

# NEWSLETTER

## The RLA Develops Plans for Special 20th Anniversary Celebration Weekend

Two decades have now passed since the founding of the Retreat in 1971. To mark this uncommon occasion, a weekend of special events is anticipated to accompany the annual meeting on Saturday, July 27.

We want to let you know about the ideas that have been developed to date. Many of these plans are only in tentative form at this time. The board of directors will meet again on April 27 to further refine the program and schedule. *Please share your ideas and suggestions with a board member prior to their next meeting.*

Here is an overview of the plans:

- Friday: evening wine and cheese party  
star gazing led by Irene and Steve Little  
(Retreat residents and college professors of astronomy)
- Saturday: board of directors meeting  
1:00 RLA 20th Annual Meeting  
6:00 family potluck supper  
8:00 illustrated history of Retreat area  
presented by Duke Sumonia
- Sunday: 9:00 morning "vespers" followed by a  
choice of two hikes - Piper Meadow and  
Crozier Mountain or Miller Fork trail.  
2:00-4:00 Retreat home tour with proceeds  
given to the Glen Haven Area Volunteer  
Fire Department.

Retreat members are encouraged to bring show and share items for an exhibit that would seek to describe how we feel about our mountain land. These items might include: poetry, essays, photographs, music, handcraft and etc.

By July, we hope to have prepared an up-to-date membership directory and large map. A charge will be made to cover the cost of producing the map. One of the board members is exploring the possibility of having a local professional photographer take aerial pictures of the Retreat. More details about these last two items will be carried in the *Newsletter* to be mailed in July just ahead of the annual meeting.

The board is also wondering if there is any interest in a Retreat Christmas card. Note cards could also be printed at a nominal cost if there are members who desire to have them.

All of this activity means that an effort is being made to celebrate this special year in a meaningful manner for all of us.

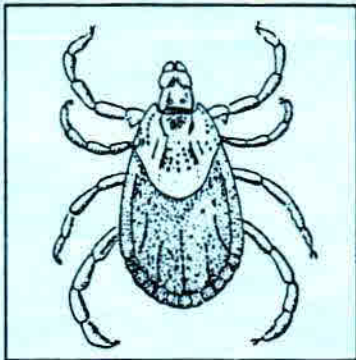
# Precautions for Spring and Summer

## Ticks

From 100 to 300 cases of Colorado Tick Fever (CTF) are reported in our state each year. The virus, harbored in rodents, infects people through the bite of an infected Rocky Mountain wood tick. Adult ticks begin to emerge in late February or March and seek larger animal hosts, including humans, for a blood meal that is a prerequisite for their reproduction.

The virus is transmitted to humans when an infected tick attaches and bites through the skin. If virus is transmitted to the victim, illness will usually begin within six days.

CTF is an acute viral illness characterized by fever, headache and body aches. Other symptoms may include lethargy, nausea and abdominal pain. Typically, the illness lasts four to five days followed by apparent recovery, but then the fever and symptoms recur for another two to three days. Complete recovery usually takes two to three weeks. The disease is rarely life threatening and infected persons are usually resistant to reinfection. There is currently no effective treatment or preventive vaccine available for the tick fever.



The Rocky Mountain wood tick is a hard tick, about 1/16 of an inch long but may expand to nearly 1/2" long when engorged. The female is a dark reddish brown with a white shield covering the front third of the body. The male has a grayish white shield area on the top of the body. They are found in abundance on Colorado south-facing brushy, grassy slopes east of the Continental Divide.

"Tick checks" are the cheapest, most effective method of reducing the risk of CTF. Checks should be performed every two or three hours while outdoors in areas described above. Ticks spend some time on an individual's body before actually transmitting the virus. They prefer getting into one's hair or under areas where there is tight-fitting clothing such as around the waist. Shake out your clothing when you do come indoors.

Not all ticks are infected but since you have

no way of knowing, do not crush one while on your body. If infected, their feet, body juices and blood are all infectious.

In case you do find a tick that has buried its head under your skin, remove it carefully. David Silver, M.D., emergency room physician at the Estes Park Medical Center, advises: "To aid in tick removal, dab it with a Q-tip soaked in gasoline, kerosene or nail polish. Use your thumb and index finger tips to gently grasp the part of the tick closest to the skin, pulling it just enough to cause the skin to tent outward. Within a few seconds, the tick will release its grip and easily pull out. (The tick's head is so small compared to its body, it may appear to be missing; the head, however, is rarely left behind under the skin.)"

You may wish to avoid areas of high tick infestation especially during the months of April, May and June. You may also treat yourself with insect repellents containing DEET on your skin or spray permethrin on your clothing to significantly reduce the number of ticks that are likely to climb on you.

*Basic source: Colorado Department of Health*

## Snakes

The "textbooks" say that there are no poisonous snakes at our altitude here in the Retreat. From time to time, we do seem to have a problem because apparently not all the reptiles have read the book!

Occasionally rattlesnakes are cited on our land. We point out this fact not to alarm anyone but simply as a precaution. All of us are safer when properly informed.

There are at least two theories about how they may have gotten here. One suggests that they sought higher ground during the '76 flood and the other believes they arrive here in bales of hay from the valley which is used to feed horses.

Being cold-blooded, they prefer a habitat where they can get a lot of sun. South-facing rocks are their favorite.

Very few people die from snakebites. However, anyone who is bitten, especially by a rattler, should seek medical help immediately. Call 911 for assistance.

Reassure the victim and keep them as quiet as possible to slow down the circulation of blood and venom. If possible, keep the bitten area below the level of the heart. Be alert to prevent shock but do not use a cold pack on the bite or give the person aspirin.

The effect of a poisonous snake's bite depends on the size of the victim, the location of the bite, the amount of venom injected, the speed of venom absorption and the time lapse between the bite and treatment.

Beware but not afraid!

# Volunteer Opportunities Now Available

## **Board of Directors**

Three new members will be elected to the board of directors at the annual meeting in July. If you have an interest in being of service in this capacity, please notify one of the present board members.

Directors are elected for three year terms. The board meets every-other-month on Saturday morning to transact the business of the Association between annual sessions of the membership.

The leadership of the board of directors determines, to a large extent, the future well-being of the Retreat as a whole and our individual property holdings in particular. This is a very significant role; we are looking for a few good people who believe in being of service to others in addition to themselves.

## **Environmental Committee Chair**

The environmental committee is responsible for monitoring insects, weeds and plant diseases that threaten to diminish the environmental quality of the Retreat. This function is obviously of great importance to all of us.

We are all very grateful to Jim Persichetti who has served so faithfully in this role for many years. Jim recently resigned from the position of chairman of this committee.

Again, if you have any interest in helping out in this way, please contact Graham or one the other directors to discuss the job.

## **EVIA Seeks Board Member**

The Estes Valley Improvement Association, Inc. functions throughout the entire Estes valley in much the same way as our Retreat environmental committee serves our immediate area. The president has expressed an interest in having someone from the Retreat serve on that board. Please make your potential interest in this group known to one of the officers.

The RLA is a member of the EVIA. Individual landowners are also urged to become members. Contact Marv Gee for more information.



## **Please Let Us Know**

All structures in the Retreat require prior approval by the Architectural Control Committee (ACC) before construction. This includes additions to and modifications of existing structures. Prior approval is also required for driveways and also we would like to be advised of projects involving only excavation.

Your cooperation in these matters helps us to keep up with what is going on in the Retreat. It is especially helpful when we get calls asking about a new project and if it has received ACC approval. Needless to say, when inquiries come in and we have not even heard about the project, many more questions are raised.

Please give us a call (303-586-9051) if you have any doubts about whether a project meets Covenant requirements or needs ACC approval. We'll be happy to discuss your project with you.

I will not be able to chair the ACC between May 25 and June 25. I have asked our long time friend Dennis Bicknell to take over chairmanship during this time. Dennis and his wife are moving to the Retreat soon. Their address will be: Box 143, Glen Haven, CO 80532 (telephone # 586-9204). They may be contacted there during the time I am unavailable.

Steve Little, ACC chairperson

## **Firehouse Expansion**

In a cooperative work project, volunteers from the Retreat and Glen Haven have joined in an effort to build a new firehouse. This will expand the existing facility making more space available for equipment. As a result, a quicker fire department response can be made to both areas and fire protection in the Retreat will be improved.

Funds for the new Firehouse One have come primarily from the Glen Haven Residents Association. When completed, the Glen Haven Area Volunteer Fire Department will be able to re-distribute its fire equipment between Glen Haven and Firehouse Two in the Retreat. Each firehouse will then have house a pumper and a tanker truck. Rescue One, the emergency response vehicle, will be housed in Glen Haven.

The annual request for GHAVFD donations has been sent to area residents. When you consider your contribution, please add a little extra so that construction may be completed this spring.

Duke Sumonia, GHAVFD board member

**Board of Directors, 1990-1991**

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

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

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

Hugh Beckham  
318 Dunraven Glade Road, Box 71  
Glen Haven, CO 80532  
586-6931

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

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

**Committee chairs, other officers**

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

Chair vacant.....Environmental Concerns

Ray Tallman.....Road Maintenance  
2244 Miller Fork Road, Box 117  
Glen Haven, CO 80532  
586-2261

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

Marvin Gee.....Assistant treasurer  
722 Miller Fork Road, Box 51  
Glen Haven, CO 80532  
586-5485

Char & Marv Gee.....Newsletter editors

*\* all telephone numbers are area code 303*

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**THE RETREAT**  
**Landowners Association, Inc.**  
Post office box 55  
Glen Haven, CO 80532



Bulk Rate  
U.S. POSTAGE  
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80532

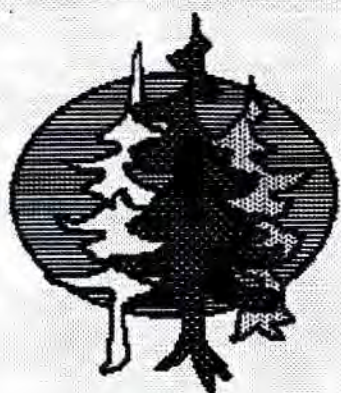
Dushan(Duke)& Jewel Sumonia  
P.O. Box 114  
  
Glen Haven, CO 80532

**Address correction requested**



1971 - 1991

## The Retreat Celebrates its 20th Year



July 1991

# NEWSLETTER

The Retreat

Two decades ago, the initial Retreat landowners met with the developer, Escape Properties, for the first annual business meeting of the association. Within a short period of time, differences arose between the previous owner of the land area and the developer. Following litigation and an out-of-court settlement, VTN assumed the developer role. This California based international engineering firm's Retreat holdings are now down to only two lots.

Then came July 31, 1976! The flood caused an estimated \$60,000 worth of damage to Retreat roads and bridges.

After this rather *rocky* beginning, the Retreat is alive and well today....The 20th anniversary week-end celebration is set for July 26-28.

### • Friday evening:

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

**9:00** (or shortly thereafter) the party continues with star gazing led by Irene and Steve Little, our resident astronomy experts, at the trailhead parking lot on Dunraven Glade Road. The Little's will share two of their telescopes but you are also welcome to bring your own. Flashlights will be helpful and dress warmly.

### • Saturday: Glen Haven community building

**9:30** meeting of board of directors

**1:00** RLA 20th Annual Meeting; agenda and proxy statement enclosed

**6:00** family potluck supper; bring your own table service along with food to serve twelve - your own family with plenty to share with others; beverages will be furnished. A celebration program will follow the meal.

**Afterglow** illustrated history of the Retreat area by Duke Sumonia

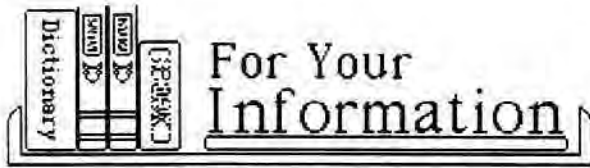
### • Sunday:

**9:30** a choice of two hikes - bring rain gear and pack a lunch  
Piper Meadow and Crozier Mountain, led by Duke Sumonia;  
meet in Glen Haven

Miller Fork trail, led by Claud Alkire; meet at Alkire's  
(76 Miller Fork Road) and car-pool to trail

**1:00-4:00** Retreat home tour with proceeds to GHAVFD; article on page seven gives the details of this event arranged by Janice Tate.

You are invited to take advantage of each of these varied opportunities to celebrate this special year in a meaningful way. Congratulations to all of us; happy 20th!!!



**Irene Little** As a professional astronomer I have been very interested in global environmental issues for a long time. Now that I am a permanent Retreat resident, I am especially interested in keeping the Retreat as nice a place to live as possible. I believe that as more summer and more permanent residents move in that we are in danger of losing some of the wilderness character that attracted all of us to live here in the first place.

As a Board member, I would work to maintain the natural settings and wilderness character as much as possible. I feel that the Retreat should work hard on improving the resources that are in common use by our community, such as the roads and the trails, and I will try to organize more activities to promote that sense of community.

**Dice McKnight** Theodor "Dice" and Charlene McKnight of Greeley purchased their Fishermans Lane Retreat cabin in 1985. They have three grown children who also enjoy the mountains.

Dice works for the Weld County road and bridge department; he has been a supervisor for the past 13 years. Before joining the county, Dice operated his own business doing land leveling, excavation and dirt work.

Dice has served a three-year term on the board during which time he was also treasurer. "I liked my work on the board of directors and am willing to serve for another term. I want to help keep the Retreat enjoyable and a place for all of us to be proud of."

**Jim Ranes** Jim and Charlotte Ranes currently live in Garland, a Dallas suburb, but are in the process of becoming full-time residents in their Retreat home at 2261 Miller Fork Road. Jim is a native Texan and the couple have three grown children.

Ranes bought property here in 1987 and built there home one year later. Jim was an automobile repairman all his adult life; he has retired after operating his own shop for 30 years.

"I don't want to see the Retreat change," Jim says. "I would like for us to have a maintenance

## Introducing board of director candidates...

building for the protection of our road equipment. I am dedicated to trying to keep our area much as it is now."

**Duke Summonia** Duke and Jewell purchased their lot in 1972 and camped on it during their vacations until they retired in July 1986 and became permanent residents. Duke retired, after 34 year, as a cartographer with the Defense Mapping Agency, Kansas City, Mo.

He has a BS in General Engineering and a Masters Degree in Public Administration from the University of Missouri (Kansas City). Presently he serves as program chairman for the Estes Park Historical Museum; treasurer, Elizabeth Guild Hospital Auxiliary; coordinator/worker, Glen Haven Fire Department's "Fire Days" for the last three years. Served on RLA Board 1987-90.

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

**Janice Tate** My husband and I purchased our lot in the Retreat in 1982, built our home in 1986 and were fortunate enough to move here permanently June 1, 1990. We have four grown children who live in various parts of the country.

My entire career (23 years) was spent with AT&T in Kansas City. The last position held was methods and staff supervisor, which entailed developing more efficient ways of doing business, writing and publishing new methods and procedures, and training affected organizations nationwide. Other positions with AT & T included secretary to the general manager of the Kansas City plant, customer service, personnel and sales.

Since moving to Glen Haven, I have worked part-time for Ernie Conrad Real Estate and The Stanley Hotel. Community involvement has included The Elizabeth Guild Thrift Shop, Glen Haven's Annual Christmas Potluck and Fire Days.

I feel most fortunate to live in such a beautiful area and would like very much to serve on your Board of Directors and assist in any way I can to make the Retreat an even greater place to live!



## RETREAT LANDOWNERS ASSOCIATION, INC.

July 1991

### President's Report

*Ever wonder if anyone reads the newsletter?* I, as President, and also your Board certainly do! We would like to hear from you, good or bad. I hope your are making plans to attend the Annual Meeting, July 27th. It should be fun as well as informative.

Work continues on the roads. Rock Tallman and Jim Boyd recently extended the culvert in the area where the bank had slipped. This was a major undertaking but hopefully the problem has been solved.

Dick Weinmeister is lending his expertise in keeping our equipment running. Our vintage (1949) roadgrader has seen better days. Our steep roads and terrain takes its toll. We are exploring different ideas to replace it with a newer model. Despite recent heavy rains the roads are being kept up. I appreciate the excellent job our "road crew" does.

We recently selected a new law firm, Guiducci & Guiducci, P.C. a Denver based firm. I see this as a positive move by the board.

We are still looking for people to chair the environmental and other board committees. Also if you are interested in serving on the Board or finance committee please let me know.

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

Respectfully submitted,

Graham J. Fowler, president  
RLA board of directors

Agenda

Retreat Landowners Association  
TWENTIETH ANNUAL MEMBERSHIP MEETING  
JULY 27, 1991

GLEN HAVEN COMMUNITY BUILDING

REGISTRATION: 12:00 TO 1:00 pm

- |   |         |
|---|---------|
| 1. Call to order and distribution of proxies                  | 1:00 pm |
| 2. Approval of minutes of 1990 meeting                        | 1:15 pm |
| 3. President's report, Graham Fowler                          | 1:25 pm |
| 4. Treasurer's report, Marylouise Widmaier                    | 1:40 pm |
| 5. Architectural Control, Steve Little                        | 1:50 pm |
| 6. Road Maintenance   | 2:15 pm |
| 7. Refreshment break  | 2:30 pm |
| 8. Environmental Concerns                                     | 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<br>(limited to 3 minutes per family) | 4:00 pm |
| 13. Adjournment   | 4:30 pm |

**NOTE:** discussion may be limited to maintain suggested schedule.

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**Ballot for Board of Directors**

Vote for three: (3-year term of office)

Irene Little	_____
Dice McKnight	_____
Jim Ranes	_____
Duke Sumonia	_____
Janice Tate	_____

<p>Bring this section with you to the annual meeting!</p>
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**TWENTIETH ANNUAL MEMBERSHIP MEETING**

I will not be able to attend the annual meeting this year. Please assign the following proxy and cast the ballot for board of director candidates as marked.

**PROXY AND BALLOT FOR RLA ANNUAL MEETING**  
**JULY 27, 1991**

I, \_\_\_\_\_, being an active member in good standing of the Retreat Landowners Association, under the bylaws governing said Association, do hereby grant my proxy to (name) \_\_\_\_\_. (You may designate any active member who is in good standing of the Association. If you choose a board member, they are Hugh Beckham, Graham Fowler, Marlan McMahan, Dice McKnight, Mary Purinton, Marylouse Widmaier.)

This proxy is being executed for the July 27, 1991 scheduled Twentieth Annual Meeting and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit on other business as may come before the meeting.

Date: \_\_\_\_\_

Lot and filing \_\_\_\_\_

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(signature)

**COMPLETE this PROXY and BALLOT and RETURN FOR THE MEETING TO:**

Retreat Landowners Association  
% Marvin Gee  
PO Box 55  
Glen Haven, CO 80532

## Saga of the Telephone Line

### Unreasonable System When Estimating Service Tariffs

Drums or smoke signals might be the answer. The question is why dealing with the phone company makes you wish the "Good Ole Days" were not so far back in our past. It was a simpler time when you told someone what you needed, they quoted a fair price, you said O.K. and it was done right the first time. Today, things are more complicated.

It took us about eight years to get a phone in the first place. [A party line complete with those minor inconveniences that come with others sharing your means of contact with the outside world, however, it sure beat the tin cans and a string.] Back then there were no private lines and the cost was prohibitive. Recently, several of our neighbors have made the change to private lines and we felt the time had come to do the same.

All we wanted was to upgrade our phone service from a four party to a private line. This did not seem to be an unreasonable request to make of U.S. West. Little did I know that I was about to embark on a strange and frustrating adventure that would consume hours of my time and patience.

This all started in mid-May when I called U.S. West customer service and spent the better part of fifteen minutes listening to music periodically interrupted by a recording informing me that help was on its way via the next available representative. So as not to bore you with the details, let me condense the next thirty-nine days by saying I made dozens of calls to dozens of people, real and recorded. There were service representatives, supervisors, engineers, linemen, an executive assistant to a vice president of U.S. West and two people at the Public Utility Commission. Now you would think that all these people could come up with a reasonable solution to expedite my request. NO SUCH LUCK!

First I was told "no problem". Then we were informed that there were no available lines unless we paid a construction fee which was just a bit under the national debt. Shortly thereafter we found out there were indeed available lines. Once again "NO PROBLEM" except they needed additional equipment naturally at our expense. The cost for our upgrade went from the original quote of \$464.97 to \$15,000. to \$39,000. to \$1,130 and to \$686. We reluctantly agreed to pay it in order to get the private line.

In relating our story to others in the Retreat we find a variety of similar circumstances and fluctuating fees for new or for upgraded service. The cost ranging from \$60 to \$1,500 or more. (It appears each customer "cuts their own deal," so to speak!)

Something is definitely wrong. The misinformation and arbitrary fees will continue until the phone company is brought to task to explain the irregularities.

**It is time to stop being taken advantage of and accepting the situation as though we had no choice.**

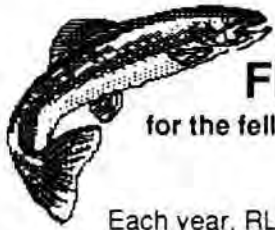
I intend to pursue these inequities by requesting a hearing with the Public Utility Commission asking them to investigate the manner in which U.S. West conducts its business.

In order to do this we need additional accurate information to supplement what we already know. Your assistance in this matter may result in rebates for you on excessive fees charged as well as make it less expensive for others requesting service.

**Please fill out and return the form below prior to the RLA annual meeting** when an update on our progress will be given.

NAME \_\_\_\_\_

Retreat address \_\_\_\_\_



## FISHING

for the fellow environmentalist

Each year, RLA tries to replenish the fish in the fish streams. I'm concerned that fishermen from Glen Haven and even as far away as Denver are aware of the time when we stock the stream. They incorrectly assume since the Fish and Game Department provide the fish anyone has a right to catch these fish, however, the fish were purchased with Retreat money.

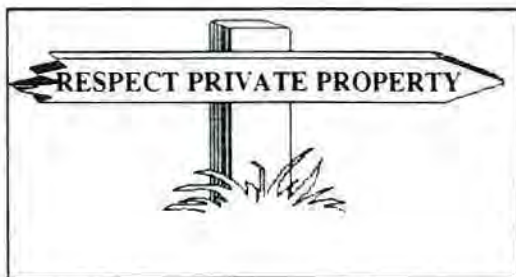
**That message needs to get out as well as our discouraging anyone without a Retreat sticker on their car to refrain from parking on the road.**

As good sportsmen, we who do fish legitimately need to:

1. have a license
2. not exceed the bag limit
3. release anything smaller than 8 inches
4. not catch more than we can eat for a meal or two

It has come to my attention that some have been fishing and filling their freezer. As responsible landowners and good sportsmen, we should follow the unwritten ethical laws as we also follow the written laws.

Marlan McMahon



### JOIN US FOR:

W  
i  
n and cheese  
e  
and STAR GAZING !!



## RETREAT HOMES TOUR SUNDAY, JULY 28TH

In celebration of our 20th anniversary, please plan to join us Sunday afternoon, July 28th, from 1:00 to 4:00 P.M. for a tour of five lovely Retreat homes.

Tickets are \$2.50 each (proceeds to the Glen Haven Area Volunteer Fire Department) and may be purchased by calling Janice Tate at 586-9289 or sending your check and a self-addressed stamped envelope to P.O. Box 41, Glen Haven, CO 80532. Tickets will also be available at the Association's Annual Meeting on Saturday, July 27th.

Donations of baked goods, arts and crafts are also needed for this special event.

**Board of Directors, 1990-1991**

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

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

Marylouise Widmaier.....treasurer  
2106 40th Avenue  
Greeley, CO 80634  
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Hugh Beckham  
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3124 Wheeling Street, Box 31193  
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**Committee chairs, other officers**

Stephen Little.....Architectural Control  
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Chair vacant.....Environmental Concerns

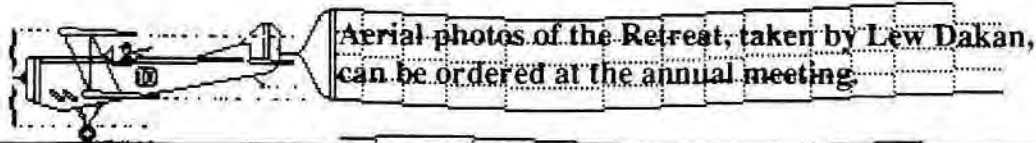
Richard Weinmeister.....Road Maintenance  
2244 Miller Fork Road, Box 117  
Glen Haven, CO 80532  
586-2261

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

Marvin Gee.....Assistant treasurer  
722 Miller Fork Road, Box 51  
Glen Haven, CO 80532  
586-5485

Char & Marv Gee.....Newsletter editors

*\* all telephone numbers are area code 303*



**THE RETREAT**  
**Landowners Association, Inc.**  
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Glen Haven, CO 80532

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Glen Haven, CO  
80532



*Address correction requested*

December 1991

The Retreat

# NEWSLETTER



## New Bylaws Being Prepared

The final draft of the Retreat bylaws is nearing completion. Many landowners have put forth a great deal of time and effort working on this task. We would like all interested members to have a part in its revision. (We passed out the suggested draft, drawn up by our attorney, at the annual meeting.)

If you have proposed concepts and policy changes, we request that you send them in draft form to the committee. The attorney will take care of the legal wording. The deadline for submitting suggested changes is March 1. The final draft will then be mailed to each of the landowners in June for review before the vote at the annual meeting in July.

If you wish to have a copy of the first draft, have comments or make changes, please contact Marlan McMahan, P.O. Box 31193, Aurora, CO 80041.

### Directory Changes

The 20th anniversary landowners directory was distributed at the annual meeting in July. If you have a copy, please note the update inside the back page of the newsletter. Remove and place in your directory for handy reference. A few copies of the booklet are still available and will be sent to you upon request.

## '92 Assessments, \$115

Invoices for the 1992 annual assessment will be mailed to each landowner on January 1. The board has set the fee for next year at \$115 for Retreat members and \$60 for members of the Bulwark Ridge Association.

According to the bylaws, assessments are due and payable on January 1 of each year. Unpaid fees are overdue 60 days later on March 1.

We urge all members to pay their assessments on time. In 1991, 13 delinquent accounts were turned over to the Retreat attorney for collection. Liens were filed on three landowner properties for failure to make payment. This is a legal and costly procedure all of us would prefer to avoid.

### DATES TO REMEMBER

Board meeting dates for next year have been set as follows:

January 23

March 28

May 30

Association members are welcome to attend these meetings; check with a board member for the time and place. The agenda provides for landowner comments at the beginning and end of each session.

The annual meeting of the Retreat Landowners Association is scheduled for the last Saturday of July. This year that date falls on the 25th of the month.

Merry Christmas  
and  
Happy New Year



Agenda

Retreat Landowners Association  
NINETEENTH ANNUAL MEMBERSHIP MEETING  
JULY 28, 1990

GLEN HAVEN COMMUNITY BUILDING

REGISTRATION: 12:00 TO 1:00 PM

- |  |         |
|--|---------|
| 1. Call to order and distribution of proxies                         | 1:00 pm |
| 2. Approval of minutes of 1989 meeting                               | 1:15 pm |
| 3. President's report, Graham Fowler                                 | 1:25 pm |
| 4. Treasurer's report, Dice McKnight                                 | 1:40 pm |
| 5. Architectural Control, Dennis Bicknell                            | 1:50 pm |
| 6. Road Maintenance, Ray Tallman                                     | 2:15 pm |
| 7. Refreshment 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<br>(limited to 3 minutes per member family) | 4:00 pm |
| 13. Adjournment  | 4:30 pm |

**Note:** discussion may be limited to maintain suggested schedule.



**Ballot for Board of Directors**

Vote for two: (3- year term of office)

Marlan McMahan	_____
Duke Sumonia	_____
Marylouise Widmaier	_____

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**Bring this section  
with you  
to the annual meeting!**

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## WILDFIRE PREVENTION

In August this year a presentation was given in Glen Haven about prevention and control of wildfires in mountain subdivisions. This meeting was announced in both the Retreat and Glen Haven meetings, but attendance was very slim; only 2 from the Retreat and 3 from Glen Haven. This low attendance was particularly striking because there were 7 people giving the presentation; representatives from the National Park and National Forest in addition to local groups. The presentation had information of real interest to all of us in the Retreat, and I will try to give you some of the high points.

The representatives gave a history of fire in Colorado and in our local area, and it became clear that our local area is overdue for a fire on the basis of historical evidence. There is, therefore, a real accumulation of forest material that would contribute to a real conflagration. This is especially true because of the spruce and fir tree kills caused by the budworm, spruce beetle, and the drought. I learned that the most dangerous stages of these trees for wildfires is right after they have died and while they still have dead needles on them, but that the live trees are almost as bad. The dead trees without needles are not really bad as long as they are standing, but when they fall they become dangerous again. The main point is that accumulated brush on the ground will lead the flames up to the lower branches and will then lead to a crown fire, the most dangerous and fast spreading kind.

How can we work to keep the danger as low as possible? They suggest that all trees within 75 feet of a cabin be removed; but few of us are probably willing to make this drastic a step - after all, why did we come here in the first place? What else to do? Trimming trees of their lower branches is very helpful; we should trim them high enough to keep grass fires from spreading up to the lowest branches (this is especially important for juniper and spruce trees which are especially fire-susceptible). Keep woodpiles and brush piles in places where they are not next to cabins or under trees. You may want to thin trees around your cabin such that there is a good separation between trees so that they do not carry a fire directly to the cabin. Keep the lawn around your cabin trimmed back. If you want trees around your cabin, plant aspen or other leafy trees - they act as a fire suppressant. If you are planning a cabin, they strongly suggest not installing a wood shake roof. One of the best ways that fires spread is through embers falling on material that readily burns.

The last (chilling) statement is about how they decide which cabins to try to save and which the firefighters will simply let burn. A great point was made about roadways: narrow roads, especially those with wooden bridges, and those that have no way to turn a firetruck around, will simply not be entered. There is no way to extract equipment fast enough to avoid losing lives and/or equipment. This is especially true for roads in the Glen



## Business items to be voted on at the annual meeting

At the annual meeting, the board of directors will be placing before the membership some suggested changes in the RLA bylaws. These proposals are presented here so that you may have an opportunity to think about them prior to the meeting. *If you will not be in attendance at the business session, you may mark this form and mail it with the proxy ballot included in this newsletter.*

Article VII, Assessments, Section 1. c., currently states:

"The annual assessments shall not exceed \$100 per family membership without the approval of a majority of the members present at a meeting called in accordance with the provisions of these bylaws."

The board, based on the report from the Committee to Study Assessments, is recommending a change in the maximum assessment and the basis on which the assessment is determined, effective January 1, 1991. The board recommends this section of the bylaws be amended to read:

**YES NO** (Vote 'yes' or 'no' on each of the three motions)

- \_\_\_\_\_ c. "The annual assessments shall not exceed \$150 per assessment unit without the approval of a majority of the members present at a meeting called in accordance with the provisions of these bylaws.
- \_\_\_\_\_ (1) Effective January 1, 1991, the basis of calculating the assessment unit shall be changed from per family to per lot. (Multiple lots owned by members prior to the effective date are exempted. The right to vote will continue to be by family membership.)
- \_\_\_\_\_ (2) Landowners who build an additional dwelling on an exempted multiple lot, will be subject to an additional assessment.

**Note:** The exact amount of the annual assessment is determined by the Retreat's budget each year. The total needed for operating expenses is simply divided by the number of Association members. The board anticipates that the 1991 annual assessment will remain at the same level as this year.





# Owners Directory

National Landowners Association  
195 East 11th  
Glen Haven, Colorado

Updated: December 4, 1991

July 27, 1991

20th Anniversary Edition

Landowner

Address

Filing:Lot

### Delete:

Anrstad, Thomas & Darlene	2: [58]
Betts, John & Monnie	2: [47]
Boney, Maury & Sharon	1: [87]
Bossley, John & Peggy	1: [88]
Butler, Robert	3: [38]
Carter, Benjamin	2: [29]
Dellacecca, Eugene & Ethel	3: [3]
Goff, Gregory & Linda	1: [23]
Goodkin, Mark	1: [51]
Juneau, Ronald	5: [18]
Kleinman, Seymour & Jacqueline	4: [10]
VTN	4: [5]
Wandrus, Steve D.	1: [37]
Yoder, Frederick & Penny	2: [22]

### Add:

<b>Chiodo, Tony &amp; Cathy</b>			
PO Box 84	Loveland, CO 80537	4: [5]	
<b>Cooper, Ken &amp; Marcia</b>			
8070 W. Woodward DR	Lakewood, CO 80227	4: [10]	
<b>Button, Joel Allen</b>			
P O Box 51			
417 DunRaven Glade RD	Glen Haven, CO 80532	1: [51]	
<b>Dengler, John III &amp; Melanie</b>			
318 Starling DR	Ft. Collins, CO 80526	2: [58]	
<b>Ellis, Ronald &amp; Catherine</b>			
P.O Box 3884	Estes Park, CO 80517	1: [37]	
<b>Heidebrecht, Charles &amp; Patti</b>			
		2: [29]	
<b>Hutchens, James &amp; Bonnie</b>			
RT 4, Box 252	Harrison, AR 72601	1: [23]	

<b>Leahy, Terry &amp; Lori</b>			
2191 Devil's Gulch RDr	Drake, CO 80515	1: [87]	
<b>Lemke, Thorwald H.</b>			
1811 Daphne DR	Loveland, CO 80537	3: [38]	
<b>Starrett, Jeffrey &amp; Terri</b>			
6105 Phyllis Street	Bakersfield, CA 93313	3: [3]	
<b>Russell, John &amp; Terry</b>			
2334 Estate Gate DR	San Antonio, TX 78260	1: [88]	
<b>Uchitel, Bruce &amp; Patricia</b>			
186 Ivy LN	Teaneck, NJ 07666	2: [47]	
<b>Williamson, Richard &amp; Pamela</b>			
6320 SW 147th TER	Miami, FL 33158	2: [22]	
<b>Woods, Richard Bennett-</b>			
2109 27th AVE	Greeley, CO 80636	5: [18]	

### Corrections: (noted by underlining)

<b>Balman, Don &amp; Deel</b>			
<u>28841 Marilyn DR</u>	Canyon Country, CA	91351-1885	
<b>Belz, Florentine</b>			
1502 Ru Art DR	Loveland, CO	80537	
<b>Boyd, James &amp; <u>Ardene</u></b>			
<u>1371 Copper Hill DR</u>			
<b>Fowler, John &amp; <u>Lilo</u></b>			
<b>Gonzales, Joe, Jerry, David</b>			
<u>721 Ginseng RD</u>	<u>New Castle, CO</u>	<u>81647-9779</u>	
<b>Harris, Michael</b>			
<u>509 Queens Mirror CIR</u>	<u>Casselberry, FL</u>	<u>32707-4403</u>	
<b>Hallstrom, Jr., Thomas</b>			
<u>823 N 124 CT</u>	Omaha, NE	68154	
<b>Kuhlman, Elgin (<u>Bill</u>) &amp; <u>Deborah</u></b>			
<b>Lorenz, Lynn &amp; Rebecca</b>			
<u>6026 Casa Loma AVE</u>	Las Vegas, NV	8915-4724	
<b>Markham, John &amp; Norma</b>			
<u>10550 W. Jewell AVE</u>	<u>Lakewood, CO</u>	<u>80232</u>	
<b>Martens, Brian &amp; Loretta</b>			
<b>McGrew, Roderick &amp; Margaret</b>			
<u>301 N Harrison ST #110</u>	Princeton, NJ	08540-3512	
<b>Reeves, Lyle &amp; Nancy</b>			1: [93]
<b>Richards, Company, E &amp; J</b>			1: [60,1,2,3,5] 3: [1]
<b>Zeigler, Erika</b>			3: [24,5,6,7] 4: [2,36]

## Board Candidates

MARLAN McMAHAN

Retreat Filing 5; Lot 14  
Aurora, CO

It is my desire to be a member of the RLA Board of directors. I am presently working as Educational Specialist for Children's Hospital in Denver, CO.

I have a degree in theology, biological science, special education, and health education. I served for a number of years as Chairman of the Board of Deacons in a Denver Church and am presently qualified to teach for the American Red Cross, Colorado Division of Wildlife and the University of Colorado Health Science Center.

My wife, Anita, and I have a deep love for the Retreat and have been coming to this area since 1956. (landowners since 1983) We had the opportunity recently to serve on the RLA assessment fact finding committee which was very rewarding. It is our plan to build our permanent residence in the Retreat within the next 20 years.

Now having finished graduate work, I would appreciate the opportunity to be more involved in the RLA Association. I feel I could use my skills in leadership, first aid, biology, ecology, health, and my connection with the Colorado Division of Wildlife as an RLA Board member.

DUKE SUMONIA

Retreat Filing 1; Lot 33-34

Home: Dunraven Glade  
Glen Haven, CO

Duke and Jewell purchased their lot in 1972 and camped on it until they retired and became permanent residents in 1986. Duke retired, after 34 years, as a Cartographer in the Defense Mapping Agency, Kansas City, Mo.

He has a B.S. in general engineering and a Masters Degree in public administration from the University of Missouri (Kansas City). Presently he serves as Vice President, Estes Park Area Historical Museum; Assistant Treasurer, Elizabeth Guild Hospital Auxiliary, Voluntary Coordinator- Glen Haven Volunteer Fire Department Fire Days last two years; Past member of GHVFD Board.

As a history buff and "Local Historian" he maintains the Glen Haven and Retreat scrapbooks.

Duke currently serves as Vice President of

RLA and says "I want to serve the Retreat for three more years!"

MARYLOUISE WIDMAIER

Retreat Filing 2; Lot 45  
Cabin: Miller Fork Rd.  
Greeley, CO

Marylouise and her husband Bill purchased their lot in 1985 and built their cabin home four years ago. They have two children: Ann, attending the University of Puget Sound and Beth, an 8th grader at John Evans Jr. High in Greeley. The family are members of First United Presbyterian Church. She is a native Coloradan having grown up in Eaton.

Marylouise attended Nebraska Wesleyan and graduated from UNC, Greeley where she has also completed graduate work. She is presently working as Director/teacher of the Trinity Episcopal Preschool where she has been the past nine years. Her hobbies include art related areas, stained glass and sewing.

**Enthusiastically willing to run for the board Marylouise feels her past leadership roles will be helpful and that "serving will be both interesting and enjoyable"**



## Bag Worms Seen

This spring several RLA members observed the presence of bag or tent worms at the very top of a number of ponderosa pine trees. According to information obtained through the Estes Valley Improvement Association, these are tiger moths that lay eggs in the "tent." When hatched, the moths fly away; the limb may die but there is no continuing damage to the tree.

## History and Hike Offered

Saturday afternoon following the annual business meeting, Duke Sumonia has offered to present his slides which chronicle the historical development of Glen Haven and the Retreat. Anyone interested in learning more about this area should remain for the showing.

On Sunday morning, Duke will be glad to lead a hike up Crosier Mountain to Piper Meadow for anyone who would like to make the trek. (Last year's hikers reported a good time was had by all.) Please speak to Duke on Saturday if you would like to join the outing party.