



# The RETREAT Newsletter

Glen Haven, Colorado  
"A Piece of Earth to Live With"

## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

There is a promise of spring in the air. New growth is coming in under the dead leaves, insects are making an appearance, winds are subsiding (somewhat), CR43 is getting (a little) better, and we have daylight back in the evenings. As the weather improves, we will see more people, residents and visitors alike, out on the trails and roads. As the population increases, please keep in mind that our roads will also be busier and our patience may be tested with the increased activity and continuing road construction. The board receives concerns from residents, almost on a regular basis, about speeding cars on the Retreat roads. Please keep in mind that our maximum speed limit in the Retreat is 20 MPH, not only for safety, but also to keep our roads from deteriorating quickly. Please allow a little extra time in your travel to abide by the speed limits in the Retreat...for your own safety and for the safety of your neighbors.

Recently the board received a gift from Jewell Sumonia of over fifty historical books written about the Retreat by her late husband, Duke. We'd like to thank Jewell for this valuable contribution! Residents who would like more information on how to access these books for research can contact a board member.

I'd like to thank all the Retreat board members for their continued work and cooperation in representing the community. Be assured that every current board member is involved, committed, and cares about the Retreat. Some of our members may be leaving the board after this year. If you are a Retreat homeowner and would like to volunteer to serve on the Board, please let me know. A board member serves for three years and is elected at the annual meeting in July.

*Respectfully submitted, Denise Stookesberry, President RLA*

### BOARD OF DIRECTORS MEETING FEBRUARY 28, 2016 @ 1:00 PM GAIL & HARLEY LYONS' CABIN AT 275 STREAMSIDE DRIVE

Attending: Denise Stookesberry, Chair, Frances Cunningham, Graham Fowler, Gail Lyons, Ian McBride, Chuck Reynolds, Joanne Zagorda. Also attending for General Meeting: Peg Sloan, Harley Lyons.

From 1:06 to 1:52, the Board met in executive session to discuss the Lorenz lawsuit with the RLA attorney, Debra Oppenheimer of Hindman-Sanchez.

The general meeting was called to order at 1:52 PM, the agenda was adopted, and the minutes of the December 6, 2015 board meeting were approved. Correspondence was received (via letters, phone, text, and email) since the last Board meeting from Rebecca Lorenz (537 Dunraven Glade Road) re: ongoing lawsuit; Susan Yarrington (not a member, lives on lower Streamside) re: two pot holes which have since been filled; Star Gilmore (2490 Miller Fork) re: Road & Trail Use Conflict Resolution Group report; and Joanne Perischetti (1317 Dunraven Glade Road) re: mushy area on Dunraven which is due to springs; this has been forwarded to Larimer County for repair.

#### REPORTS

**Treasurer's Report:** The Aug 1 2015-Feb 28 2016 financial report submitted by Hobert Office Services was reviewed.

- A) The cost of the new snow plow truck, plow blade, and wheels was discussed; see Roads Report for details.
- B) There was a discussion of RLA members who had not paid their 2015 and earlier dues. Based on an earlier letter to delinquents, 10 RLA members have now paid in full.
- C) Since the December Board meeting, one Retreat property has been sold: 443 Miller Fork which had been owned by Arthur & Shirley Turpin; they have moved to Estes Park.
- D) The format of the financial report will be revised.

**Roads Report:** A) A 2005 Chevy Silverado 2500 has been purchased along with new studded snow tires and rims and a new Meyers plow blade. A 4WD repair has been made. Cost for everything was about \$22,560; a big Thank You to those who made donations. As soon as the new truck has been used and is found satisfactory, the 1992 GMC truck will be sold. B) Recycled asphalt base will be applied to lower Streamside (0.4 miles up from Retreat

*—Meeting - Continued on Page 2*

entrance sign); this will coordinate with paving of CR43 sometime this spring. C) Two loads of native road base have been delivered on lower Streamside Drive near the Retreat entrance. Rich Gilmore will grade this out to eliminate low spots where muddy potholes are a problem. D) The mirror on Copper Hill Road will be replaced.

Architectural Control: A) Two file cabinets containing records of Retreat sales and specified plans (including plot plans) have been moved to the Pole Barn from the Nolans' house. B) Because the Retreat has recently been given valuable historical records by Jewel Sumonia (Mrs. Duke Sumonia), the Board needs additional sturdy, vertical four-drawer file cabinets; please contact Peg Sloan (970-586-9707) or Denise Stookesberry (970-586-0130) if you have any to donate. C) Propane tank fencing was discussed; the GHVFP, based on recent training, will make policy recommendations to the Board. D) Rich Gilmore (2490 Miller Fork) is now able to proceed on his garage which was approved in 2013. E) Cody Sanders (73 Wild Elk Court) has begun initial work on his approved deck.

### **OLD BUSINESS**

Road & Trail Use Conflict Resolution Group has made several recommendations to clarify public/private road access to Forest Service Land and the Miller Fork Trail (which is from the Dunraven Trailhead located at the end of Dunraven Road). These clarifications were made to the Retreat policy "Road Use Policy." These revisions will be available to read on the Retreat website for 30 days before the Board can approve the changes. They will also be in the newsletter. Many thanks to this volunteer Resolution Group, which was headed by Star Gilmore.

Pot Luck will be held on Saturday, March 5th at the

Estes Park American Legion Hall at 5:30 PM. Please bring a dish to share. There will be a cash bar plus "free" water and ice tea.

Litigation Committee has been dissolved and all current and future litigation will be managed by the Board.

Wine & Cheese will be at the Pole Barn on July 29th.

Annual Meeting will be held at the American Legion Hall on July 30th.

### **NEW BUSINESS**

IRS: A letter has been received notifying the RLA of a penalty for non-payment of taxes during 2013-2014. Anita Meis has filed a petition with the IRS on behalf of the Retreat to revoke the penalty since this was during the flood and is a specific disaster provision. If the IRS approves, there will be no tax owed since the Retreat is a not-for-profit organization.

Audit: The Board will look into setting up an independent audit for the Retreat finances at the next meeting.

RLA Dues: Some on the Board would like the current policy of landowners who have more than one lot pay only one assessment changed to having landowners pay assessments for each lot owned. This will be researched and discussed at the next meeting to see if it is to be brought to the membership for vote at the Annual Meeting on July 30th.

Next Board Meeting will be June 5th at 2 PM at Denise Stookesberry's, 491 Copper Hill.

Adjournment: 3:55 PM

Gail G. Lyons

Substitute Meeting Recording Secretary

## **POLICY ON ROADS AND VEHICLES**

The board has proposed two small corrections to the Policy on Roads and Vehicles to reflect updated information by Larimer County as to what constitutes public and private roads in the Retreat. These changes will be adopted at the next board meeting if there is no opposition. Those two changes are:

Original Text:

**Road access**: Dunraven Glade Road is a public road maintained by Larimer County. Black Creek and Streamside are public roads maintained by the RLA. The other roads within the Retreat are private roads with public access allowed and are maintained by the RLA. The road signs in the Retreat are intended to reduce traffic from non-members.

Proposed Text: (Changes are underlined)

**Road access**: Dunraven Glade Road is a public road maintained by Larimer County. Black Creek and segments of the lower part of Streamside are public roads maintained by the RLA. There is a short section of public road on Fisherman's Lane. The other roads within the Retreat are private roads with no public access allowed and are maintained by the RLA. The road signs in the Retreat are intended to reduce traffic from non-members.

Original Text:

**Roads in Bulwark Ridge**

The roads within Bulwark Ridge are dedicated public roads.

Proposed Text: (Changes are underlined)

**Roads in Bulwark Ridge**

The roads within Bulwark Ridge are private roads with no public access allowed.

Reason for Proposed Changes: Per Larimer County, Bulwark roads have been re-classified as private roads. This can be confirmed online at [maps.larimer.org/rolo](http://maps.larimer.org/rolo)

## ENVIRONMENTAL REPORT

Mountain pine beetle update: At the peak of the most recent beetle outbreak in 2008, over 24 million acres of trees were killed. In 2015, the outbreak finally collapsed, resulting in only 5,000 acres of destruction. Most of the damage last year was on the eastern slopes of the Sangre de Cristo Range and north to Hayden Pass. This is great news. The forest expert that spoke at our Master Gardener class last week, when questioned about spraying for mountain pine beetle, said he wasn't inclined to spray this year. To spray or not to spray is the question. If trees are in poor health or too close together, consider spraying. If they are healthy, hydrated, and not crowded, spraying may not be necessary. Most of the trees with beetles in them are far west of our area, but the bugs can still be blown by the wind during their mating flight, which is typically May through August (maybe September). I have decided not to spray this year. However, I will watch for yellowing or reddening in the lodgepole pines higher up. -- Peggy Burch

## PROPANE TANKS

If you are considering replacing the fencing on your propane tank or have yet to screen the tank, the Glen Haven Fire Department suggests considering a lattice screening in an earth-tone color to do this. This will screen the tank and also allow the air to circulate around it.

Section 5.9 of our covenants requires residents to fence above-ground tanks from the view of nearby neighbors and the road. The following ACC policy statement gives more direction on this:

5) Propane tanks must be buried or concealed by fences so that they are not seen from adjacent lots or the roadways. The local fire department recommends only 3 sides be fenced and that no roof be built. We recommend that you contact the ACC for additional guidelines about these enclosures.

## NON-OFFICIAL SECTION

### RETREAT POTLUCK

About 50 residents gathered on March 5th at the American Legion for a lovely evening of conversation and food. Thanks to everyone who came out and to Frances Cunningham for organizing the event. We hope to see everyone there again next year!

### LOST AND FOUND

A brown, dinner-sized plate that had appetizers was left at the Potluck dinner. If this is yours, please contact Denise Stookesberry at 586-9130.

A folding 4-ft table belonging to Frances Cunningham that was used at our last Wine and Cheese event in July 2015 at the Pole Barn has been missing since then. Please contact Frances if you have any information on where it may be.

### ANONYMOUS MAIL

Over the past several years, someone has been sending anonymous hostile letters and postcards to members of the Retreat whom they think are rule violators. If victims are repeatedly harassed or the messages are threatening, they can report this activity to the USPS Inspection Service or the police.

If you are one of these victims, please consider if your behavior is indeed in violation and correct it. If you are someone who has sent out these messages, please have the courtesy to contact the offender directly (and politely) to resolve the issue. Some issues are handled by Larimer County, while others can be addressed by the Retreat Board.

Under no circumstances send anonymous hate mail to any member of the Retreat. Quite apart from its total inappropriateness, it fosters an atmosphere of distrust among the membership as neighbors begin to look at each other with suspicion. We can resolve most problems with civility and consideration if we behave as adults. Let's keep our HOA friendly!

### CONCRETE TRUCKS

If you witness concrete trucks being washed out in the river, please contact Estes District Wildlife Manager Rick Spowart, ASAP. Take photos if possible. This has been going on for a while and is more than just bank reinforcement grouting. There has been at least one observed fish kill below Drake, which appears to be from truck washing/rinsing. The river is not just turbid, it is toxic, according to testing. Even the hardy Whirling Disease-resistant fish that were stocked in the area are dying.

Rick's number is 970-667-2984, email: rick.spowart@state.co.us

**ADDRESS CORRECTION REQUESTED**

**The Next RLA Board meeting will  
be June 5th at 2 p.m. at the home  
of Denise and Dave Stookesberry,  
491 Copper Hill Road.**



**DUCK RACE**

This year's Estes Park Duck Race will be held on 7 May (Saturday). The ducks are released at Nicky's Restaurant at 1 pm and take about 1-2 hours to float down to the finish line at Riverside Plaza. Winners are posted at the Wheel Bar nearby.

Ducks are \$20 each (\$21 if adopting online), \$19 of which goes to the charity of your choice. Please consider adopting a duck and donating it to our own Glen Haven Area Volunteer Fire Department to help with their annual operating expenses.

Learn more at <http://www.epduckrace.org>.

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**Nominating**

N/A





## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

Our annual meeting is coming up quickly and the Retreat board is busy putting together information to go into the packets you will receive soon for the meeting. Please plan now on attending our annual RLA Membership meeting on **Sunday, July 31st at 1 p.m. at the American Legion** in Estes.

Our annual wine and cheese get together will be held at the Pole Barn on Friday evening, July 29th at 5:30 p.m. An invitation will be included in the membership packets going out. This is a lovely way to get to know neighbors and share an evening together.

Our thanks to Chuck Reynolds who has not only served his term on the board but has also been our Roads Chair. Chuck will be stepping down from the board this year but will remain as the Roads Chair. Because of this, we have one opening on the Retreat board for the upcoming year. Board members serve a term of three years on the board and attend on average four board meetings throughout the year. If you are an RLA member in good standing and would like to help our community, please consider running for the board. Contact any board member and we'd be happy to answer any questions you may have about the board's job and the open position.

*Respectfully submitted, Denise Stookesberry, President RLA*

### BOARD OF DIRECTORS MEETING MINUTES JUNE 5, 2016 @ 2:00 PM (NOT APPROVED) STOOKESBERRY'S RESIDENCE ON COPPER HILL ROAD

Attending: Denise Stookesberry, Frances Cunningham, Ian McBride, Chuck Reynolds, Joanne Zagorda  
Also Attending: Peg Sloan, Dave Stookesberry, Star Gilmore, Joan Van Horn

The meeting was called to order, the agenda was adopted, and the minutes of the February 28, 2016, board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Wally Hubert, the Tallmans, the Richards, and Ms. Chenoweth.

#### REPORTS:

Environmental – A written report was submitted by Peggy Burch, who cautioned that noxious weeds such as mullein, Canada thistle, musk thistle, Russian thistle, myrtle spurge, and cheatgrass are plentiful this year and should be removed if possible.

Treasurer's report – The Board reviewed the RLA balance sheet through June 3, 2016, and then Joanne Zagorda presented a proposed 2016-17 budget, which the Board reviewed in detail and revised. It was then moved, seconded, and carried that the proposed 2016-17 budget

as revised be recommended for approval at the annual meeting and also that the annual assessment for 2016-17 remain at \$300.

Roads Report – Chuck Reynolds reported that bids for recycled asphalt for Streamside Drive are currently high but may come down after the completion of County Road 43. The equipment reserve will need to increase as the road grader will require replacement in a few years.

Architectural Committee – Peg Sloan submitted a written report, but also reported that there are several homeowner projects that should be reviewed by the ACC. The Board agreed that notices of violations should be issued from the Board, but that such actions should wait until flood recovery is completed and County Road 43 is finished, allowing construction/repair vehicles to reasonably access the Retreat.

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Website – Website revisions will be completed by the annual meeting.

#### OLD BUSINESS:

RLA Assessment Basis – This item was tabled.

RLA Road Policy – It was moved, seconded, and unanimously carried that the RLA Road Policy (as published in the newsletter and website) be approved and adopted.

Independent Audit – This will be conducted after the annual meeting. Denise will research how it has been done historically.

Annual Meeting – The Board reviewed the items for the annual meeting scheduled for Sunday, July 31st at 1:00pm, and will be seeking candidates to fill Chuck Reynolds' position, which will expire. Also discussed was asking Rick Spowart to speak on bear awareness.

Wine and Cheese – The wine and cheese gathering will be at the pole barn on Friday, July 29th at 5:30pm. Francis will oversee the event.

#### NEW BUSINESS:

Website Password for Realtors – The Board discussed providing Realtors with limited access to certain documents on the website required for property sales. Ian said this could be worked out, but he would need to know which documents should be accessible. Denise agreed to work with Ian to set this up.

LANDOWNERS COMMENTS: None

Meeting adjourned at 4:00 pm.

*Joan Van Horn*

*Meeting Recording Secretary*

## ENVIRONMENTAL REPORT, JUNE 5, 2016

I had a nice walk in The Retreat yesterday morning. The wildflowers are really starting to show. It is probable that everything will seem to happen at once because of all the cold and rain we have had. Not much of a spring this year.

On my walk, I noticed that very small fir trees had evidently succumbed to the unseasonably cold weather that we had recently. The needles on the little firs were very red. If just some of the needles are red, the tree will probably survive. If all the needles are red, the tree is already dead. Most of our evergreen trees looked pretty healthy. I didn't notice any new growth that appeared to be dead due to the cold weather. I looked at the needles on several ponderosa pines and did not see any needle miners so far. There was one report from a Glen Haven resident that there has been caterpillar damage in some evergreens.

We have noxious weeds everywhere in The Retreat. Mullein is starting to grow and should be pulled before it gets too big and becomes difficult to get out. Canada

thistle and musk thistle look to be a real problem this year. The musk thistle is a biennial and should be removed before the flowers develop fully. Canada thistle is a perennial and may require quite a bit of work to keep it under control. Cheatgrass, which is an annual, is always a problem. It looks so pretty and bright green in the spring but soon develops seed heads which drop to the ground to sprout either right away or next spring. Cheatgrass is highly flammable and can cause flames to be 5 feet high when it burns.

There is myrtle spurge along Dunraven Glade road. This is a plant that was used as an ornamental that has gone awry and invaded our environment. Its sap is quite caustic and can burn tender skin. Russian thistle is just starting to sprout. It looks like the shoot of a tiny pine tree at this stage. When it matures, it becomes our hated tumbleweed. Let's concentrate on getting the upper hand with our noxious weeds this year.

*Peggy Burch, Environmental Committee, 577-1912*

## NON-OFFICIAL SECTION ANNOUNCEMENTS

### GHAVFD PANCAKE BREAKFAST

**SATURDAY, JULY 16**

7:00-11:00 am

Glen Haven Firehouse

They're looking for  
volunteers to help set up

### WINE & CHEESE FRIDAY, JULY 29

5:30 pm,

Pole Barn

Cheese is provided; please  
bring your own wine (if  
desired) and a chair

### ANNUAL MEETING SUNDAY, JULY 31

1:00 pm

American Legion

Check-in starts at 12 noon

It's that time of year again when all the pretty wild flowers start popping up in the meadows and along the trails. It's also the time when the noxious weeds that began their lifecycles last year come to fruition, and our wet spring has been a boon to them. The Retreat is home to several invasive species, but a handful stand out as being a particular nuisance.

**Cheatgrass:** Properly called Downy Brome, this annual grass invades any bare patch of ground it can find. As with many of our problem plants, it often gets its start on gopher mounds and on the bare slopes below our roads. When it dries, it's extremely flammable. It's generally easiest to pull it up just as it dies, but before the seeds start dropping off. There is also a chemical that kills just cheatgrass, nothing else, but it must be applied at just the right time (early spring or early fall), and is very expensive. It's called Panoramic or Plateau.



Cheatgrass



Common Mullein

**Common Mullein:** This one is more of an allergy problem than anything else. Try pulling it up for 10 mins and you'll likely get a runny nose for your efforts. They're biennial plants, starting out as fuzzy rosettes close to the ground, before shooting up the following year to flower. Its seeds are pernicious, lasting over 80 years, so it's an ongoing chore to control them. Wait until it rains, then pull them out of the soft ground. So long as they don't have any flowers, it's safe to just leave them there.

**Russian Thistle:** This invader isn't really a thistle, but it's just as prickly once it matures. The dried plant breaks off at the base and tumbles around, spreading its seeds everywhere and blocking culverts. As with the cheatgrass, it likes to take over bare spots. It is fairly easy to eradicate; you can generally deplete the seed bank in just a few years of careful weeding.



Musk Thistle

**Musk Thistle:** This is another biennial like the mullein, and it's a hideous thing, tall as a man, and covered in sharp leaves. The heavy, spiky flower head tends to flop, giving it its other name, Drooping Thistle. It's easy to kill, just pull it up or spray it, but as with the mullein, harvest the flower heads and dispose of them so you don't get more seeds.

Other undesirable species present in the Retreat: Canada Thistle (treat with Millstone), Bull Thistle, Prickly Lettuce, Mustard tumbleweed, Knapweed, Hoary Alyssum, Myrtle Spurge, Cocklebur, and Bindweed.



Cheatgrass



Russian Thistle



Musk Thistle

Most of these plants are annuals or biennials, so removing them over time will eradicate them. If you don't, if you just let it go because it's "too hard to get to them" or "I'm only here for a few weeks a year," they will take over. Your property will also become a seed bank, contaminating your neighbor's meadows as well as your own. Yes, controlling invasive species is hard work, but it's vital to preserve the Retreat as it should be, our mountain paradise.



**THE RETREAT LANDOWNERS' ASSOCIATION**  
**P.O. BOX 160**  
**GLEN HAVEN, CO 80532-0160**

**FIRST CLASS MAIL**

**ADDRESS CORRECTION REQUESTED**

**THE ANNUAL MEETING  
WILL BE HELD ON  
SUNDAY, JULY 31  
1:00 P.M. (CHECK-IN AT NOON)**

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**Nominating**

N/A





## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

Our community has weathered fire, flood, pestilence, lawsuits, washed-out roads, and hungry bears, and we are not only still here, but our community is secure and thriving. This is no accident. We are here because of the actions of those who live here. We are here because of the many who have served on our board and our committees. We are here because of neighbors who look out for other neighbors, bring them food, give them rides, and get to know them. We are here because of people who stay informed, read the newsletters, stay updated on our website, and get involved in the community.

A community isn't built by a few; it takes small steps and service from many different people. Whether you are a full-time resident of the Retreat or a weekender, you have something to give to our community, however small or insignificant you may think it is. I would encourage you, if you haven't already, to reach out and give back to the Retreat in whatever way you can. Currently, we have a nominating committee that has no chair or people on it, and we have a board with two openings and one candidate. We need immediate help in these areas.

If this doesn't type of service doesn't appeal to you, we have neighbors who have contacted the board with pleas for all of our members to use our roads wisely: by not speeding past their homes, not operating off-road vehicles on the roads, and yielding to each other on our narrow lanes. This is something everyone can do easily, and it will make a big difference. It will also make the board's job easier if everyone familiarizes themselves with our shared covenants and policies and follows them. The Retreat's covenants were put together for the betterment of everyone living here. It just boils down to acknowledging that we are indeed a community, being good neighbors, and respecting everyone's right to live here in peace.

*Respectfully submitted, Denise Stookesberry, President RLA*

### RETREAT LANDOWNERS ASSOCIATION, INC. ANNUAL MEETING – JULY 31, 2016 – 1:30PM – AMERICAN LEGION - ESTES PARK, COLORADO

Attending: Denise Stookesberry, Frances Cunningham, Graham Fowler, Ian McBride, Chuck Reynolds, Joanne Zagorda

Also Attending: 93 attendees with 57 voting units represented, plus 17 proxies; Joan Van Horn

#### For informational use, not yet approved.

The 45th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Denise Stookesberry who thanked all who were currently serving and who had previously served on the Board and Committees. A moment of silence was observed in memory of RLA members Dennis Bicknell and Tommy Kime who had passed this last year.

The Board members were introduced, a quorum established, the agenda and Meeting Standing Rules accepted, and the minutes of the 2015 Annual Meeting held July 19, 2015 were approved.

#### **Glen Haven Area Volunteer Fire Department:**

Fire Department representative Kevin Zagorda praised the training program organized by Brian Martens which resulted in seven members becoming certified Emergency Medical Responders, over 1000 hours of training, and retraining for accidents involving vehicles rolling down steep embankments, which may occur on the newly constructed County Road 43. Fire Chief Tom Housewright continued reporting that the department has responded to 30 calls so far this year, which were mainly medical emergencies but that two cabins were

*Annual Meeting ... Continued on Page 2*

lost to fire. The current Larimer County imposed fire restrictions were discussed. The annual Pancake Breakfast brought in \$16,000.

Tony Fink of the GHAVFD Board thanked the firefighters for their service and dedication and the community for its continued support of the department and training programs. He announced that the GHAVFD is no longer involved in the flood recovery efforts and that any donations to such can be made directly to Glen Haven Flood Relief, Inc.

**Educational Matters:** Dick Lightner and representatives from the Estes Valley Amateur Radio Club gave a presentation on HAM radio operations which played a crucial role in providing communications during the 2013 flood and the recent loss of internet in the area. They gave a live demonstration of the direct communication with members at the hospital, in the Retreat, and in Loveland to show its effectiveness in communicating, especially during disasters when communication and power are compromised. He encouraged RLA members to learn about HAM radio and become licensed, as that would enhance emergency preparation and protection of the Retreat area in future disasters. The local club provides training and assistance and is currently developing an emergency plan for the area.

**REPORTS:** Written reports from each committee were included in the annual meeting packet.

**Financial Report Committee:** Joanne Zagorda referred to the budget that was sent out in the packets and commented that the recent road work on Streamside was not included on the report as it was just completed. There were no questions.

**Architectural Control Committee:** Chairperson Peg Sloan added that they hope to establish an email for the Committee that will facilitate contact, applications, and approvals.

**Roads Committee:** Chuck Reynolds reported that the road work on Streamside Drive was just completed yesterday. Upon requests from landowners, Chuck agreed to look into replacing mirrors on Streamside Drive and Dunraven Glade Road.

**Environment:** Peg Burch briefly discussed problems being experienced in other Colorado areas with grasshoppers, Japanese beetles, and various other beetles.

**Bear Problems:** Many property owners have experienced bear break-ins already, and Jim Boyd emphasized the importance of scaring the bears away so they fear humans.

#### **NEW BUSINESS:**

**Election of Board Members:** The terms of Gail Lyons and Chuck Reynolds expired and Loretta Martens was the only candidate nominated previously to this meeting. No nominations were received "from the floor." It was moved, seconded, and carried that the nominations be closed.

**Ballot Issue:** The following ballot issue was presented: "Shall a special assessment of \$100 per fiscal year be assessed to assist with the operating costs of the Glen Haven Area Volunteer Fire Department for the next three fiscal years, beginning with the next fiscal year? Assessment is payable concurrent with the RLA annual assessment." There was no discussion on the ballot issue.

The meeting was recessed for voting and tabulation.

The meeting reconvened with the following election results:

**Elected to the Board of Directors for a three-year term:** Loretta Martens

**GHAVFD assessment ballot issue:** Passed

**LANDOWNERS COMMENTS & QUESTIONS:** Members introduced themselves and made various comments.

As requested by a landowner, a brief report on rebuilding the Glen Haven Town Hall was given by Joan Van Horn. The stables property has been purchased with the funds transferred to the Glen Haven Flood Relief, Inc. by the GHAVFD and a building design is currently being worked on by Michael Tavel who designed the new firehouse.

There being no further business, it was moved, seconded, and carried that the meeting adjourn at 3:08 pm.

Meeting adjourned at 4:00 pm.

Joan Van Horn

Meeting Recording Secretary

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#### RETREAT LANDOWNERS ASSOCIATION

Board Meeting – July 31, 2016 - 3:15pm at American Legion in Estes Park, CO

Attending: Denise Stookesberry, Frances Cunningham, Graham Fowler, Loretta Martens, Ian McBride, Joanne Zagorda. Also Attending: Joan Van Horn

**ELECTION OF OFFICERS:** The following were elected to office for this next term:

President: Denise Stookesberry Vice-President: Graham Fowler

Secretary: Ian McBride Treasurer: Joanne Zagorda

**NEXT BOARD MEETING** is scheduled for Sunday, September 11, 2016 at 1:00pm at Denise Stookesberry's residence on Copper Hill Road.

There being no further business, the meeting adjourned.

Joan Van Horn, Meeting Recording Secretary

## NON-OFFICIAL SECTION ANNOUNCEMENTS

**Speed Limit:** Please observe the Retreat speed limit of 20 mph. Our blind corners have been the cause of more than one accident over the years. Driving more slowly also reduces washboarding and dust, and makes it safer for pedestrians.

**Assessments:** It's a new fiscal year and assessments are now due (1 Aug). Thank you for your prompt payment as this reduces administrative costs spent following up on tardy members. Failure to pay your assessment results in an additional 18% APR on the amount owed and eventually a lien on your property.

**Fire Ban:** As is typical for this time of year, Larimer County has fire restrictions in place: No open fires, no smoking in open areas, no fireworks. This doesn't include BBQ grills or camp stoves. Read the details before you fire it up at: [http://www.larimer.org/emergency/emergency\\_detail.cfm?nam\\_id=78](http://www.larimer.org/emergency/emergency_detail.cfm?nam_id=78).

**Bears:** Residents have been reporting increased bear activity in the area. Please store rubbish inside or in a bear-proof container. It's also a good idea to bring bird

feeders in at night, even if you think they're out of reach of a bear. Attracting one to your property is not likely to result in happy times for either of you. Bears that become nuisance animals usually end up dead.

If you do discover you have a bear problem, contact Colorado Parks & Wildlife and see if they can put you in touch with someone who has a bear tag. It would be better to kill a nuisance bear than a harmless one out in the wild, especially when the nuisance bear is likely to be put down anyway.

**Rain Barrels:** It is now legal to have two rain barrels collecting not more than 110 gallons in total.

**Hwy 34 Updates:** You can keep abreast of current travel restrictions on Hwy 34 at <https://www.codot.gov/projects/floodrelatedprojects/us-34-big-thompson-canyon-1/traveler-impacts>. You can also get these updates via email.

**Board Meeting:** The next board meeting will be at 1 pm, Sept 11, at 491 Copper Hill Rd.

## IS YOUR CULVERT CLEAR?

A blocked culvert can be a disaster, especially during one of those gully-washers we sometimes get in the summer. Overflowing water destroys driveways and roads. But what's the best way to maintain a culvert?

1. Keep both ends open and clear of any debris. Water must be able to flow in and out easily.
2. Dig a pit on the uphill side of the opening to catch sediment before it enters the pipe. Re-dig the pit when it fills up.
3. Keep vegetation away from the downhill opening. Grasses like to grow in the moist ditch, but their roots create a kind of dam at the end of the culvert, forcing sediment to back up behind it and fill the passageway.





**THE RETREAT LANDOWNERS' ASSOCIATION**  
**P.O. BOX 160**  
**GLEN HAVEN, CO 80532-0160**

**FIRST CLASS MAIL**

**ADDRESS CORRECTION REQUESTED**

**THE NEXT BOARD MEETING WILL BE AT  
1 PM, SEPT. 11, AT THE HOME OF DENISE  
STOOKESBERRY, 491 COPPER HILL RD.**

**Board of Directors 2016-2017:**

**Denise Stookesberry, President ['17]**  
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**Ian McBride, Secretary ['17]**  
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**Joanne Zagorda, Treasurer ['18]**  
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**Loretta Martens ['19]**  
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**Recording Secretary**

Joan Van Horn  
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**Committees:**

**Roads**

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**Architectural Control**

Peg Sloan  
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Harley Lyons  
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**Environmental Control**

Peggy Burch, Chair  
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peggyaburch7@q.com

**Newsletter Editor**

Amanda Gordon  
970-577-0636  
mandygordon@q.com

**Nominating**

N/A





## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

The Retreat Board met a few weeks ago for our quarterly meeting where we received reports from our Roads Chair, Chuck Reynolds; our Environmental Chair, Peggy Burch; and an update on bear activity in the Retreat from Jim Boyd, among other business items. Board meetings can be very informative and Retreat residents are encouraged to attend! The next quarterly board meeting will be on Sunday, January 15<sup>th</sup> at 1 pm at the home of Frances Cunningham.

Our website, [www.retreat-glenhaven.org](http://www.retreat-glenhaven.org), contains information about the Retreat community, including our covenants, bylaws, and policies. Hobert Office Services keeps this website up to date with community announcements and board activity throughout the year. Our website is a good source of information for those new to the area or those who have questions about our governing documents. You can also contact one of our board members for Retreat information.

We recently sent out two informational articles about the bear activity in the Retreat and CR 43 corridor. Please be "bear aware" by reading and following the advice in these articles. This information is also included in this newsletter.

By now, you should have received information on how to obtain a vehicle permit for Hwy 34 roadwork, beginning October 17 through Memorial Day, 2017. We have included information about this in the newsletter as well.

We wish you a safe and enjoyable fall season in the Retreat!

*Denise Stookesberry, President RLA*

### RETREAT LANDOWNERS ASSOCIATION, INC. BOARD MEETING – SEPTEMBER 11, 2016 – 1:00PM – STOOKESBERRY RESIDENCE

Attending: Denise Stookesberry, Frances Cunningham, Graham Fowler, Loretta Martens, Chuck Reynolds, Joanne Zagorda. Also Attending: Jim Boyd, Rich Weaver, Joan Van Horn.

#### For informational use, not yet approved.

The meeting was called to order, the agenda was adopted as presented, and the minutes of the June 5, 2016 board meeting were approved. Correspondence was received (via letters, phone, texts, and email) since the last Board meeting from the following: Annemarie Chenoweth and numerous residents regarding bears.

#### REPORTS:

Treasurer's report – Joanne Zagorda presented the Profit and Loss Statement through September 7th. Eighty-five percent of this year's assessments have already been paid, most likely due to invoices being sent out separately.

**Roads Report** – Chuck Reynolds presented a 2-year roadwork plan of seven projects at an estimated cost of \$39,000. After considerable review and discussion, it was moved, seconded, and carried that priorities #1, #2, #3 (Barking Coyote, Bulwark Ridge, Black Creek) at \$15,000 be accomplished during this fiscal year with the reserve account making up the budget shortage. It was also decided to address priorities #4 - #7 in next year's budget. Jim Boyd suggested that Kiewit be contacted regarding possible excess recycled asphalt from the Highway 34 construction project this winter.

**Architectural Committee** – No report.

*Minutes ... Continued on Page 2*

**Environmental** – A written report was submitted by Peggy Burch which mentioned that ponderosa pines are now losing their third year needles and, in some cases, second year needles, but will have new needle growth in the spring. Mullein tops should be cut off now before their thousands of seeds are dropped and spread.

**Architectural Committee** – No report.

**Website** – No report.

**Bears** – Jim Boyd reported on bear activity and especially the very large bear that has been so destructive to property in the Retreat area. Attempts to trap the bear have been unsuccessful, so an alternative would be to allow hunting by licensed bear tag hunters. The Board did not think that hunting should be encouraged in the Retreat and that there did not appear to be an appropriate solution at this time. Jim encouraged homeowners to report bear incidences to him or Wildlife Officer Rick Spowart, to initiate neighborhood watches, and to have adequate protection from bears.

#### OLD BUSINESS:

**Financial Review** – Graham Fowler and Loretta Martens agreed to conduct a financial review of the RLA books maintained by Hobert Office Services.

**Covenant Violations** – The homeowner of the property storing numerous trailers, tractors, etc., on Streamside Drive was notified of the covenants violation by mail, and no response has been received. It was

moved, seconded, and carried that the RLA Attorney be directed to write a letter to the homeowner of the violation and the consequences of noncompliance.

#### NEW BUSINESS:

**Chenoweth Property** – A letter dated August 23, 2016 was received from Annemarie Chenoweth requesting the RLA sign an agreement specifying that the land she is trading to the US Forest Service is not subject to any association fees or other covenants, which was originally agreed to by the RLA in 2004 (with the previous owners, the Maitlands) but never recorded. She has agreed to pay all expenses for the execution of this document. It was moved, seconded, and carried that the RLA attorney proceed to complete this agreement.

**Ham Tower** – Crozier Mountain blocks radio communication from Estes Park, so a tower would need to be installed either at the fire station or on a high ridge. Dick Lightner is currently conducting ham radio training to ensure several local residents will be ham radio licensed operators. Loretta Martens agreed to research further tower locations, Larimer County regulations concerning towers, costs, and possible grants for a tower.

**LANDOWNERS COMMENTS:** None.

Meeting adjourned at 4:00 pm to enter into an executive session.

*Joan Van Horn, Meeting Recording Secretary*

## ENVIRONMENTAL REPORT

It has been dry this summer with variations in our normal weather patterns. Many plants and bushes did not bloom and produce seeds and fruits. This has decreased the amount and types of natural foods available to bears to sustain them through their period of hibernation. As a result, many homes have sustained damage from bears seeking nourishment of any kind. Hopefully nature will be kinder to all of us next year.

The ponderosa pines are now losing their third year needles, which may give the impression they are dying. This is normal for this type of tree. Many newcomers are unaware of this and become concerned. Also, as this year was basically dry, some ponderosa pines are also dropping their second year needles, leaving “poodle” branches with just the newest needles still attached. Additionally, some evergreens suffered freezing of newly developing needles this past spring; however, most of the frozen buds were still alive and only damaged the appearance of the trees this year. Their appearance will improve next spring when new needles begin growing in.

Now is the last time you will be able to do anything about weeds in our area before winter sets in. **Get the tops of the mullein cut off now before they drop thousands of seeds from each mullein.** Yes, thousands -- seeds that will remain viable for 50 years or more!

See you all in the spring.

*Peggy Burch - Environmental Committee*

## ROADS

There are about 12 miles of roads in the Retreat, 10 miles of them “primary.” These are privately owned and maintained by the RLA Roads Committee. The primary objective of the road maintenance program is to provide safe driving conditions on the Retreat roads. This includes snowplowing and grading to reduce icy patches, eroded ruts, and washboard conditions. This is especially important on the roads with steep grades, sharp curves, and dangerous drop-offs. Also culverts must be monitored and cleared to keep overflows from washing out the road.



During the winter months, we begin early-morning plowing on days when the snowfall is deeper than 4”. We have two operators, one primary and one backup.



Your neighbors appreciate it when you keep your speed below the limit of 20 mph. It is important for safety on curves and also to reduce dust. This also reduces wear and tear on the roads and saves us all money. Shifting into 4WD will help reduce the wash-boarding, particularly on the steep sections and curves. Unlicensed vehicles such as ATVs and motorcycles are not allowed on Retreat roads.

It is essential that the roads are accessible to the snow plow, grader, and fire department equipment. For your safety and that of your neighbors, do not park on the roads. Guests’ vehicles can be parked along the road right-of-way, but only temporarily.

When the road base material has washed away to the point where grading exposes large rocks, it becomes a road restoration program. It is necessary to add material to get back to a smooth surface. Recycled asphalt is a more cost-effective type of material because it resists erosion better than standard road base. Grading costs are then reduced because less grading is needed.

There are plans to restore the road surface on several sections over the next few years as our budget allows. Here are the priorities at this time. We will update this periodically.

	Description	
1	Barking Coyote to Bulwark/Miller Fork	0.1
2	Bulwark Ridge from Dunraven up	0.3
3	Black Creek - various areas	0.1
4	Bulwark Ridge from 1225 south to Fighting Elk	0.2
5	Streamside - upper switchbacks	0.2
6	Corner Ct	0.3
7	Solitude Ct	0.1
		1.3

**WHAT IS CAUSING OUR BEARS TO BE SUCH A PROBLEM?**

Last fall many Retreat and Glen Haven residents experienced unusual bear activity with an exceptionally large and very corrupt bear breaking into mostly unoccupied houses. This bear was breaking through double-paned windows and breaking down dead bolted, solid-core doors to gain access into many houses. Unfortunately, this year's virtually bear-free spring and early summer was replaced with similar bear break-ins during the first couple weeks of August. There were at least a dozen homes in the Retreat entered by one or more bears. Again, most of those homes were unoccupied at the time of the break in.

Bears are naturally solitary and wary of humans, but that tendency changes when homeowners leave attractants out. This is usually in the form of bird feeders, hummingbird feeders, suet feeders, garbage, barbecue grills, and compost piles. When bears learn they can get high-calorie rewards from these houses with no negative consequences, they become emboldened very quickly. It is only a matter of time before they take the next step from foraging just outside the house to entering it through an open window or screen door when it smells attractants inside. Once a bear learns what is inside a house, it will become so corrupt that this behavior will quickly replace its natural manner of foraging. A 10–20 minute home invasion can provide a bear with more calories than several days of natural foraging and with relatively few calories expended; a win-win for them. Eventually these bears start breaking into any house, whether there are attractants or not. This is what we are seeing in the Retreat right now. The only way to stop this increasing cycle of corruption is to kill the bear. If a severely human-habituated bear is not put down, it will only be a matter of time before it enters an occupied house and someone is injured by a bear that panics when confronted. Colorado Parks and Wildlife will not relocate bears from our area because a corrupt bear will continue the same behavior wherever it is moved. It is our responsibility to prevent them from becoming human-habituated in the first place, and to do everything we can to reverse that behavior in bears that have learned to come around houses for rewards.

The only bears that live in Colorado are Black Bears; we do not have any Grizzlies. This is important to know because the behaviors and sizes are very different. Black Bears are generally easy to scare off and are not aggressive towards humans unless they are wounded,

sick, or cornered in a confined space. They are not nearly as protective of their cubs as a Grizzly. Black Bears are omnivores, meaning they eat just about anything. Their natural diet consists of plant material, insects, carrion, small prey animals, and young or injured deer and elk. Bears are extremely intelligent, have good eyesight and hearing, but their sense of smell is extraordinary. The average male bear in our area of Colorado weighs around 150–200 lbs. The average female is around 120–160 lbs. An exceptional bear in our area could weigh up to 400 lbs, but these are very rare. Bears are very strong, can run up to 35 mph, and are excellent climbers. Bears typically sleep in trees and retreat to trees for safety. Beginning in September, bears enter a stage called hyperphagia, in which they forage for up to 20 out of 24 hours, attempting to eat as many calories as possible before they begin hibernation. It is during hyperphagia that human-habituated bears become the most problematic and cause wildlife officers to euthanize many of them. Last year there were at least three bears trapped and euthanized in the Retreat/Glen Haven area. Euthanized bears end up in the landfill. This terrible waste is because the drugs used to tranquilize a bear render the meat hazardous for consumption by humans or other wildlife. It is far better for a hunter with a bear tag, who will eat the meat and preserve the pelt, etc., to take a problem bear than for it to be trapped and thrown in the landfill. Bears in our area will begin hibernation in late October and will remain in their dens until March or early April. Bears do not use the same den two years in a row. Bears are territorial, especially males, and will fight to maintain their territories or take over new ones.

We have chosen to live in these mountains because of the natural beauty and wildlife. With that choice comes responsibilities. The best thing we can do for bears is not providing food sources that will attract them to us. Furthermore, we must help reinforce a bear's natural, healthy fear of humans by initiating negative consequences any time bears do come onto our property. If we can't change the behaviors of currently corrupt bears, then they must be removed from the population so those behaviors are not passed on to their offspring. We must all stop corrupting new generations of bears, educate our neighbors, and hold each other accountable. Colorado law allows wildlife officers to write home and business owners citations for directly or indirectly, intentionally or unintentionally, providing food for bears.



## Here are a few things to consider:

- Attractants
  - Garbage
    - The latest recommendations are to use only bear-proof trash containers kept outside, secured upright to a strong post or tree. Storing garbage in your garage makes it more likely that a bear will break in. Using bear-proof trash containers securely attached upright to a post or tree keeps the attractants away from your house and prevents bears from being able to roll the container down the mountain or lay it on its side, allowing them to collapse the side of the can and reach under the lid to pull garbage out. The post needs to be large and sunk deeply into the ground with concrete. Attach the can with a heavy enough cable that the bear cannot break or chew through it.
    - Place your bear-proof trash can out by the road only on the day of trash collection, not the night before. NEVER put bags of garbage out for collection. Bears are not the only ones that you will be corrupting. Birds, rodents, and other animals will tear open the bag, scavenging and creating a mess.
    - Washing the inside of trash cans and spraying them with ammonia can significantly reduce attractive odors.
  - Bird feeders/hummingbird feeders/suet feeders
    - Best practice is to not have them at all from May through October, day or night. Bears love bird seed, nectar, and suet. Corrupt bears will climb up anything to get to feeders.
    - If you insist on having bird feeders, they must not be near your house and must be suspended at least 12 feet above the ground and at least 6 feet out from anything a bear can climb. Clean up all spillage daily, and wash away spilt nectar
    - Flowers and water features will naturally attract birds without attracting bears.
  - Compost piles and bee hives
    - Strongly discouraged. These are big attractants for bears and other wildlife.
    - If you insist on having these, enclose them with at least four strands of agricultural electric fencing and locate them as far away from your house as possible. Avoid locations with trees just outside the enclosure that bears can climb to get inside.
- Vehicles
  - Lock all vehicle doors and close all windows when unattended. Do not leave food inside. Bears can open most car doors from the outside. If a bear gets inside and the door closes behind it, the bear will panic and shred everything. Take the extra time to remove those leftover french fries and food containers.
  - Bears have been known to break into cars because of a vanilla-scented air freshener. Maybe skip the air fresheners during active bear seasons.
- Garages
  - If you have a garage, park your vehicles inside it if possible.
  - Avoid leaving garage doors open when unattended, especially if you have food, a refrigerator/freezer, or garbage in your garage. If a bear gets a reward from your garage in the form of food, they will be much more determined to get back in the next time. Bears have torn the siding off garages or pushed in the lower panel of a garage door to get back to food sources that they have found before.
- Windows and doors
  - Do not leave ground-level windows and doors open when you are away from home.
  - Do not leave ground-level kitchen or bathroom windows open when unattended. Bathrooms often have fragrant scents from air fresheners, shampoos, lotions, etc., that will attract bears.
  - Bears can visit houses at any time of day or night.
  - If you need to leave windows open at night for ventilation, avoid leaving ground-level windows open, especially kitchens and bathrooms.
  - Remember that bears are excellent climbers and can easily climb a 4x4 post to an upper deck window or screen door.
- Doggie doors
  - This is a VERY BAD IDEA for homes in bear country.
  - Bears are like mice in that they can squeeze through impossible-seeming openings. But if the doggie door is too small for them to squeeze through, they are very adept at making the opening larger.
  - Bears are not the only wild animals that can gain access this way. Raccoons, skunks, foxes, coyotes, rodents, and burglars have all used doggie doors to enter homes.

- Dogs and livestock
  - Bears are mostly annoyed by dogs, not afraid of them. Bears will enter a dog enclosure to eat the dog's food, whether the dog is there or not. If a dog chases a bear, the bear may run for a while, but will usually turn and swat the dog with its powerful claws.
  - Horses are very sensitive to a bear's presence. They will know that a bear is in the area before you or your dog are aware of it.
  - Sweetfeed and horse treats are big attractants and should only be kept in sealed containers.
  - Bears will break into chicken enclosures and that of other small livestock (rabbits, sheep, goats, etc.) if not surrounded by electric fencing.
- Deterrents and negative consequences
  - Ammonia is painful to a bear's sensitive nose and can be sprayed on areas that might otherwise attract bears.
  - Unwelcome mats are sheets of plywood cut to appropriate sizes and have deck screws sticking up every couple inches all across the board. They must be located under every accessible opening, must extend a foot or more on either side, and several feet out. These are especially recommended at houses that will be unoccupied for days or weeks at a time. Unwelcome mats are not available commercially, but are easy to make.
  - Noise can be a deterrent, too. A radio that is loud enough to be heard just outside your house (but not loud enough for your neighbor to hear) can often be enough.
  - Motion-sensor lighting can also deter bears that are not quite human-habituated.
  - Agricultural electric fences are generally impenetrable by bears when set up properly with at least four strands of wire. Make sure there are no trees or structures that the bear can climb to get from outside the fenced area to inside it. If using a solar-powered electric fence charger, make sure you check the level of charging on cloudy or snowy days.
  - Pepper spray is an excellent deterrent, but read the instructions carefully. You must spray the bear in the face for it to be effective. Bear pepper spray usually has an effective range of about 30 feet in calm winds. It is also very effective on other animals, including two-legged intruders. Be aware of the wind direction before spraying.
  - Air horns can scare bears away if they are not already accustomed to them. There have been neighborhoods in which homeowners got air horns and blasted them every time a bear was in the area. It didn't take long for the bears to become accustomed to the sound.
  - A slingshot with rocks or marbles can be a good painful stimuli that will send a bear running. Practice your accuracy when not under pressure.
  - Rubber buckshot fired out of a 12 gauge shotgun is an excellent way to punish a bear for coming around your house. Both the loud report from the shotgun and the painful burning of the rubber buckshot on their hide will give them a powerful reason to avoid your property in the future. Make sure you use RUBBER buckshot, which will not penetrate the skin as long as you are more than 25 feet away. Do not shoot the bear when it is facing you or you could blind them.
  - Remember, deterrents and negative conditioning should only be used after removing all attractants. It's not fair to "bait" them in and then pepper spray or shoot them.
- Use of lethal force
  - It is legal to use lethal force against a bear to protect human life, but you must be able to demonstrate that the bear was a threat to your safety or the safety of another human. Shooting a bear that is running down your driveway away from you does not qualify.
  - It is legal to use lethal force against a bear to protect your home or vehicle from destruction. If a bear has entered or is in the process of entering your home or vehicle and is destroying your property, you have the legal right to use lethal force to stop the destruction.
  - Be aware, bears are very strong and have very thick skin, heavy bones and skull. If you must shoot a bear to protect human life or property, you should use a large caliber handgun, rifle, or more preferably a 12-gauge shotgun loaded with either 00 (double-ought) buckshot (not the same as rubber buckshot) or with lead slugs. You must notify Colorado Parks and Wildlife or call 911 if you shoot a bear without a license, even if you did not kill the bear. A wounded bear is a dangerous bear.

Contact the Colorado Parks and Wildlife Office in Fort Collins if you need additional information or assistance with any kind of wildlife-related problems, preferably before they become serious. Their phone number is 970-472-4300.

## Stay updated on the US 34 Big Thompson Construction Progress



### US 34 Permanent Repairs:

#### Residential Permits Available Soon

A full closure of US 34 between mile points 77 and 80 will begin Monday, Oct. 17, and be in place until the start of the Memorial Day weekend 2017. Until then, this three-mile section of the canyon will be closed to through traffic. US 34 will remain open to drivers east of mile point 80 (near Cedar Cove) and west of mile point 77 (just east of Drake).

The only through access on US 34 from Oct. 17 until next Memorial Day weekend will be for canyon residents through a permit process. Permitted vehicles will be allowed through the canyon between the hours of 6 - 8:30 a.m. and 4 - 7 p.m. each day. During these times, travel on US 34 between mile points 77 and 80 will not be free-flowing and permit holders should plan for delays as pilot cars lead vehicles in both directions through the three-mile work zone. At all other times, US 34 will be closed between mile points 77 and 80 and crews are scheduled to work seven days a week to meet the aggressive schedule.

#### How to acquire your permits:

- Permits are available for pick up at the project office, 2207 E. Highway 402 (14th Street SE), Loveland, CO 80537, during these times:
  - **Noon to 7 p.m.** on Monday, Sept. 19
  - **6 a.m. to 4 p.m.** on Wednesday, Sept. 21 and Friday, Sept. 23
  - **8 a.m. to 7 p.m.** on Tuesday, Sept. 20 and Thursday, Sept. 22
  - **8 a.m. to 4 p.m.** on Monday, Sept. 26 through Friday, Sept. 30
  - **8 a.m. to noon** on Saturday, Oct. 1
  - **No permit distribution on Saturday, Sept. 24 or Sunday, Sept. 25**
- In order to acquire a vehicle permit, residents must provide the following items at pick up:
  - Driver's license as valid form of identification
  - Utility bill, deed to property, or renters' agreement to prove as tenant or owner in the canyon
  - Vehicle license plate numbers
- Residents are allowed one permit per vehicle
- Permits will be **required** for through access at mile points 77 - 80
- Access will only be allowed from 6 to 8:30 a.m. and 4 to 7 p.m. from Oct. 17 until next Memorial Day weekend.

\*Canyon residents defined as those living along US 34 between Mall Road and the Dam Store along County Road 43 up to Glen Haven.

**THE RETREAT LANDOWNERS' ASSOCIATION**  
**P.O. BOX 160**  
**GLEN HAVEN, CO 80532-0160**

**FIRST CLASS MAIL**

**ADDRESS CORRECTION REQUESTED**

**THE NEXT BOARD MEETING WILL BE  
AT 1 PM, SUNDAY, JANUARY 15, AT THE  
HOME OF FRANCES CUNNINGHAM**

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