additional lots to keep other dwellings from being built. He wonders how the Association can buy lots, or encourage members to buy, so that the wide open areas are continued.



Landowner Comments, Continued

Leon Satterfield said that he continues to hear gun shots. Graham has approached those who are doing this. There is no specific rule against firearms, but we do have the nuisance classification, and County regulations regarding firearms being shot in populated areas.

Joan Persichetti asked if cellular phones can be used in the Retreat. If one is in "just the right spot", she was told, they might work. Beth Holt expressed appreciation for the work being done on the roads.

TREASURER'S REPORT

Marylouise Widmair gave the following treasurer's report:

The first report in your financial statement handout is the Compiled Statement of Cash Receipts and Disbursements for the year ending December 31, 1991. This statement reports total cash receipts of \$26,997.50 and total disbursements of \$19,654.12 resulting in an excess of cash receipts over disbursements of \$7,343.38. Approximately \$3,000 of this excess is the result of a court ordered settlement which was received late in 1991 and was not included in the 1991 budget. For budget purposes, this excess of cash receipts over disbursements of \$7,343.38 has been allocated to:

1. 1992 Attorney Fees	\$ 500
2. 1992 Equipment Replacement	\$ 500
3. 1992 Road Maintenance	\$ 3,055
4. General Contingency Reserve	\$ 3,288
Total	\$ 7,343

The first report attached to the compiled statement are statements prepared by us which report cash balances at December 31, 1991 and a comparison of 1991 actual receipts and disbursements to budgeted amounts. As reported in this statement, actual expenses were less than budgeted expenses by \$1,246. Also enclosed is an analysis of selected expense accounts for 1991.

Another report attached to the compiled statement is an Income Statement for 1992 year to date at July 18 with budget comparisons. You will note that year to date income exceeds expenses by \$5,596.25. Cash balances at July 18, 1992 total \$18,968.70 consisting of Checking - \$2817.19 and the money market deposit account - \$16,151.51.

John Manchester moved, and Frank Revier seconded to accept the treasurer's report. During discussion Tim Stolz asked what major expenses were under the legal account. The answer was variance issues, work on the By-Laws, several liens, but no big single expense. He asked when the last time the books were audited. He asked why Rick Spowart was given \$50. This was as a private individual to remove the beaver in Miller Fork. The DOW does not remove for free. He asked if the legal fees would stay under the budgeted amount. Graham explained that our attorney was in attendance at the meeting at no charge. Graham said that there is litigation pending, but not immediately, and the Board feels the legal fees will stay under budget. Graham said that so far the Courts have ruled in our favor; we have won two judgements. There are some significant delinquent assessments; Graham explained that one lien has been leveled this year, and that some people have not paid attorney fees. When a member is delinquent in paying assessments, the attorney sends out a notice which also included interest and the attorney's fees built into the cost. Graham said that legal money is recouped when the payment is made. But there are some outstanding liens, and a transfer fee not paid. The extra income is from transfer fees. Duke Sumonia asked for the total lawyer's fee to date regarding the By-Laws. According to the treasurer's report, year to date (July 18, 1992) attorney fees for everything including other than By-Laws work, is \$716.19. The motion to accept the treasurer's report passed. There was applause for Marylouise's work.

ACC

Steve Little introduced the members of his committee. There was applause and thanks for their work. He said that this is the busiest spring since the beginning of the Retreat. There are nine or ten cabins being built. He reminded the membership to be



ACC, continued

certain to talk to the ACC about ANY construction - driveways, sheds, TV dish placement as well as cabins - so there are no violations. He welcomes any questions or problems, and says the ACC can help, as there is experience in all areas on the committee. There are forty-four families living full time in the Retreat at present. Tim Stolz asked how often the ACC meets. Steve explained that the By-Laws state the turn around should be within a month. Approval or disapproval is done by mail as the ACC members are separated in several areas and states. The ACC does not meet often, but will have some meetings this fall. Graham reminded the membership about doing what is approved by the ACC, as soon as possible. This saves money for the association as no legal fees are then involved.

ROAD COMMITTEE

Dick Weinmeister introduced Jim Boyd and Dice McKnight, his committee who have been working diligently. There was applause. Jim has spent over forty-hours. Ron Tate has also been a big help as a volunteer, helping Dick and Dice over a period of three days working on Streamside Drive from Black Creek Road to County Road 43 (back entrance). Dick said that 557 tons of 3/4" road base was applied at a cost of \$4,994.56. Copperhill Road from Copperhill Court to Saddle Court has received 328 tons of 3/4" road base, (\$3,000.84) and Miller Fork Road up from Dunraven Glade has fifteen ton of 3/4" road base for \$138.65. Because money came in from the litigation, it gave the Road Crew more to work with in Road Maintenance. New construction on the roads cost \$8,120 for materials. There is \$1,600 left in the budget for the rest of the year, so Dick said they will do a few touch-ups, go over the roads well in September, and save the rest for snowplowing.

Dick said that the old grader was sold to Dale Alps for 150 tons of 3/4" road base. "The new grader is the best thing the Retreat has done," Dick said, "It is four times easier to operate than the old one." The committee intends to work on Elkridge Drive next, then Bulwark Ridge. Dick reported that the asphalt road base (on Miller Fork Rd.) is holding up well, but is recycled material, and the committee may not use it again, with concern for the environment.

Graham explained that the equipment replacement fund was used for the new road grader, and that extra money was borrowed from the contingency fund to make the cost of \$11,000 plus delivery charges. The contingency fund is for situations like this grader purchase. Money will be budgeted again for both funds. Steve Little explained about limestone, a third kind of road base, which holds up very well. Linda Bachali thanked the road committee for all the work.

ENVIRONMENTAL

Mary Purrington reported good news that the pine beetle and spruce budworm counts are insignificant this year. The bad news is that there ARE a few beetle trees in the Retreat; if you do have a beetle tree, it has already infected at least three to five other trees, either on your land or your neighbor's. She stressed that members must take care of their own trees as Rock Tallman is not able to cut them anymore. Mary does not know who to send on the lots as of now. More good news is that the Retreat, nature-wise, has never been so beautiful and so healthy. Mary has contacted the Forest Service, the DOW, and engineer of hazzard material in Larimer County, who are her resourses when needed. She asked that if a member has a problem on their lot, to contact her, and she will go to the experts to help solve the problem.

Mary said that the "Biggest enemy is us"; one hundred homes is an incredible impact. Things she asked the membership to think about are: we left the city for a reason, don't bring the city with you, such as leaving lights on all night -(light pollution) the numbers of cars brought in, sitting around leaking oil, noise pollution (voices and radios travel 1/4 mile loud and clear), use of oil to control dust is an absolute "NO NO" as the wells could be contaminated by the oil which is dropped down.

Mary had set up an environmental table which contained articles on environmental concerns. Copies were free to the members. She wants to do a good job as Environmental Chair and wants anyone to contact her regarding any environmental concerns that arise. There was applause.



Environmental, continued

Graham explained about the OHV trails, and referred to the articles and materials placed on the bulletin board. He again thanked the RLA members who wrote to the Forest Service objecting to the OHV trails being opened. He said that safety is one of the most important problems - if a motorcyclist had an accident in the back areas, it would be difficult for rescue personnel to get in there. He reported on the Forest Service meetings he has attended, which included discussion of designation of habitat fragmentation, wild life trails, erosion, old growth forests, grazing, and hiking. He said that the Forest Service knows how the Retreat feels, and are looking at the whole picture, to see how to resolve the problems. John Manchester said he had been up at Donner Pass, the intersection of Miller Fork and Indian Trail on July 4th, and saw a TRUCK with Ohio license plates, and motor bikes going up and down Indian Trail. He asked what could be done. The answer is to get the number of the license, and call the Forest Service who are in charge of enforcement. Asked who wanted the trails open for OHV, Graham responded that the Northern Colorado Riders Association was behind the idea.

GHAVFD

Tim Stolz, president of GHAVFD Board and RLA member, reported that \$6,500 has been received from the solicitation sent out to area people earlier this year. That broke down to 44% from GHA, 37% from RLA, and 18% from others as far down as Drake. He thanked the Retreat from responding. Fire Days netted \$2,100. He introduced Fire Chief Tom Housewright who discussed the equipment. Tom said that there are fifteen active volunteers and six reserves. There is one tanker truck, three pumper trucks and one rescue unit, with a tanker in reserve. With the reserve tanker they can hold 2400 gallons of water. The department would like to have a better tanker so the water supply would be better. He said that the biggest problem right now is having enough water. The Insurance rating will be known in September, but he is sure it is Class 9. To have Class 8, the department needs more water in supply. They would eventually like to go to a Class 7, which would lower landowner insurance rates. Long range goals include the water supply, a pumper and tanker in each fire house, more volunteers from the Retreat. He encouraged RLA members to join the GHAVFD and said they meet the first Wednesday night of the month at 7:30 at Firehouse #1. Tom said that the GHAVFD has received two grants with which they bought six new radios. In discussing grants, Brian Martens, Retreat landowner from Loveland, who has experience in such matters, said that there are grants available to rural fire departments, and is willing to inform the GHAVFD as to where to apply. Tim Stolz said that this year the department was able to get \$11,000 worth of equipment through State grants. Steve Childs, GHAVFD volunteer, said that the department has four first responders - four MT - who help in the medical end of the department's emergencies. Lee Lassen, a 14-year renting resident in the Retreat, spoke to the concerns of the department regarding the Retreat houses being saved if there was a fire. He said a lot depends, at present, how much water the pumpers can pump. Better equipment is needed. He suggested dry hydrants and lake reservoir options to be scattered around the Retreat. He said that the department has just about hit the limit for volunteer funding, and that a fire protection district, where the departments would join other departments, such as Allenspark, seems to be the way GHAVFD might have to go. The way to equitably fund fire protection is through a taxing district. He said that as a community, if that is the way we want to go, there is energy on the Fire Board to pursue the process. Without direction from the RLA and GHA he feels the Fire Protection District would not go further. He reminded the members that one-third of the community contributed to the GHAVFD and two-thirds did not. He feels that as residents we need the best possible fire protection, and when 2/3 get as much protection free as the 1/3 who contribute, it is not equitable. Thanking those who DO contribute, he said the department's way of thanking everyone is by trying to make it more equitable. Cathy Hubert asked why the Horseshoe Cafe was lost when the firehouse was so close. Tom explained that when the call came in at 1:10 a.m. it was already engulfed in flames, and that the firemen had to chop through two feet of ice to get to water from the stream. Lee said that there is a seven-minute response time to his house on Black Creek. Tim suggests an idea of a \$20 assessment to both RLA and GHA for fire protection. He said that this would raise about



GHAFFD, continued

75% of the operating budget. He explained that the average donation from Retreat people who donated, is about \$45.54. He said that some are tired of receiving letters asking for donations. But better equipment and other equipment is needed, and he suggests that the RLA consider adding \$20.00 to our annual assessment ear-marked for the GHAFFD.

WILDFIRE PREVENTION PRESENTATION

Jim Boyd introduced Eric Nelson from the Larimer County Sheriff's Department. Mr. Nelson explained that the department is ready and willing to respond, that all personnel have pagers. He said that there is more and more chance of fire problems because of more and more people. He said their department's procedure in protecting lives and property is to first evacuate people, and second, try to save structures. He noted that Larimer and Boulder Counties have had more fires than any other county in the state. Problems in the remote areas are caused by bad, narrow roads, denying the trucks from turning corners, and turning around. He said that water runs out very fast. He stressed that the department can't do it all, and that homeowners can help by clearing as many hazzards around the home as possible - all pine trees next to houses should be removed, debris cleared away, high grasses cut, lower branches on trees cut away so ground fire can't catch the branches. He said WE must set the scenario to our advantage so the firefighters can get in, and asked if the driveways are wide enough for fire vehicles. He said that xeroscaping will help keep the fuels down. He asked if a fire came up the valley, blowing from the East, could we get out? He reminded the members that there could be debris falling across the roads. At the moment, he said, the fire hazzard is not high, because of the recent rains. But he cautioned the membership not to be lulled into inaction. There are people who will come for a small fee, to help clean up areas, and he encouraged the Association to do so. He said the best utilization of water is to cut down the danger of fire spreading into our homes. An informational meeting will be held July 29, 1992 at the Glen Haven Community Building at 7:30, and he encouraged those present to attend.

There was discussion involving raising the assessments \$20 as suggested by Tim, or to try for a Fire District suggested by Lee. After discussion, Ron Tate moved, and I.B. Muller seconded, that the Retreat support the idea of RLA, GHA and GHAFFD Boards meeting to discuss how to handle the finances of fire protection. The RLA Board would keep the membership apprised of the results of the meetings throughout the year. It is hoped a plan of action will be in place for the 1993 Annual Meeting. The motion passed.

ELECTION

Graham Fowler and Duke Sumonia both told why they wanted to be elected. Carol Fulton spoke for Wilf Howarth, who was on his way home from Europe. Tim Stolz nominated Jim Boyd from the floor. Jim spoke on why he would like to serve on the Board. Graham appointed Joan Persichetti, Millie Muller and Mary Purrinton as counters. Graham Fowler was re-elected, and Jim Boyd was elected to the Board of Directors.

HISTORICAL TRAIL

After a refreshment break, there was discussion regarding the historical trail, and concern that it appeared that one landowner was allowed to move the trail as it crossed his land, but another was not. It was moved and seconded to look into why one person was allowed to move the trail but another was not. The motion passed. The attorney, Mr. Guducci was asked to look into the issue.

OLD BUSINESS

A. By-Laws

Graham reminded the membership that 2/3 vote of those present would be the majority. The attorney's legal opinion was that proxies counted. Marlan McMahan thanked those who have helped revise the By-Laws throughout the twenty-one years of the Retreat organization including this revision. In previous years the Board acted as the By-Law committee.



By-Laws continued

Marlan named the many people who have contributed ideas to the present proposed By-Laws. He explained the history of the procedure, and said that the By-Laws would be voted upon article by article. Ed Guducci our attorney said that our Association is the most organized association he has experienced. He said a great deal of effort has been exerted by a lot of the members, and there are more actively involved members than he has seen. He said that this new document brings us up to date, and should serve us for quite a time into the future. He said that the purposes of By-laws are not to enforce nuisances, but are concerned with day to day operations of the Association. He cautioned those present to focus on what the purposes of the By-Laws are.

Discussion involved Roberts Rules of Order and how to approach voting on the By-Laws. Each Article was presented as a motion by Chair Marlan McMahan. Whenever, after discussion, a member called for the question, THAT was voted upon before voting on the Article.

ARTICLE I - seconded by Maggie McDonald. Passed as proposed with the change of Box #55 to Box #160. Prominent in discussion before the vote were I.B. Muller, Tim Stolz, Duke Sumonia, Joe Barraclough.

ARTICLE II, seconded by ???. In discussion Duke Sumonia asked for a point of order, saying that the chair should ASK for amendments in Article I. There was disagreement in interpreting Roberts Rules of Order. Duke asked to go on record that he raised a point of order, and that he received no response. Others in discussion on Article II were Cathy Hubert, Beth Holts, Sy Kleinman. Clarification was asked concerning Common Areas, assessments of Bulwark Ridge members. Article II passed as written.

ARTICLE III - seconded by Tom Fulton. I.B. Muller moved to amend section #3 to read "30 days" instead of "15 days". There was a second. After lengthy discussion it was explained that the reason for fifteen days was, should an emergency occur (such as the '76 flood, or a fire) where decisions needed to be very quickly made, a fifteen day notice was about the outside limit in time that could be afforded. On ordinary meeting times the thirty day notice would be fine. Article III as amended to 30 days was defeated. Article III passed as written.

ARTICLE IV - seconded by Joan Persichetti. During discussion Jim Boyd pled with the membership to give the Board of Directors a vote of confidence. Article IV passed as written.

ARTICLE V - seconded by Jim Boyd was adopted as written.

ARTICLE VI - seconded by Tom Fulton. Sy Kleinman moved to amend the phrase "Regular meetings of the Board of Directors shall be open to all members and be held...." The amendment was seconded. Article VI passed as amended.

ARTICLE VII - seconded by Tom Fulton. Gloria Benson and Joan Persichetti questioned the word "manager" (section #1, e). As a friendly amendment, Leon Satterfield moved to delete "a manager". Seconded by Tim Stolz. Steve Little added that we should delete the word "to" in section #2. Article VII passed as amended.

ARTICLE VIII - seconded by Cathy Hubert, passed as written.

ARTICLE IX - seconded by Jack Benson. Steve Little offered a friendly amendment to section #2 to read "election of officers shall take place following the annual meeting." Seconded by Ron Tate. Article IX was adopted as amended.

ARTICLE X - seconded by Cathy Hubert adopted as written.

ARTICLE XI - seconded by Joan Persichetti, adopted as written.

ARTICLE XII - seconded by Charlene McKnight. Discussion involved assessments, 2/3 majority vote, buildings, dwellings, structures. Ed Richards moved an amendment, seconded by Cathy Hubert, to change "building" to "dwelling". The amendment did not pass. Those prominent in the discussion were Ed Richards, John Barlow, Joan Persichetti, Joe Barraclough, Graham Fowler Steve Little, Marlan Mc. McMahan. John Manchester offered a friendly amendment, seconded by Cathy Hubert, to add "except on condition of inheritance" after "Each member is obligated to pay a transfer assessment of \$100..." Leon Satterfield offered a friendly amendment, seconded by Sy Kleinman, and Steve Little offered a further friendly amendment, with more wording by Paul Dingle, seconded by Irene Little, so that the last sentence in section #1, Article XII reads "The annual assessment limit may be increased only by a 2/3's minimum vote of the membership present at the Annual



By-Laws continued

meeting". The first two sentences in section #1 now read "Each member is obligated to pay annual assessments to the Association in an amount not to exceed \$150.00. This amount to be set by the Board yearly." Article XII passed as amended.

ARTICLE XIII - seconded by several voices, passed as written.

ARTICLE XIV - seconded by Joan Persichetti passed as written.

ARTICLE XV - seconded by Maggie McDonald. In section #1, Tom Fulton, questioning the need for "the Covenant Enforcement Committee", moved in a friendly amendment to delete the phrase, as the Board has the power to empower a committee to appoint an agent. Steve Little seconded. John Barlow moved a second friendly amendment to read " a minimum of 30 days" on the last sentence. Responding to questions by Duke Sumonia, our attorney responded that the Board has the obligation to act as soon as they become aware of violations. Another friendly amendment made by Tom Fulton was to add Covenants after "rules and regulations" in section #6. Seconded by Sy Kleinman. Article XV passed as amended.

ARTICLE XVI - seconded by Pat Guy passed as written.

ARTICLE XVII - seconded by Gloria Benson passed as written.

ARTICLE VIII - seconded by Jack Benson passed as written.

The Articles of Incorporation were read to the assembled members, reading (under Third Purpose - #1) "To operate and maintain roads, easements and facilities..." and (under Fourth Purpose) "The address of the registered office of the corporation is Box 160, Glen Haven CO 80532, and the name of the registered agent are Marvin and Charlotte Gee" and (under Sixth Purpose) "The number of directors constituting the Board of Directors of the corporation is seven (7)..." Marlan McMahan moved that the Articles of Incorporation be adopted. Seconded by Joan Persichetti. Passed.

In other Old Business, Leon Satterfield asked what the action was on access to the stream by outsiders. What has been found is that there is a 10-foot easement up the drainage. The question is "if you are walking on the trail and fishing, are you trespassing?" Our attorney Mr. Guducci will research this, as it has become an issue.

NEW BUSINESS

- A. Marlan McMahan has designed a card which can be put on cars not having a Retreat membership sticker, which reads: "RETREAT SECURITY; These roads are Private; You must have a sticker; Your license has been recorded; NO PARKING"  
He emphasized that only RLA members could have stickers. The reason for this card is to control trespassing. It was suggested that the members write a note to be put on family members' and friends' dash boards, explaining who they are.
- B. In the future, picnics on the Forest Service land at the end of Dunraven, will cost \$120. Since the policy in the last several years has been to alternate pot-lucks one year and picnics the next, we have two years to decide what to do about the place for the picnic.
- C. Sy Kleinman referring to the issue of population density, moved that the Board appoint a committee to address the issue in terms of buildings, suggested alternatives or incentives, or purchase of other Retreat properties to help control the population. Seconded by Ed Richards. Discussion involved relieving the stress on the land, and long range plans for the Retreat. Prominent in the discussion were Jerry Spencer, Sy Kleinman, John Manchester, Graham Fowler. The call for the question was voted upon and passed. The committee will report at the next Annual Meeting. Sy's motion passed
- D. Fire Department  
Jim Boyd said that GHAVFD had asked him to ask the RLA members how they would respond to 1) Tax District, and 2) an assessment addition. Cathy Hubert moved that we assess \$10 per member as a special assessment per year, expressly for the GHAVFD, plus the \$500 the Association donates. Seconded by Ed Richards. She withdrew the motion after our attorney said that under our By-Laws the Association is entitled to assess



New Business, Fire Department, continued


only for our own operation. Marlan McMahan moved that representatives from the RLA, GHA and GHAVFD meet to decide how to raise the money for the Fire Department, and report back to the membership through a mailing. Seconded by Cathy Hubert. After more discussion, Duke Sumonia, Cathy Hubert, Graham Fowler, a call for the question was voted on and passed. The motion to have the three Board represented to look into ways to raise money for the department passed. Jerry Spencer suggested that when the RLA assessment notices are sent, there be a reminder included to ask for a voluntary contribution of \$20 as a courtesy to the Fire Department. He felt that the 75% who do NOT contribute, might then do so.

E. Historical Trail vs Platted Trail

Gloria Benson moved to have Mr. Guducci look into the Fishermans Lane trail issue. Seconded by Steve Little. The motion passed.

LANDOWNER COMMENTS

- A. Char Gee said that everyone over 60 should hug the young firemen who have the energy to fight our fires. Hugh Beckham cannot fight fires, but will donate all proceeds from any knives he sharpens at a \$1.00 per knife at his business "Creative Woods" in Estes Park. He suggested that the rest of us could find small ways to donate to the department.
- B. Our attorney, Mr. Guducci was applauded with appreciation for attending the meeting with no charge, and helping to legally sort out problems.
- C. Sy Kleinman, acknowledging the length of the meeting, tempers flaring, felt that what was witnessed today was an exercise in democracy, and complimented the Association on being a fine community. There was applause.

The meeting was ajourned at 6:25 p.m. 

Following the Annual Meeting the new Board met to elect new officers. Those elected were Marlan McMahan, President, Graham Fowler, Vice-President, Marylouise Widmair, Treasurer. The next Board meeting will be held at 9:30 a.m. at Jim Boyd's home on Copperhill Road on Saturday, September 26, 1992.

Respectfully submitted,



Carol Fulton, Recording Secretary

Note from Recording Secretary: When amendments or wording was changed in the By-laws, the new wording is underlined, i.e. the last two lines on page 6, reading "The annual assessment limit...etc."

**Copies of the Bylaws, as approved by the RLA membership at the annual meeting, are available upon request. Copies of the RLA Owners Directory, July 1992, are also available. Send your request to: RLA; P. O. Box 160; Glen Haven, CO 80532 or telephone (303) 586-5485.**

*Carol Fulton 2-10-92*

*2025-01-07 13:00:00*



## Board of Directors, 1990-1991

Marlan McMahan.....president  
3124 Wheeling Street, Box 31193  
Aurora, CO 80041  
364-7362 \*

Graham Fowler.....vice-president  
800 Elliott Street  
Longmont, CO 80501  
651-3887

Marylouise Widmaier.....treasurer  
2106 40th Avenue  
Greeley, CO 80634  
330-3281

Jim Boyd  
1371 Copperill RD, Box 46  
Glen Haven, CO 80532  
586-2407

Irene Little  
Saddle CT, Box 37  
Glen Haven, CO 80532  
586-9051

Dice McKnight  
2118 24th Street Road  
Greeley, CO 80631  
353-1044

Janice Tate  
931 Streamside, Box 41  
Glen Haven, CO 80532  
586-9289

## Committee chairs, other officers

- Stephen Little.....Architectural Control  
Saddle CT, Box 37  
Glen Haven, CO 80532  
586-9051
- Mary Purinton.....Environmental Concerns  
1284 Copper Hill Rd, Box 142  
Glen Haven, CO 80532  
586-9092
- Richard Weinmeister.....Road Maintenance  
918 Streamside DR, Box 141  
Glen Haven, CO 80532  
586-8524
- Carol Fulton.....Recording secretary  
120 Elkridge Drive, Box 112  
Glen Haven, CO 80532  
586-8225
- Marvin Gee.....Assistant treasurer  
722 Miller Fork Road, Box 160  
Glen Haven, CO 80532  
586-5485

\* all telephone numbers are area code 303

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**THE RETREAT**  
**Landowners Association, Inc.**  
Post office box 160  
Glen Haven, CO 80532

Bulk Rate U.S. POSTAGE PAID Permit No. 4 Glen Haven, CO 80532
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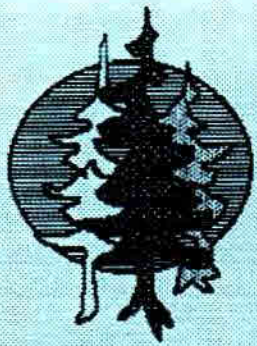
Dushan(Duke) & Jewell Sumonia  
PO Box 114  
317 Dunraven Glade RD  
Glen Haven, CO 80532

*Address correction requested*



December 1992

The Retreat



# NEWSLETTER

## Fireside Chat Arranged for January

The RLA board of directors have been advised that a number of landowners are concerned about and displeased with the way Retreat business affairs have been conducted in recent months. There seems to be a need to sit down and talk over issues. In an effort to really listen to each other and share points of view in a mutually responsible way, an open meeting has been arranged for Sunday evening, January 17, at six o'clock in the Glen Haven Community Building.

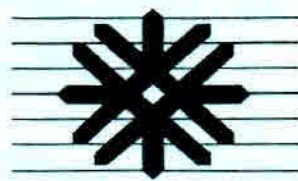
An opportunity will be given for all participants to voice their thoughts and feelings. This is not an officially called meeting of the membership and no business items will be considered. It is a chance, however, to "clear the air" so we may move on in harmony. Every interested member is urged to attend.

## Winter Potluck Dinner Planned

All RLA members are cordially invited to a potluck dinner on Saturday, February 20, at 5:30 p.m. The dinner will be held in the fellowship hall at the Community Church of the Rockies, 1700 Brodie Avenue, south of highway 36, just off Fish Creek Road.

Each member is asked to bring food enough to share. Tea and coffee will be provided.

New member families are urged to attend. To help with planning, please make your reservation by calling 586-5485. Thank you.



## WINTER

## Architectural Control Committee News



There have been about 15 new cabins either in the planning stage, under active construction, or completed this year in the Retreat. This has kept your ACC very busy during the year, and we are enjoying a very much appreciated lull in applications these last few months. The Retreat is now over the 50% mark in cabins built on lots, and has about 45 cabins occupied year around. You have probably noticed this increase in population both in having some of your favorite sightlines interrupted by a new building and in the increased traffic on our roads. The ACC does try to persuade new cabin builders to locate their cabins as much out of sight as possible, but it isn't always possible to do this.



*(continued on page 3)*



## Fire Insurance Rating Lowered



The fire insurance classification for our district has been changed from Class 10 to Class 9. This change applies to those who are within five road miles of Fire Station #1 in Glen Haven. The new classification went into effect on November 1, 1992.

Duke Sumonia, a member of the GHAVFD board of directors, was notified of this change on September 17, 1992. The letter came from the ISO Commercial Risk Services, Inc. of Denver and was signed by Ronald D. Kepler, Manager - Operations. (A copy of the letter will be sent to you upon request.)

This rating change could mean a decrease in your premium. However, not all companies recognize the ISO property insurance premium calculations. You may wish to contact your own agent for clarification and further details.



## Retreat Landowners Association, Inc.

Dear Landowners,

As the President and on behalf of the Retreat Board, we would like to wish you a very Merry Christmas and Happy New Year. We can all be thankful for each other and the gifts that we can individually and collectively give to the Retreat.

We encourage you to socialize with each other and make new members feel welcome. Read the newsletter carefully as there are exciting events and projects in the process of completion. The Board encourages your suggestions and input as we work towards a positive environment.



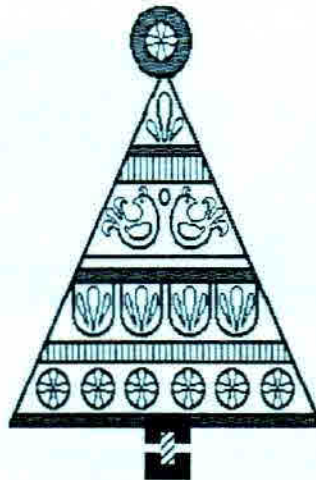
Marlan McMahan

## News Briefs

RLA annual assessments for 1993 remain at \$115 per member. Payment is due on January 1 and becomes delinquent March 1. Notices will be mailed at the end of December.



We are still awaiting further word on the off-highway vehicle (OHV) issue. The Estes-Poudre District of the Arapaho and Roosevelt National Forest indicated that a draft copy of the report would be out by August 1. At this writing the outcome is simply unknown. We do know that the 705 letters received on the subject should make some impact.



### Meetings Scheduled

**Board of directors:**  
January 30  
(at the home of the Tate's)  
March 27  
May 22  
July 31

**Annual business session:**  
July 31

Members of the Architectural Control committee are: Dennis Bicknell, Stephen Little, chair, John Manchester, George & Thelma Richard, Jean Richards, Duke Sumonia and Ron Tate.



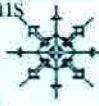
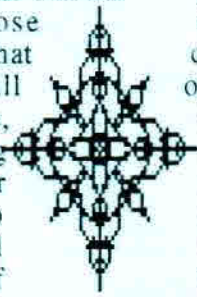
Mary Howarth left a shovel on Elkrige Drive near her home while working along the roadway earlier this fall. The shovel is missing and she would like to get it back. If you have any information, please give her a call. Thanks.



T = together  
E = everyone  
A = accomplishes  
M = more!



This Spring we plan to make a joint effort with the Roads Committee to clean up the places where driveways come out into our roads. The real problem is those ways that downhill roads, bringing water out onto A I I ways of should have a swale about 6-8" deep between them and the road to carry away runoff water. Also, many driveways have slumped way out onto the roads making travel by them difficult. We plan to have a spring plowing of the roads which will re-establish the correct swales and ends of driveways. So ...don't be too surprised if your driveway is a bit changed sometime in the Spring. We will make a real effort to keep the driveways passable when this occurs.



The ACC has been meeting frequently this Fall to try to rewrite the ACC policies and guidelines. This is especially important since we have so many new buildings going up, and we need to get copies of the ACC policies in the hands of prospective builders as soon as possible to avoid conflicts. We hope to have these new guidelines and policies available in the Spring.

A last word about TV dishes and propane tanks: TV dishes are considered structures in the Retreat, and they need to receive written permission before erection. They must also meet all setback requirements. We try to persuade prospective TV dish owners to



locate them in a place where they are not noticeable from elsewhere in the Retreat (as much as that is compatible with good reception). All propane tanks are required by specific wording in the Retreat Covenants to be concealed from view from other lots in the Retreat. That usually means fencing them in (I have some guidelines for that fencing).

I want to thank all people who have recently complied with this requirement, and I would like to ask those who haven't yet complied to do so as soon as possible.

Steve Little  
ACC chairperson

## Fire Protection

The Glen Haven Area Volunteer Fire Department (GHAVFD) is composed of 16 active members and 7 reserves; they serve a geographic area of approximately 25 square miles. There are nearly 500 land-owners in this service area.

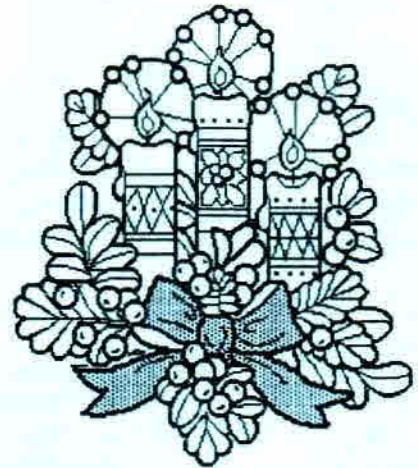
The department is currently dependent on voluntary contributions from those served for a major portion of the annual operating budget. An appeal letter is mailed each year but usually only about 30% of the landowners respond with a contribution. This year 140 gifts totaling \$6,818 were received; these gifts ranged from \$8 to \$200.

By way of comparison, the Glen Haven Association and the Retreat Landowners Association have about the same number of members. However, this year more Glen Haven members gave and their contributions averaged \$3.57 more than ours.

Property owners sometimes say that those who own dwellings are the ones who should support local fire protection. That is true but only part of the story. Anyone who owns land here with trees on it or has a neighbor with trees (and that includes all of us), ought to be concerned about fire. If the trees burn, your property value will drop dramatically! Houses can be replaced a lot faster than trees.

Alternate funding arrangements are being considered. But for now, your gifts make the difference. Therefore, the RLA board of directors has asked the GHAVFD board to write a letter to each of you to be enclosed with the annual assessment notice. Your generous response is encouraged.

Happy Holidays



May your spirit be lifted  
Your Joys be plentiful  
and  
Your heart be filled with  
neighborly love.



## Board of Directors, 1992-1993

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