

The **RETREAT** Newsletter

MARCH 1988

Springtime in the Retreat is just around the corner of the Burpee Seed Calendar, hanging up here on the wall. This Spring will be their "first" Spring for some of our newer residents, and just one of many past for our animal residents.

Last Winter we noticed that numerous Robins spent the entire winter around our end of the valley. Last winter was sort of mild but we had some very fine sledding too! This Winter, the Robins were not seen after mid November, and we had some real cold late Winter weather. Sledding was still good!!!

I have noticed that a general increase in animal activity is now happening in this area, with porcupines, foxes, chipmunks, a new kind of finch from Alaska, and a mountain lion already being observed near the Retreat. We'll have to wait to see if this means an early or mild Spring, or if it just happened. Sunday, March 20 th is the official start, and we'll keep you informed.

Before we go on, one note about the animals. Whenever you are around nature, out of your normal environment, watch and listen to what goes on around you. Thoses various animals will give you clues of impending weather changes, or when there is danger nearby. Some day I tell you all about the animals behavior the day of the Big Thompson flood in 1976, and about their behavior that was so odd the day of the Cheyene Wyoming flood, that one Denver TV station was told to watch out for a flood in our area, ten hours before it occurred!

Mother Nature has ways of protecting her own if you simply watch and listen.

Most of this newsletter will ask you to do just that. We have the potential for some real problems in our area, regarding those noxious weeds. Various sources have been tapped to present to you an initial education of what could occur, what to be on the lookout for, and what can be done about this potential expensive problem.

Rest assured that your board has examined the potential for trouble, and we are planning methods to deal with this threat.

Also please note the inclusion this issue (I forgot last issue) of the budget worksheet, so that everyone can read where it all goes.

Tim Stolz

Retreat History

Since many of the present Retreat landowners have acquired their property recently, this issue's article is about the history of the Retreat itself.

THE RETREAT

"a piece of earth to live with"

1971

The Walter Maitland 1730 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 twenty acres.

(From Estes Park Trail Gazette, June 30, 1971)

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".
(Letter written Feb. 10, 1973 by Walter Maitland to Bunnie Batie.

1972

Deciding on a name for the land project itself took a while longer. None of the suggestions that we came up with seemed just right....The names we started tossing around got to be pretty corny: "The Monastery", "Heavenly Heaven", that sort of thing.... At one point someone suggested "The Refuge". That sounded pretty good and brought some seriousness back into our meanderings. All of a sudden my wife Carolyn burst our laughing and said that if you didn't pronounce those words just right, people would think that you were talking about a pile of garbage...:Anyway, it didn't take long to get from "Refuge" to "Retreat" and by the end of the evening, we had names for both the project and the company. I think they fit the concept of what we're doing, very well.

(From profile of Lynn T. Wells, President of Escape Properties Ltd. April 1972 Retreat Newsletter)

The elevation of the highest lot in the Retreat, Unit 1 (1st filing) is 7700 feet, and the lowest lot is 6950 feet. This property is generally mountainous with dense evergreen and pine cover, and the soils are of glacial till origin. Some areas of the subdivision are rocky, with large boulders and outcroppings.
(From Property Report, U.S. Dept. of Housing and Urban Develop.)

Second Filing opens.- Comprises 182 acres of 61 tracts. The first landowner cabin in the retreat has been completed, for Nancy & Jerry Winters and Jean and John Cooper....(Lot 18 Filing 1, southside of Streamside at Black Creek Road junction)

There are 34 surface springs on Retreat property. There is also an underground stream running along the south side of Dunraven Glade Road, for the entire length of the road in the Retreat. (From Vol. 3, The Retreat Newsletter, undated, probably 1972)

1973

The first Retreat Landowners Association Annual Meeting convened on Feb. 27, 1973 at the Community Room of the Boulder Public Library. Attendance was good, with nearly 50 landowners in attendance, representing roughly one-half of the in-state owners and one-third of the total Retreat membership.

The meeting was highlighted by discussions on the desirability of the RLA purchasing 20 acres surrounding the (Dunraven) entrance into the Retreat as a common area....The area under consideration includes prime river frontage along the North Fork, a half acre stocked pond and a 4½ room cabin with a loft, recently renovated (it burned down in 1975). (NOTE: It's a shame nothing fruitful came from this discussion) Originally there were also developer plans to put in a stable and two tennis courts.

Elected at this meeting: President Lloyd Angell; Vice-President William Rosenberg; Treasurer J. Lloyd Jones; Corresponding Secretary Barbara Betts.

The preliminary plat for Filing 3 was accepted on March 1, 1973. Twelve wells have been drilled at the Retreat to date, with an average depth of 155 ft. and a median yield of 50 gallons per hour. (these numbers exclude the deepest and shallowest wells and their yields: 505 ft. with 19gph and 35 ft. with 96 gph...)

Over 1000 Ponderosa seedlings were planted at the Retreat... on southern slopes in Filings 1 and 2. (Example can be seen at Elkridge-Dunraven Glade intersection)

(From Vol. 4, The Retreat Newsletter, undated but probably late spring 1973)

1974

Total income from assessments on 1974 was \$5060.90. Total expenses were \$4164.37.

(From Treasurers Report for 1974)

First Road and Maintenance Committee Chairman, Wilford Howarth. At present time (March 1974) there are 14 cabins either built or under construction.

(From Second Annual Meeting Report, March 13, 1974)

NOTE: I'm missing copies of Retreat Newsletters from Vol. 4, 1973 thru 1975. If anyone has copies and would like to donate them for the Retreat History Scrapbook, please let me know.
Duke Sumonia

1975

Many of you probably know the main bridge to the west (Dunraven Glade entrance) was destroyed recently by a heavy garbage truck crashing through it.

(from Third Annual Meeting Report, March 26, 1975)

1976

Ernie Conrad (RLA President) reported effects of the flood to the Retreat. After a 12-14 inch rainfall, floodwaters came through Devil's Gulch, Glen Haven, Drake and the Big Thompson Canyon. In the Retreat this rainfall caused flood waters to come down Dunraven Glade, washing out holes up to 10 feet deep and 60 to 80 feet long. The force of the water coming down Miller Fork Creek caused a six foot culvert at the point Miller Fork goes under Streamside Drive to be bent at a 90 degree angle....All homes in the Retreat escaped with little or no damage, but there is damage to some roads, lots and driveways.

Mrs. Owens asked if we will have telephones in the Retreat. Letters from Mountain Bell have been sent to landowners asking if they are interested in telephones, outcome is unknown.

(from Special Summer Landowners Meeting, August 21, 1976)

On Saturday, Feb.28, 1976, at about 5:15 p.m., the Glen Haven Volunteer Fire Department responded to a grass fire located at the Miller Fork entrance to the Retreat....at 8:30 p.m. the fire was contained after burning about 30 acres....PLEASE BE CAREFUL WITH ANY FIRE AND THINK BEFORE YOU MAKE A CAMPFIRE.

Note: There was an article about danger from an automobile catalytic converter. Exhaust temperatures can vary from 450-1000 degrees F. Dry grass under summer conditions ignites at about 525 degrees F, so be careful when driving your car off of the designated roadways.

(from Spring 1976 Retreat Newsletter)

The First lot was purchased by Clint Miles in May 1971 (Lot 21, Filing 1)

The first full time residents were probably the Quinns and Hedlunds. The longest continuous residents are Jerry and Sunny Spencer (June 74)
(from conversations with Ernie Conrad and Jerry Spencer)

Next issue- more Retreat history with Duke Sumonia

CORRECTION It is embarrassing, as a retired cartographer who spent ten years as a map editor, to point out an error in the December Retreat History Article. The 1910 Burlington Map reproduced is at a scale of approximately 1:150,000 or 2½ miles per inch.

Environmental

WEEDS... IT'S TIME TO GET SERIOUS

by Mary Stallings
Larimer County Agronomist

Many of the plants we know as weeds were introduced into the United States by our ancestors many years ago. Like many other environmental issues of today, yesterday's actions are today's concerns.

HOW WERE NOXIOUS WEEDS INTRODUCED?

Weeds were introduced into America in seemingly innocent ways. When immigrants came to the new world they brought with them bags of grain infested with weed seeds. When the grain was planted, so were the weed seeds. As ships came over to export items from the new world they would fill the empty cargo with soil for ballast and then empty the soil, which was rich with seed, on the shores of their destination. Favorite flowers were brought along that now could be an economic threat to our Nation.

It has taken time for these now noxious weeds to spread to the proportions they are today but that growth is exponential so we are seeing the spread of these noxious weeds at an ever increasing rate.

WHAT DO NOXIOUS WEEDS MEAN TO THE MOUNTAIN STATES?

Non-native plants growing out of control in any area would be considered a noxious weed. There are as many as fifty non-native, noxious weeds causing great concern in Colorado and the Intermountain west today. Because the plants are non-native there are no natural enemies such as disease and insects and in many cases larger animals such as elk, deer, horses or cows will not feed on them. Bird habitat is often lost due to the biology of the plant, loss of cover, loss of nesting sites and loss of food sources.

Colorado is on the threshold of losing irreplaceable natural resources because of non-native, noxious weed species invading public, private, state and federal lands. If these non-native plants are allowed to continue to spread throughout Colorado, services will be affected, revenue lost, greater demands on budgets, land productivity will be lost, wildlife populations decreased, real estate values lowered, aesthetic value

destroyed, native plant species endangered and weed control costs will increase. Some of the following areas will be affected:

U.S. NATIONAL PARK SERVICE
U.S. FOREST SERVICE
DIVISION OF WILDLIFE
BUREAU OF LAND MANEGEMENT
COLORADO STATE PARKS AND RECREATION
HUNTING AND FISHING
TOURISM
CITIES AND MUNICIPALITIES
COUNTY GOVERNMENTS
STATE DEPARTMENT OF HIGHWAYS
AGRICULTURE INDUSTRY
LAND OWNERS
LAND DEVELOPERS
TAX PAYERS

Colorado still has the opportunity to stop these non-native invasive weed species from further destruction of our natural resources but the time to act is now.

The number of infested acreage for these noxious weeds is estimated in the chart below. Some actual surveys have been done but many more acres are involved than was first estimated. An accurate account of Colorado's noxious weed infestations is essential. The following are conservative estimates for the major noxious weed infestations in Colorado for 1986:

WEED SPECIES	CONSERVATIVE ESTIMATED NUMBER OF ACRES
Canada thistle	600,000
Leafy spurge	30,000
Knapweed	75,000
Field bindweed	650,000
Whitetop	85,000
Yellow toadflax	35,000

WHY ARE THEY SO HARD TO CONTROL?

Because there are no natural enemies to keep these plants in balance, they will completely outcompete the native vegetation. Most noxious weeds are perennial plants. Perennial plants have an extensive root system that can grow up to an inch per day and as deep as 15 feet. So what you see as top growth is really just the tip of the perennial iceberg. The real battle goes on under ground. Each time you cut off or damage the top growth of the plant, a new plant can grow because of the stored nutrients in the roots. It would take a lifetime of pulling or cutting to starve these plants into remission.

WHO CAN HELP?

Weeds recognize no boundaries so it is imperative that everyone work together: private landowners, subdivisions, communities, homeowners' associations, service clubs, State and government agencies.

HOW DO WE DO IT?

1. Learn to identify noxious weeds species. 2. Map or record the noxious weed infestations on your property. 3. A control plan should be drawn up to ensure that the best method of control for each specific area is selected. Modern technology can play a major role. Today, an array of measures can be applied as needed, including highly selective and safe-to-use herbicides, new advances in biological control and new land management strategies that help prevent the further spread of noxious weeds.

WANTED: Graphic Artist to assist the editor in dressing up this newsletter. No experience necessary, just a desire to create. This would be a great opportunity for a student to build up a resume by working via mail, on our newsletter. Would be responsible of organizing articles (already supplied) into a creative format and adding graphic effects where appropriate. This is a volunteer position to assist the editor. If this is something that you always to try, write to me (Tim Stolz) and tell me about yourself.

GLEN HAVEN AREA FIRE DEPARTMENT is currently holding their annual fund raising drive for the area landowners. Please consider the plight of our volunteers, and support their efforts to provide all of us with emergency medical and fire protection service.

HIGH COUNTRY 4-H CLUB will be conducting an infected tree survey (on foot & horseback) the second week of March, on hard to access areas of the Retreat. They will be tutored by Rock Tallman, and will help him count and record these problem areas for future treatment.

RETREAT MEMBER DIES

Our sympathy is extended to Doris Kime and her family on the death of Tom Kime, who died December 29th, 1987. Tom and Doris' cabin is on Corner Court.

The Kimes lived in the Glen Haven area many years. In 1937 Tom bought the Glen Haven Livery, and ran it successfully through 1942. Later he bought the Weld County Sale Barn, and for many years had livestock interests throughout the state. He was mentioned in Joseph Knapp's book The Glen Haven Story, as a "Gary Cooper type of cowboy". Another of this area's pioneers is gone.

WEED CONTROL METHODS

SPRING TREATMENTS

Control of annual weeds should be made from mid-May to mid-June when the weeds are 1 to 5 inches in height. This is the most effective way to control annual weeds, not when they are 2-3 feet tall in the summer.

Most perennial weeds may be treated in this same manner.

BANVEL: 1/2 - 2 pints per acre for annuals
2 - 4 pints per acre for perennials

Should be used in 10-20 gallons of water per acre, will not harm grasses, and should not be used in the root zones of trees.

2,4 D: May be combined with Banvel when using Banvel at lower rates (i.e., 1/2 pt.).
Offers little advantages when used with Banvel if Banvel is used at higher rates (i.e., 2-4 pts.).

2,4 D should be used where no soil activity is desired. 2,4 D will not harm grasses, but will not give as good of control when used alone, especially on perennial weeds.

ROUNDUP: 1 - 2 pints per acre for annuals
3 - 4 quarts per acre for perennials

Will kill all green vegetation but has no soil activity so it is safe to use under trees and shrubs so long as the herbicide does not come in contact with the desirable vegetation. Roundup works very well on annual weeds. Timing of application is more important for desired results on perennials.

TORDON 22K: 1 - 3 quarts per acre (lower rates may require retreatment)

NOTE: TORDON IS A RESTRICTED USE PESTICIDE!!

Will give best results on broadleaf perennial weed control with one application than any other herbicide, but *CAUTION MUST BE USED!* Trees are very sensitive to Tordon and Tordon will move in the soil.

Using a surfactant (wetting agent) will usually improve control.

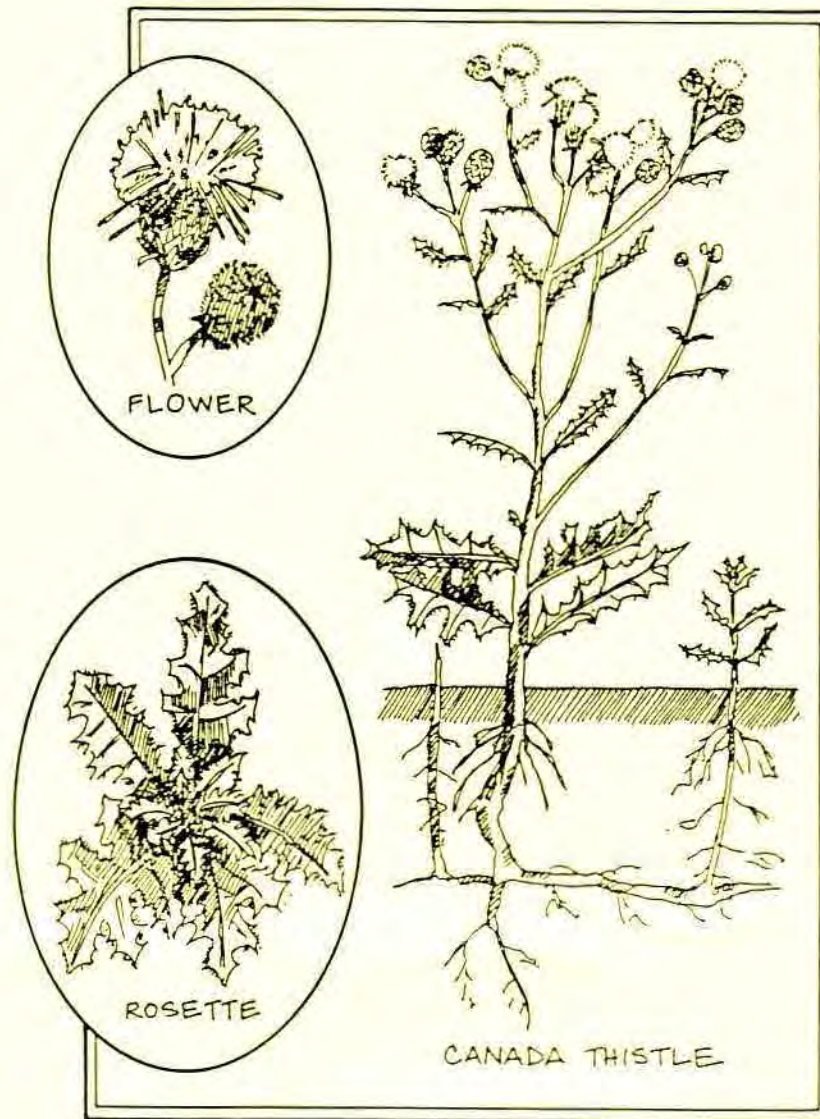
Timing & rates of application are very important to obtain desired results.

FALL TREATMENTS

Should be used for perennial weeds whenever possible. Treatment after September 15 when weeds are getting ready for winter has given the best results. A light frost before treatment has even improved results.

ALWAYS READ AND FOLLOW
THE LABEL DIRECTIONS.

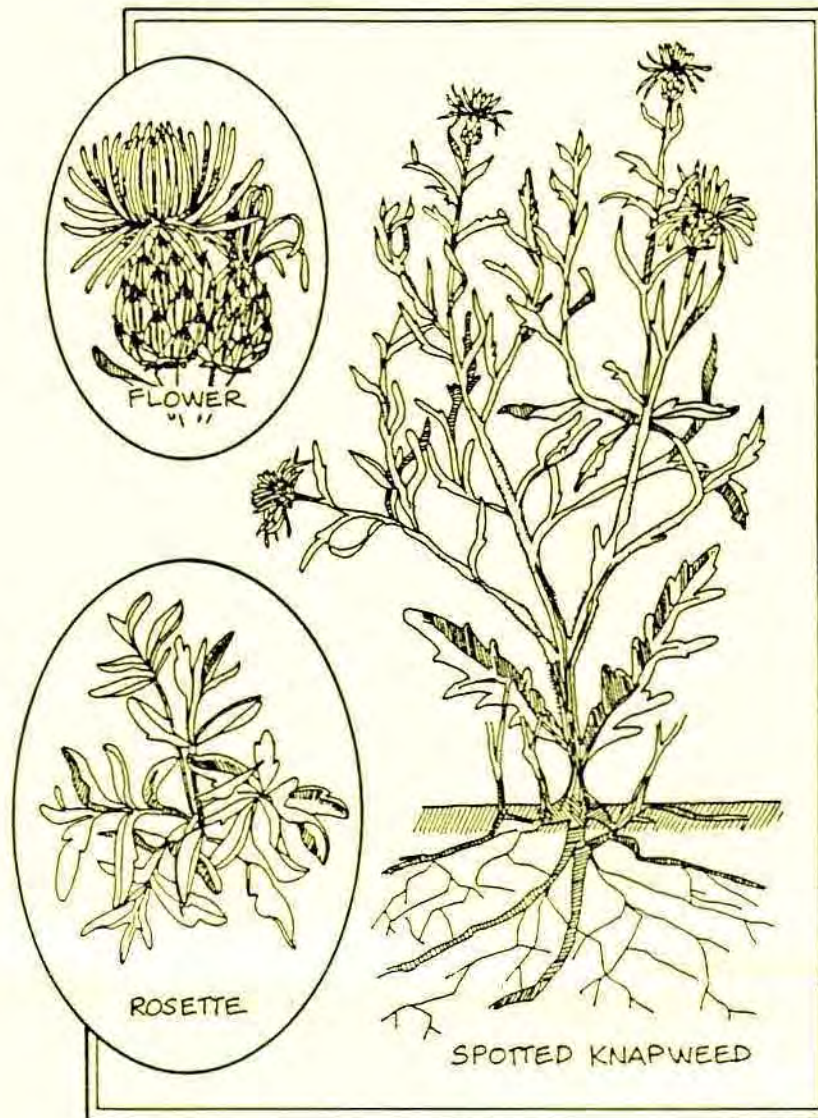
FEEL FREE TO CONTACT THE
LARIMER COUNTY WEED DISTRICT
FOR ADDITIONAL INFORMATION
221-7712



CANADA THISTLE
Cirsium arvense

Canada thistle is a colony-forming perennial from deep underground and extensive horizontal roots. Stems are 1-6 feet tall, ridged and branching on the upper part of stem. Leaves are alternate and set close on the stem, the shape is variable usually deeply irregularly cut into lobes and tipped with sharp spines. The typical thistle flowers occur in numerous heads about 1/2 inch across and are usually rose purple, sometimes lavender to white. All flowers on a plant are either male or female sometimes resulting in little or no seed production. This aggressive weed is difficult to control because of the creeping horizontal root system.

Canada thistle is a native to southeastern Eurasia. It was introduced to Canada as a contaminant of crop seed as early as the late 18th century. Canada thistle is found growing in cultivated fields, pastures, meadows, roadsides, and waste places and is widely distributed in the northern half of the United States.



SPOTTED KNAPWEED
Centaurea maculosa

Spotted knapweed is a biennial or short-lived perennial with a stout taproot. It can have one or more stems, branched 1-3 feet tall. It is easy to recognize because the leaf margins are indented or divided about half way to the midrib. The slender stems are many-branched and bear single, pinkish-purple flowers at the tip. Each flowering head is solitary with bracts that are marked with fine vertical streaks and tipped with dark comblike fringe.

Spotted knapweed, which was introduced from Eurasia as a contaminant of alfalfa and clover seed, ranks as the number one weed problem on rangeland in western Montana, Utah, Wyoming and Colorado can expect a reduction in desirable diverse plant communities if this species is allowed to spread. Knapweeds readily establish themselves on any disturbed soil, and their early spring growth makes them very competitive for soil moisture and nutrients. There is evidence that knapweeds release chemical substances which inhibit surrounding vegetation.

Two other knapweeds also are serious problems are:

1. Diffuse knapweed (Centaurea diffusa)
2. Russian knapweed (Centaurea repens)

Springtime is fishing time for some of us way up here, and judging from the way the North Fork of the Big Thompson looks, any day now, we'll pull out the first fish of the season!!!

Opportunities to enjoy nature either through the use of a fly rod, or conventional spinning gear abound in our area. Lake Estes is almost free of ice, and those fish are hungry. Mary's Lake should open up in two or three weeks, and the Big Thompson already has stretches of open water.

Our Retreat creeks are still low and mostly iced over, so they will have to wait for the runoff. Did you know that our creeks provide spawning grounds for Rainbow's in the Spring and Brown Trout towards October? We have Brook Trout all year round, and last year we caught one Brookie 12 inches in length.

For suggestions on methods to use, a rubber May Fly Nymph is currently out on the market, and proves durable on streams and lakes. For the younger outdoors persons, good old worms and salmon eggs seem to be the favorite. This time of year, fish the bottom of the larger pools, and the inlets to the lakes.

Some of us prefer to "catch and release" so we can catch again another day, but encourage our younger anglers to clean and eat what they catch. They will soon learn to keep only what they want to eat, and release the rest.

Be sure to read the Division of Wildlifes literature to identify the different fish species, and to learn the rules. One of our residents caught and kept a greenback cutthroat trout this past year. These trout are on the endangered list, and this one was caught in Miller Creek!!!

Of course the board will stock our streams this summer, and once again we ask that you limit this knowledge, to Retreat residents only. Part of your assessment pays for this stocking, so let's keep the fish in the creeks for our residents and their guests.

By the way, if anybody can beat that 3 pound Rainbow that came out of Miller Creek last summer, I should get a picture from you for the newsletter.

Good Luck!!!

Tim Stolz

Notice is hereby given, that we will begin to accept pre-paid advertising for your newsletter, starting with the next issue. We will have a minimum charge of \$2.50 per ad, which will give you your choice of one BOLD face word as a headliner, and up to five lines (column arrangement) for your message.

We will use categories similar to your daily paper, and will offer space on a first come first served basis only. At the start we'll keep it simple, no $\frac{1}{2}$ or $\frac{1}{4}$ page ads, just use it like a normal classified ad display.

We will use this money to offset some of the publishing expenses of your newsletter, and try to go to a 6 times a year printing. Deadline for the issue to come out in mid-May, is May 1st. Send your ad(s) along with fifty cents per line (minimum \$2.50) to Editor, P.O. Box 74, Glen Haven, Co. 80532. Make checks payable to the RLA. Ads must be pre-paid.

Retreat Recipe

CODY COFFEE CAKE

2½ Cups Flour
¾ Cup White Sugar
1 Cup Brown Sugar
1 Teaspoon Salt
1 Teaspoon Nutmeg
¾ Cup Salad Oil

Mix above ingredients until crumbly; take out ¾ Cup of mix.

Add to remaining mix:
1 Egg
1 Cup Buttermilk
1 Teaspoon Soda

Mix and pour into a 9" x 9" pan. To ¾ cup mix add 1 teaspoon cinnamon and ¼ cup shredded nuts. Sprinkle mix on top of cake. Bake at 350 degrees until done. Check with toothpick, if inserted and nothing sticks, it's time to gather everyone together!!!

Submitted by Vickie Alkire... Recipe from "Aunt Colleen"

There will be two board positions up for election at this years annual meeting. Those of you who are interested on serving as a board member need to write a brief outline about yourself for our next issue. This competition is good spirited and necessary to keep new faces and ideas at the fore-front of our deliberations. (We could use a women's point of view more often, so decide to get involved once a month) Remit your outline to Editor, P.O. Box 74 Glen Haven, Co. 80532 by May 1st.

RETREAT LANDOWNERS ASSOCIATION
2315 Fairplay Drive
Loveland, Colo. 80538



TO:

Sumonis, Dushan
P.O. Box 114
Glen Haven
CO 80532

FIRST CLASS MAIL! THANKS

The
RETREAT
Newsletter



JUNE 1988
ANNUAL MEETING



1987 Fun

THE BARE RETREAT

Last year, 1987, saw a large number of cabins built, areas cleared for future cabins, and new driveways built onto lots. One of the results is a large amount of bare ground in The Retreat. There are several important reasons to get a ground cover and regrowth started. Among these reasons are aesthetic ones since exposed soil is not the norm in The Retreat, and certainly you and your neighbors would rather look at grass and wildflowers.

Another important reason to reseed is to prevent erosion. Without some growth to slow water runoff, your limited topsoil is quickly washed away. After the topsoil is gone you are probably left with sterile soil which just will not support growth. If it is the banks of your driveway that are eroding, soon you may have a badly rutted or impassable driveway. In addition the soil may be washed onto your neighbor's land which may not be appreciated. There are short but intense rainfalls in The Retreat. The water coming off a cabin roof can wash large areas away in a matter of minutes, leaving mud puddles, which everyone will manage to step in, but no new growth.

Not the last, but certainly another important reason to reseed is to prevent the wrong things from getting a foothold on your land. Review the articles about the thistles. These are noxious weeds not native to the Retreat, and their seeds will do best where they don't have to compete with other plants for available moisture and nutrients. Don't wait for Mother Nature to reseed; she has infinitely more time available than you.

THE COVERUP

If your land has some areas needing reseeding, it is assumed you have thought about how and where to get started. Obviously you want the good soil on the surface, you want the land sloped such that water runoff doesn't erode the topsoil, and the soil must be loose enough for the seed to get a start. The natural precipitation is highest from February 15th to April 15th, and from October 15th to November 15th. Further suggestions on preparation of the land could be obtained from the Soil Conservation Service (SCS) or perhaps a book from the library.

When you are ready to reseed, the following seeding mixtures have been recommended for the Retreat by the Colorado SCS. The work involved in reseeding should have a place for all the family to take part. It is rewarding as you can see results in the near future, and it discharges your obligation to reseed the disturbed areas. Why not start your planning now?



RETREAT LANDOWNERS ASSOCIATION, INC.

SEVENTEENTH ANNUAL MEETING, JULY 30, 1988

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

PROXY AND BALLOT FOR RIA ANNUAL GENERAL MEETING
JULY 30, 1988

I, _____, being an active member in good standing of The Retreat Landowners Association, under bylaws governing said Association, do hereby grant my proxy to (name) _____. (If you wish, you may designate any person or any board member, said person being an active member in good standing of the Association. Board members are Graham Fowler, Tom Fulton, Dice McKnight, Tim Stolz, Duke Sumonia, and Richard Weinmeister.) This proxy is being executed for July 30, 1988 scheduled Seventeenth Annual General Meeting and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit on all business as may come before the meeting.

Dated: _____ Lot and Filing _____

Signature

Signature

Complete the proxy and ballot and return to Marcella Bicknell
2315 Fairplay Drive, Loveland, CO 80538 no later than July 28, 1988.

Candidates for the Board of Directors. (Two to be elected for terms of three years). VOTE FOR TWOCANDIDATES.



RETREAT LANDOWNERS ASSOCIATION, INC.

AGENDA

SEVENTEENTH ANNUAL MEETING

JULY 30, 1988

Glen Haven Community Building

Registration from noon to 1:00 PM

- | | |
|---|---------|
| 1. Call to order and distribution of proxies. | 1:00 PM |
| 2. Approval of minutes of 1987 meeting. | 1:15 PM |
| 3. President's remarks. Graham Fowler | 1:25 PM |
| 4. Treasurer's report. Richard Weinmeister | 1:40 PM |
| 5. Architectural Control. Dennis Bicknell | 1:50 PM |
| 6. Road Maintenance. Ray Tallman | 2:15 PM |
| 7. Coffee Break | 2:30 PM |
| 8. Environmental Concerns. Jim Persichetti | 2:45 PM |
| 9. Election of Board Members | 3:05 PM |
| 10. Old Business | 3:20 PM |
| 11. New Business | 3:40 PM |
| 12. Landowner's Comments | 4:00 PM |
| 13. Adjournment | 4:30 PM |

Discussion may be limited to maintain the suggested time schedule.

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

SEED MIXTURES

South and West Exposures

<u>Grass (1)</u>	<u>Variety (2)</u>	<u>Pounds pure live Seed per halfacre (3)</u>
Pubescent wheatgrass	Luna	3.5
Western wheatgrass	Barton	2
Crested wheatgrass	Nordan	2
Russian wildrye	Vinell	2
Smooth brome grass	Manchar	2
Blue gramma	Lovington	1.5

(1). Individual wheatgrasses can be omitted if desired.

(2). Be certain to buy the variety indicated.

(3). One half acre=21,780 square feet
 One quarter acre = 10890 square feet
 One eighth acre = 5445 square feet

North and East exposures

Smooth brome grass	Manchar	5
Orchard grass	Later	3
Kentucky bluegrass	Merium	2
Hard Fescue	Duran	2
Pubescent wheatgrass	Luna	3

TREES, SHRUBS AND SEEDLINGS

There may be some areas where a few trees or shrubs might be appropriate. It is possible to transplant some seedlings from elsewhere on your land. If it is a large area, this may not be practical. Each year the Colorado Forest Service offers seedlings for sale at a nominal cost. Usually orders are accepted in February and March with delivery in April. Retreat members who live within reasonable driving distance can avail themselves of this opportunity. Those who live farther away have lacked a method to get seedlings into their rehabilitation planning.

A 4-H Club for younger family members in The Retreat has been started. Each 4-H member needs a project which should be of a long term nature. Discussions with their leaders indicate planting seedlings for Retreat members and following the growth might be a viable project. It is suggested that any member interested indicate that to the Corresponding Secretary with some ideas or sketches of what might be desired. If a trip is planned to The Retreat during the summer, a meeting could be arranged between the landowner and the 4-H members.

USE OF UNDEVELOPED AREAS
Arapaho-Roosevelt National Forests

To assure reasonable protection of our environment, it is necessary to have some "common sense" rules within the National Forest. These rules are designed to protect the soil from erosion, the trees, shrubs and grasses from being injured, the wildlife from harassment, and the streams and lakes from pollution. If these rules are willingly followed, you will continue to have a National Forest to visit and enjoy for years to come.

YOU MAY:

Camp on National Forest Land.

Build campfires on National Forest.

Climb on, over and around natural objects.

Use all roads, trails and areas under Forest Service jurisdiction, unless posted and restricted from such use. All motorized vehicles must have a spark arrester.

Place a vehicle temporarily on National Forest Lands.

Hike or ride horseback in areas closed to motorized vehicles.

Use small quantities of forest materials while in the Forest for your own needs.

Have a dog, cat or other pet if you have complete control over the animal at all times.

Pitch a tent or lean-to on National Forest land.

Keep a clean and sanitary camp.

YOU MAY NOT:

Camp in excess of established limits of stay, or in areas restricted to day use only.

Leave a fire burning or unattended at any time, or allow it to spread to other forest materials.

Mutilate, deface or destroy objects of natural beauty, including rocks.

Damage or leave in a damaged state any roads or trails, or travel cross country in areas closed to off-road travel.

Place a vehicle or other object in such a manner that it is an impediment or hazard to the safety, convenience or comfort of other Forest users.

Drive or use any motorized equipment in areas closed to such use.

Cut, kill, injure or otherwise damage or remove any timber or other forest products.

Allow your dog, cat or other pet to endanger, harass or threaten any person, wildlife or livestock.

Have or occupy a permanent structure or construct or maintain any structure or improvement.

Have or leave in an exposed or unsanitary condition camp refuse or debris of any description.

USE OF UNDEVELOPED AREAS, Continued

You May;

Camp or picnic near streams, lakes and reservoirs, unless posted against such use.

Hunt, fish or discharge firearms within the National Forest in compliance with State regulations.

Occupy National Forest lands as an individual for camping, picnicking, hiking, fishing, hunting, boating, and similar purposes if area is not restricted from such use.

You May Not;

Deposit any substance in or near any water which will, or is liable to, cause water pollution.

Hunt or fish without a valid State license or discharge firearms in vicinity or camps, residence sites, recreation areas, or over bodies of water or areas whereby any person is or may be exposed to injury.

Occupy National Forest lands if area is specifically closed to such use or conduct any kind of business or carry out any kind of work without a permit.

NOTE:

About 1/3 of the land inside the National Forest boundary is privately owned. Be sure to check on the land ownership prior to entering any area. Under State law you may not enter upon the premises of another without authority to do so from the owner of that property.

RETREAT GUEST GUIDELINES

Your board of directors recently adopted the following guidelines, as approved through motion at our last annual meeting. Extensive investigation into county laws was performed by Tom Fulten. *Thank you!*

P.1 Retreat landowners should be made aware, that the present policy of the Larimer County Planning Department, Zoning Division is that a permit should be applied for, if a gathering of 10 or more people will be using said property, for more than 72 hours.

P.2 The Retreat Board would appreciate notification of the date, duration, number of guests and type of gathering, so that the Board shall have prior knowledge of said gathering, in the event of questions or concerns from other landowners, or in the event of an emergency, or message.

P.3 Retreat landowners are reminded that Miller Fork is NOT to be used for bathing or other unsanitary means. You should plan accordingly!!!

The above Forest Service guidelines are reprinted here to assist you in planning your gathering.

M E M O

DATE: May 10, 1988

TO: Douglas-fir Beetle/Western Spruce Budworm Cooperators

FROM: Ray Mehaffey *RM*

SUBJ: Availability of Chemicals for Treatment

One source of pesticide for use in treating Douglas-fir beetle, mountain pine beetle, and Western spruce budworm is:

McMurtry Seed and Fertilizer
410 Jefferson
Fort Collins
Telephone: 484-1771

For trees which are currently infested and felled, they have Lindane as follows (20% solution):

Mixes at 1:14
Pints: \$9.98
Gallons: \$49.99 (special order--call first).

For prevention, their price on Carbaryl is:

Mixes at 1:23
Savit - 4F (limited supply--43% Carbaryl)
Gallon: \$36.60
Sevin - 4LC (new supplier--40% Carbaryl)
Gallon: \$32.99.

There may be other sources that better suit your needs, but at least you now have one known source.

When using Sevin as a preventative, be aware of the pH of your water, as it does make a difference on the effectiveness of the mix.

<u>pH</u>	<u>Effective for</u>
8	2-3 days
7	24-30 days
6	125-150 days

If your water has a relatively high pH, you should use an acidifier to get the most from your protection efforts.

Two companies that do preventative ground spraying for WSBW in the Estes Park area are:

Alpine Tree Service
Fort Collins 223-4597

Hayes Tree Service
Boulder 443-9554

Service

in

Action

colorado state university extension

Mountain pine beetle characteristics and control

Dale L. Shaw^{1/}

no. 5.528

Quick Facts

- Mountain pine beetle attacks ponderosa and lodgepole pine, destroying large areas of trees when conditions are favorable for attack.
- Trees vulnerable to attack are stands where most trees are at least six inches (15.2 centimeters) in diameter and overcrowded.
- Mountain pine beetle control is initiated by locating and marking infested trees, usually in the spring.
- Care must be taken not to confuse ips beetle infestations with mountain pine beetle infestations.
- Trees found to have mountain pine beetle must be felled and beetles destroyed before their late summer flight.
- Beetles may be destroyed by immediate removal of bark from post and pole material, application of chemicals to completely saturate the trees, or where a limited amount of material is involved, completely burning all infested wood.

Mountain pine beetle (*Dendroctonus ponderosae*) attacks ponderosa and lodgepole pine. Once a tree is successfully attacked, it dies. Tree mortality results from a bluestain fungus carried by the beetle, from girdling of the cambium layer of the tree by beetle larvae or from a combination of these.

Once beetles invade an area, the typical attack pattern is scattered trees or small groups of trees hit the first year, increasingly large groups the second year and eventual destruction of thousands of trees over a large area when conditions are favorable for beetle attack.

Conditions favorable for mountain pine beetle attack are stands where most trees are at least six inches (15.2 centimeters) in diameter and where trees are so close together (overcrowded) that vigor is poor.

Adult mountain pine beetles are dull black and about the size of the head of a common kitchen match. (See Figure 1.) Adults emerge from infested trees in late July to mid-August, bore into live green trees, breed and lay eggs just beneath the bark. Eggs soon hatch into small white grubs (larvae) which form galleries as they feed on the cambium layer.

A typical pattern created under the bark is a vertical egg gallery created by the adult female with horizontal feeding galleries made by feeding larvae. (See Figure 2.) Larvae overwinter under the bark; in late spring, dormancy is broken and feeding continues

as pupae change to adults. There is one generation of beetles each year.

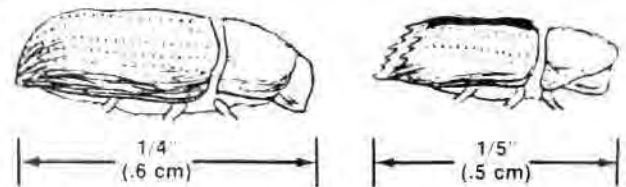


Figure 1: Mountain pine beetle adult (left)—rear end rounded; ips beetle adult (right)—rear end concave, margins toothed.

Control

Mountain pine beetle control is initiated by locating and marking infested trees. This usually is done after tree growth starts in the spring following the previous fall's beetle flight. By late spring, newly attacked trees will show fading or browning of needles over the entire crown. Such trees often can be spotted from the air or from ground reconnaissance.

Trunks of infested trees will display globs of pitch called "pitch tubes." Close inspection will reveal the insect's boring dust, or "frass," in bark crevices and at the tree's base. Infestation can be confirmed by removing a small amount of bark to reveal bluestain and/or adult beetles.

Care must be exercised so as not to confuse ips beetle infestations with those of mountain pine beetle. Ips infestations will not show boring dust; also, adult ips will have a concave and toothed rear end while mountain pine beetle has a smooth, rounded posterior (see Figure 1). Further, galleries made by ips radiate outward in different directions from a central chamber and are clean, while those of mountain pine beetle extend up the tree in a straight line and are packed with boring dust (see Figure 2).

Once mountain pine beetle trees are located and marked, they must be felled and beetles destroyed before the late-summer flight. Felling only will not kill the beetles.

One of a number of control methods may be exercised after felling. If tree material is of sufficient size and quality, it may serve as posts, poles, sawlogs, firewood, or for other uses. Immediate removal of bark from post and pole material will destroy beetles; if bark is allowed to remain, then the insects should be killed by application of chemicals. Where sawlogs are piled and not immediately sawed, they also should be

^{1/} Dale L. Shaw, assistant state forester, Colorado State Forest Service (12/1/76)

chemically treated. The same applies to firewood which is infested but not burned prior to beetle emergence.

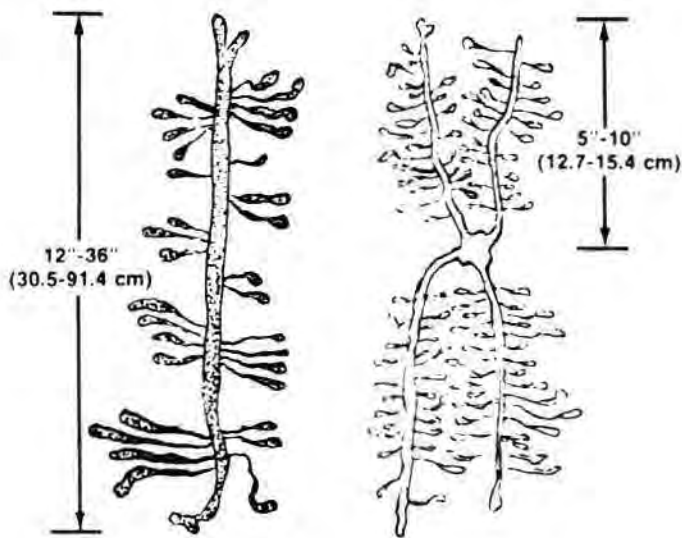


Figure 2: Mountain pine beetle egg gallery (left)—relatively straight and parallel to grain, packed with boring dust; ips beetle egg galleries (right)—2 to 5 radiate from central chamber, each parallel to grain, clear of boring dust.

Chemical Treatment

After felling, the most common chemical treatment is application of a fumigant called ethylene dibromide (EDB). Material may be cut into manageable lengths and the bark completely saturated, or infested wood may be stacked, sprayed with EDB, and then completely covered and sealed with heavy-gauge plastic. An additional chemical—lindane—is registered for use against mountain pine beetle.

Chemical treatment should be done *only* under the supervision of a qualified person certified as a chemical applicator.

Where a limited amount of small material is involved, control may be obtained by stacking and completely burning all infested wood.

As mentioned earlier, beetle attack is favored by dense, crowded stands of pine. Thinning such stands increases tree vigor and thus helps insulate against beetle attack. Thinning also is a desirable management practice in that available moisture and nutrients, following thinning, are not wasted on small, stunted trees which are not likely to survive over a period of time.

Where a homeowner wishes to protect a limited number of high-valued trees, short-term protection may be obtained by spraying with "Pine Tree and Ornamental Spray" available from Balcom Chemical or their retail outlets.

For additional information on mountain pine beetle, contact a local office of the Colorado State Forest Service.

PICNIC

This year our after meeting fellowship will be a old fashioned picnic. This suggestion was gratefully received after the heat experienced in the Community Building at last year's annual get together.

We will provide barbecue grills and charcoal, drinks for all, and chips and some condiments. You should bring table ware for your group, blanket or two, your meat selection, and your other dinner accompaniments i.e. salads, ect.

The Picnic Committee is attempting to locate a very special place to hold our main event, so the location of this special country event, will be disclosed at the annual meeting!!!

Recreation and entertainment to be provided!!!

BUNNIE BATES BOOK AVAILABLE!

For a limited time, a special reprint of one of Glen Hayes's most popular books, is available. This book will be offered for sale at our annual meeting, for \$5.00. The proceeds will go to the Glen Haven Area Volunteer Fire Department. This book is must reading for all of our residents, and really gives life to some of our local legends. Makes a nice gift too!!

SERVICE IN ACTION

COLORADO STATE UNIVERSITY EXTENSION SERVICE

Western spruce budworms

David A. Leatherman, J. Wayne Brewer
and Robert E. Stevens^{1/}

no. 5.543

Quick Facts

Western spruce budworms are the most important tree defoliators in the West. Budworm larvae eat the new growth of host trees.

Douglas-fir is the favored host in Colorado. Budworm has a one-year life cycle with moths flying in mid-summer.

Budworm control measures usually are conducted in June.

Current information on the status of this pest is available by calling Teletips tape #1725.2/

The western spruce budworm, *Choristoneura occidentalis* Freeman, is the most widely distributed and destructive forest defoliator in western North America. Several outbreaks have occurred in Colorado, the largest exceeding two million acres. In Colorado, the most commonly infested hosts are Douglas-fir and white fir. Occasionally Engelmann spruce, blue spruce and subalpine fir also become infested.



Figure 1: Western spruce budworm adult (left); budworm egg mass on a spruce needle (right).

Description and Life Cycle

Western spruce budworm adults (Figure 1, left) normally are small, mottled rusty-brown moths but color can vary from tan to almost black. In Colorado, they are present from late June to early August. After mating, females lay masses of overlapping green eggs (Figure 1, right) on the

undersides of needles. The masses consist of 25-40 eggs that hatch in about 10 days. The young larvae do not feed but move to crevices under bark scales or lichens where they spin silken shelters called hibernaculæ. There they remain dormant throughout the winter.

In late April or May, the larvae migrate to the foliage where they mine old needles or feed on host tree flowers. In a week or two, they enter developing buds, a habit to which their name is attributed. As the new needles lengthen, the rapidly growing larvae continue to feed. It is during this stage that most of the damage occurs. They web the new foliage together loosely and feed inside, where they are somewhat protected from predators and other enemies.

In the late larval stages (Figure 2), budworms have brownish heads and brownish-olive bodies and each body segment has two conspicuous pairs of white spots. About 40 days after feeding begins in the spring—usually about the end of June—the larvae pupate inside feeding webs or on foliage. Adult emergence occurs a week or so later and the cycle is complete. There is one generation per year.



Figure 2: Mature larva of western spruce budworm.

^{1/}David A. Leatherman, entomologist, Colorado State Forest Service; J. Wayne Brewer, CSU professor, department of zoology and entomology; and Robert E. Stevens, entomologist, Rocky Mountain Forest and Range Experiment Station (2/1/83)

^{2/}Teletips telephone numbers are 491-7387 in Fort Collins; 825-1588 in the Denver metro area; 1-800-332-2473 from all other Colorado exchanges.

Damage and Associated Impact

Budworms are important because they have the potential to consume all new growth produced by host trees. Of course, it is the new needles that are most important in producing food for the tree, so the immediate effect of defoliation is a reduction in growth. To the homeowner, defoliation mostly means a loss of esthetic value. As defoliation progresses, both in extent and duration, more significant impacts are likely. The foliage, especially the branch tips, turns brown and dies. Twigs, branches or entire tops of trees may be killed. During long-running outbreaks of three to five years or more, about one tree in four will die.

Control

Budworm populations usually are held in check by a combination of predators, parasites, adverse climatic conditions or inadequate food supply. Spiders, insects and a variety of birds are important predators. Adverse weather conditions, particularly sudden freezing temperatures in late spring, may kill large numbers of larvae. A major factor in the termination of long-term outbreaks in forest stands appears to be starvation resulting from inadequate or nutritionally poor food sources. However, this may not be a factor in urban situations. Cultural practices such as thinning, watering and fertilizing, which promote tree vigor, may help trees better withstand repeated attacks.

Chemical control often is used to protect high-value trees from defoliation and associated

damage. The materials listed below are among those registered for western spruce budworm control, and have been used with success in Colorado. They can be applied both from the ground and aerially. In either case, spraying should be timed to occur during the two to three weeks immediately following budbreak or flush of new growth. During most years this period occurs about mid-June.

Insecticide	Trade Name
acephate	Orthene
Bt (<i>Bacillus thuringiensis</i>)	Dipel, Thuricide
carbaryl	Sevin

Related Insects

A close relative of western spruce budworm, the so-called pine budworm, *Choristoneura lambertiana ponderosana* (Obraztsov) also is present in this area. This species attacks pines, especially ponderosa pine, and occasionally causes serious damage to individual trees. However, it is not normally an important defoliator in the urban environment.

References

Fellin, David G. and Jerald E. Dewey. *Western Spruce Budworm*. USDA Forest Service, Forest Insect and Disease Leaflet 53, 1982.

Furniss, R.L. and V.M. Carolin. *Western Forest Insects*. USDA Forest Service Miscellaneous Publication No. 1339, 1977.

Pesticides effective, forester tells EVIA

Homeowners should be checking their ponderosa pines for mountain pine beetles, Colorado State Forester Ray Mehaffey told members of the Estes Valley Improvement Association Thursday.

"We do need to make more of an effort for people to control their trees," he said.

"If you don't do it this year, you might have twice as many (infested trees) next year."

Infested trees have boring dust in bark crevices and around the tree's base, popcorn-like masses of resin on the trunk, passages made by the beetles beneath the bark and some fading in the tree crown.

Infested trees must be cut down and sprayed with Lindane to kill

the beetles when they emerge in late July or early August.

It is very important to spray the trees after cutting them down, Mehaffey said, because mountain pine beetles can hop from tree to tree.

The parasites have recorded flights of up to 12 miles.

Ponderosa pines near infested trees also can be sprayed to prevent infestation with Carbaryl, but this should be done in moderation because the spray also affects other parts of the ecosystem.

"I encourage you to spray a few trees that you definitely want to save, but don't overdo it," he said.

Homeowners have only a few more days to spray for western spruce budworm.

The parasite attacks the needles on Douglas firs and spruce trees.

Infested trees should be sprayed with Carbaryl when the bud cap pops off, which should be any day.

The Douglas fir beetle has a different life cycle, but the treatment is the same as for the mountain pine beetle.

Mehaffey said infested Douglas firs should have been sprayed last month because the adult beetles emerge near the end of May.

Mehaffey also discussed dwarf mistletoe, a parasite which either kills a tree outright or weakens it enough to leave it susceptible to mountain pine beetles.

Floral, also used on fruit trees on the western slope, can be used on the mistletoe, although it isn't too successful.

The mistletoe will drop off, Mehaffey said, but will probably reappear in a few years.

The mistletoe isn't as serious as the mountain pine beetle because it takes about 40 years for an infested tree to die, Mehaffey said.

Those with additional questions should call the Colorado State Forest Service in Fort Collins at 491-8660.

1988 Budget

Type of expense	Percent of total	Amount of assessment
Expense reimbursement	2%	\$ 1.70
Legal services	6%	5.10
Annual meeting	1%	.85
Office supplies	6%	5.10
Property taxes	.5%	.42
Grader & backhoe repairs	18%	15.30
Road maintenance	25%	21.25
Secretarial services	5%	4.25
Trout stocking	5%	4.25
Spruce Budworm	9 1/2%	8.07
Accounting	1%	.85
Membership dues	.5%	.42
Insurance	12%	10.20
Corporate Fees		.02
Firehouse Telephone	5%	4.25
GHA/VD donation	3%	2.55
Misc.	.5%	.42

RETREAT ADS

Advertisements appearing in your Retreat Newsletter are PAID for by deadline for each newsletter. The Board does not accept responsibility for accuracy of the ads, nor do we endorse the ads published. Rates are \$2.50 for each newsletter, for the size printed below. Correspondence to Editor, P.O. Box 74, Glen Haven, Colo. 80532.

Minute Maids
DOMESTIC MAID SERVICE



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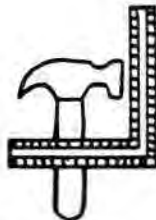
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Ron Bachall
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363 E. Elkhorn Ave
Estes Park, CO 80517
303/586-3293

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ADS Cont.

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COMMERCIAL LOG SPLITTER
For Rent- Retreat owner
will deliver to your lot.

\$25.00 per day.

Tim Stolz
P.O. Box 74
Glen Haven, Co. 80532
586-6804

Retreat Recipies

Mushrooms Lyonnaise

2 tabl. spoons instant minced onion
1 cup water
1 pound fresh mushrooms sliced once
2 tabl. spoons snipped parsley
1/2 tea.spoon salt
1/2 tea.spoon pepper
1/4 cup margarine or butter

Mix onion and water. Place mushrooms in a foil bread baking pan.
Sprinkle with onion mixture, parsley, salt and pepper. Add butter.
Wrap pan securely in foil. Pinch foil around top of foil pan.
Place on barbecue over medium coals for 15 to 20 minutes. Use
barbecue glove and shake pan 3 or 4 times during cooking.
For you mushroom lovers, you had better double this recipie,
for this will soon become a favorite side dish to all of your
outdoor Retreat cookouts!!! Save me some too!!!

Tim Stolz

Retreat Landowners Association
2215 Fairplay Drive
Loveland, Colo. 80538



To: SIMONIA DUSHAN
P.O. BOX 114
GLEN HAVEN CO
80532

First Class Mail! Thankyou mailperson!

PRESIDENT'S COMMENTS

1988

You will soon be receiving your 1989 R.L.A. assessment notice and will see that the assessment has been set at \$95.00 for next year. This is a \$10.00 increase over last year. I will breakdown the 1989 budget for you and explain the need for the increase.

	<u>\$ Amount</u> <u>Allocated for 1989</u>	<u>% of</u> <u>Budget</u>	<u>\$ amount of</u> <u>\$95 assessment</u>
Expense reimbursement	\$ 275	1.4	\$ 1.33
Legal services	3,500	17.4	16.53
Annual meeting	250	1.2	1.14
Office supplies	1,500	7.4	7.03
Property Taxes	75	.4	.38
Grader/backhoe repair	3,500	17.3	16.43
Road maintenance	4,500	22.2	21.10
Secretarial services	750	3.7	3.51
Trout Stocking	750	3.7	3.51
Environmental control	800	4.0	3.80
Accounting audit	180	1.0	.95
Membership dues	110	.5	.47
Insurance	2,200	10.8	10.26
Corporate filing fees	5	.2	.20
Firehouse telephone	800	4.0	3.80
GHAFFD	500	2.4	2.28
Miscellaneous	500	2.4	2.28
TOTAL	\$20,195	100 %	\$95.00

As you can see, our biggest expenses are road maintenance, grader/backhoe repair, legal services and insurance. Legal fees increased dramatically this year as we took legal action against three major covenant violations. The Board made every effort to keep the assessment under the \$100 limit but I anticipate having to ask the membership at the 1989 annual meeting for an increase in the limit. The more traffic our roads have and the more full time residents that move into the Retreat require increased maintenance. The reserve we try to keep of \$10,000 for any unforeseen emergencies such as flood or fire is getting low and we are trying to build it back up. Each year it costs more and more to keep the Retreat the way we all like it to be kept. A dollar just does not go as far as it used to. Please help us keep costs down by sending in your assessment as soon as possible.

Things are looking good in the Retreat. The roads are in excellent condition, thanks to "Rock" Tallman. Our backhoe has been a great help keeping the ditches clean. It has a small hydraulic problem that may cost \$1,000 to fix but we have allowed for that in next year's budget.

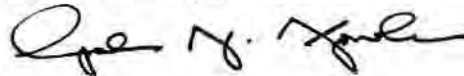
From all reports the fishing was great this past summer, I even caught a few. We will be stocking Miller Fork again next year!

Board member and editor of our newsletter, Tim Stolz, resigned for personal reasons in September. The Board appointed Maggie McDonald to the Board to serve until next year's annual meeting.

Enclosed in this newsletter are some articles for your interest. Please pay special attention to the environmental report and respond to our survey if you haven't done so. We are making good progress against the Douglas Fir Beetle and Spruce Budworm but need your assistance in combating this potentially devastating problem.

If you have any comments or suggestions the Board always welcomes your input. We have set our meeting schedule for next year and any of you are welcome to attend. Call any Board member for location. They are always held in the Retreat. The dates are January 28, March 25, May 27, July 29 (Annual meeting), August 26, September 30, and November 25, all at 9:30 a.m.

Respectfully,



Graham J. Fowler
President, R.L.A.

GJF:mlv
cc

FOR SALE

IN THE RETREAT, 2½ Acres, Lot 59 Filing 2

: ■ BEAUTIFUL VIEW! Call or write the owner:

J.F. Briggs, Rt 7, Box 365 Q-1, Tuscon AZ

602-762-5921

ENVIRONMENTAL REPORT - Fall, 1988

Throughout this late summer we have all read about the great number of forest fires in Yellowstone National Park and the other areas of the Rocky Mountains of Montana, Wyoming, Idaho and the fires in Colorado - Left Hand Canyon, Ward and others. These raging, life-threatening and property-destroying fires shown on the late evening T. V. newscasts have indeed been awesome. Everyone is asking why they let conditions get so bad that they have been unable to control the fires. Some of these have now burned for two to three months and there is still little hope of bringing them under control.

There is a common problem, the over abundance of excessive fuels - the dead trees from the Douglas Fir Beetle, the Mountain Pine Beetle and the Spruce Budworm.

These dead trees have been allowed to accumulate over the past several years. These fires have burned exceedingly hot because of the excessive fuels and have spread very fast for the same reasons. The fires have been extremely dangerous and the fire fighters risk their lives when getting too close to them. They can only cut fire breaks and start back fires to control the direction of the burn, while not being able to bring the fires under control.

For the past several years your RLA Environmental Committee and the Board of Directors have repeatedly voiced our concern for a possible forest fire in The Retreat. We have an EXCESSIVE FUEL SUPPLY, too many dead trees still remain on many lots in The Retreat.

During the past three years we have used the Newsletter to send a number of articles on our forest management policy and goals. We have also included three separate forest management survey forms and asked that each lot owner complete and return these survey forms to the recording secretary. The survey forms asked for your cooperation and permission for access to your lot in order to carry out our forest management plan. The priorities stated several times previously still are:

A. Cut, treat (spray) and remove, where we have permission, those newly infested trees from both the Douglas Fir Beetle and the Mountain Pine Beetle. We need HELP from every lot owner on this. We need everyone's permission for access to treat these trees as the infestation becomes visible on every lot each year.

During 1987 and 1988 we did cut, treat and remove the infested trees on lots where we had the owners' permission. The problem is that many of the lot owners have not responded to the surveys and thus we cannot have access to their lots.

Others have indicated that they wanted to cut and treat their own trees, but many have not done so. The infested and untreated trees then allow the beetles to fly off and infest neighboring trees in the coming year. The flight time period for the Douglas

Fir Beetle can begin as soon as it warms up in April and the Mountain Pine Beetle can continue until mid August. Thus, the new infestation flight period can last for several months. For this reason we need a plan of complete access to every lot each year.

B. Each year we monitor any reoccurrence of the Spruce Budworm. The Colorado State Forest Service takes several egg mass samples and follows up with a larvae count in the bud tips in the sample areas. This information is then used to determine if aerial spraying will be required in specific control areas for the coming year. By continuing this monitoring and follow-up treatment program the Spruce Budworm should not get out of hand again.

C. We have been fairly successful over the past three to four years in removing the excess dead trees from previous years of Beetle and Spruce Budworm infestation. Again, our problem with this excessive fuel supply of dead trees is that many lot owners have not responded to the surveys. Of those who responded that they would cut down and remove their own dead trees, many have not done so, and much of this excessive fuel supply remains on their lots.

Over the past couple of years we have been working exclusively with Mr. Rock Tallman for the necessary cutting, treating and removal of the newly infested trees and cutting and removal of the old dead trees. This has almost completely eliminated the illegal wood cutting problems we had in previous years. We pay Mr. Tallman only for cutting and treating (spraying) the newly beetle infested trees. We do not pay him to remove any of the beetle infested trees as he can use them in his lumber business. Also, we do not pay him to cut and remove any of the old dead trees from previous years of infestation.

He can only cut and remove the dead trees on the lots where we have the owners' permission and where the terrain is not so steep as to make it physically impossible to do so.

Our annual budget for Environmental Management (tree cutting and treating) does not allow us to pay Mr. Tallman to cut, pile and leave the dead trees on the very steep slopes. This is another area where we need the help of each individual lot owner to cut and pile the dead trees on their steep slopes. Some of our lot owners have hired private tree cutters to cut and pile or remove these trees. This has greatly helped in reducing the excess fuel supply on their lots. If you would like the names of a couple of tree cutters, please let me know via the attached survey form.

Over the past year a couple of lot owners have indicated that they felt their lots had a higher resale value with this supply of dead trees for firewood use. If this is a reason for some of the lot owners not responding to the surveys or for those who continue to leave these dead trees on their lots, please ask yourself what would the resale value of your lot be if it were burned black and new tree growth would take twenty-five to forty years to get back

to what you presently see. Since we now have many homes in The Retreat, good forest management practices dictate that we systematically control pest infestation, cut and remove trees that have been killed by pests, encourage new tree growth by cutting, removing and thinning where new growth is too heavy and minimize as much as possible any threat of an uncontrollable forest fire from happening in The Retreat.

The attached list shows the lot owners' response to the previous three survey requests. If you are a new lot owner in The Retreat, and the previous owners' reply does not reflect your intent, please complete and return the attached survey form. If the response on the attached lists does not reflect your current wishes, please complete and return the attached survey form. PLEASE complete the attached form. Everyone, PLEASE at least mark "yes" on the attached survey form for access each year to cut and treat beetle infested trees as a very minimum control measure.

1. Lot owners who have given permission to have access to their lot to cut, treat and remove beetle infested trees and to cut and remove the dead trees from prior Spruce Budworm infestation.

Note: This permission applies only to RLA representative Rock Tallman and is not a general approval to anyone else to cut and remove dead trees on your lot.

Filing 1: 1, 2, 8, 9, 10, 11, 13, 19, 21, 29, 31, 33, 34, 36, 40, 41, 45, 72, 73, 74, 75, 76, 81, 82, 83, 84, 85, 94, 72.

Filing 2: 11, 22, 23, 37, 41, 44, 53, 54, 55, 56, 60.

Filing 3: 3, 8, 10, 11, 14, 24, 25, 26, 27, 45.

Filing 4: 2, 4, 7, 8, 9, 10, 12, 14, 19, 34, 36, 30

Filing 5: 7, 10, 11, 13, 17, 7.

2. Lot owners who have given permission to cut and treat the beetle infested trees, but want the dead wood from both beetle and budworm infested trees left on their lots.

Filing 1: 35, 55, 60, 61, 62, 63, 65, 88, 90, 96.

Filing 2: 3, 7, 26, 27, 49.

Filing 3: 1, 2, 9, 21, 35, 36, 40.

Filing 4: 1, 17.

Filing 5: None.

3. Lot owners who want to cut and treat thier own beetle infested trees and leave all dead wood on their lots for their own use. (Note: These lot owners have not given permission to cut and treat the beetle infested trees and many lots have an excessive fuel supply on them.)

Filing 1: 5, 6, 12, 14, 15, 16, 20, 25, 26, 27, 30, 47, 54, 56, 57, 58, 59, 64, 79, 80, 93, 95.

Filing 2: 1, 2, 5, 8, 12, 13, 14, 18, 21, 48, 50, 52,

Filing 3: 4, 5, 6, 7, 12, 15, 16, 17, 29, 43, 44.

Filing 4: 16, 18, 21, 22, 32, 33, 35.

Filing 5: 3, 6, 9, 14, 15, 19, 21.

4. Lot owners who have not responded to any of the Environmental surveys (for tree cutting and treating) over the past three years and thus have not given permission to cut, treat or remove the beetle infested trees and have not given permission to remove the dead trees from the Spruce Budworm, thus reducing the fuel supply in case of a forest fire.

Filing 1: 3, 4, 7, 17, 18, 22, 23, 24, 28, 32, 37, 38, 39, 42, 43, 44, 46, 48, 49, 50, 51, 52, 53, 66, 67, 68, 69, 70, 71, 77, 78, 86, 87, 89, 91, 92.

Filing 2: 4, 6, 9, 10, 15, 16, 17, 19, 20, 24, 25, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 42, 43, 45, 46, 47, 51, 57, 58, 59, 61.

Filing 3: 13, 18, 19, 20, 22, 23, 28, 30, 31, 32, 33, 34, 37, 38, 39, 41, 42.

Filing 4: 3, 5, 6, 11, 13, 15, 20, 23, 24, 25, 26, 27, 28, 29, 30, 81.

Filing 5: 1, 2, 4, 5, 8, 12, 16, 18, 20, 22, 23.

Please note that under the Articles of Incorporation, the RLA Board of Directors is authorized to do whatever is necessary to protect the environment in The Retreat for the overall good of its members. Therefore, any land owner who fails to respond to the survey form shall cause the Board to authorize the Environmental Committee to access his lot as necessary for the overall pest control of the Spruce Budworm, Douglas Fir Beetle, Mountain Pine Beetle, or other pests that may become apparent. This action will be for the overall protection of our forests within The Retreat. The infested trees will be cut and treated, but not removed from the lot.

If you respond to question No. 1 on the survey with a "No", you will then be responsible to cut and treat infested trees on your own lot. Those lot owners who do not cut and treat the infested trees will be in violation of the Protective Covenants, Item No. 8.

ENVIRONMENTAL SURVEY FORM - 1988-89

NOTE: Under the Articles of Incorporation, the RLA Board of Directors is authorized to do whatever is necessary to protect the environment in The Retreat for the overall protection of its members.

THOSE MEMBERS WHO DO NOT RETURN THIS SURVEY FORM UNDERSTAND THAT THE ENVIRONMENTAL COMMITTEE WILL ACCESS THEIR LOTS IN ORDER TO CUT AND TREAT (SPRAY), BUT NOT REMOVE ANY TREES INFESTED WITH THE DOUGLAS FIR BEETLE OR THE MOUNTAIN PINE BEETLE.

1. I give my permission if it is necessary to cut and treat(spray) trees on my lot. Please do not remove these trees so that I may use them for firewood. YES _____ NO _____.
2. I give my premission, if necessary, to cut and treat (spray) trees on my lot. Mr. Tallman may also remove these trees. YES _____ NO _____.
3. I give my permission for Mr. Tallman to remove dead trees on my lot from previous years of infestation. YES _____ NO _____.
4. I have given my permission to the following person(s) to cut and remove the dead trees on my lot:

5. Any other comments:

Please return this form by January 15, 1989 to:

Marcella Bicknell
2315 Fairplay Drive
Loveland, CO. 80532

Name: _____

Filing No.: _____

Lot No.: _____

Thank you for your cooperation.

James Persichetti