



RETREAT LANDOWNERS ASSOCIATION, INC.

NEWSLETTER

JANUARY 1983

BUDGET AND ASSESSMENT FOR 1983

At the October board meeting the following budget for 1983 was adopted.

1. General Expenses	\$2400
2. Roads	6000
3. Beetle & Budworm	100
4. Legal & Accounting	3000
5. Secretary & Asst. Treasurer	600
6. Taxes & Licenses	100
7. Insurance	200
8. Fire Dept Contribution	200
9. Fire Dept Building	500
10. Dues	100
Total	\$13,200

The assessment for 1983 was set at \$50 for Retreat members and \$45 for Bulwark members. Notices were mailed in January.

Assessment Review

1983	1982	1981	1980	1979	1978	1977
\$50	\$55	\$65	\$65	\$40	\$30	\$35

UNPAID ASSESSMENTS

The dollar amount of unpaid (prior to 1982) assessments has been reduced to a few hundred dollars, and the involved members have made arrangements to pay the remainder. There are a few unpaid 1982 assessments.

The collection of unpaid assessments was done primarily thru an attorney, and utilized everything from letters to filing of liens to court judgements. The amounts collected include the overdue assessments plus fees; in several cases the fees exceeded the unpaid assessment.

Your board considers these collection problems unpleasant, particularly in these troubled economic times, but necessary. The 1983 assessment becomes overdue March 1, 1983. At the March 12, 1983 board meeting the unpaid 1982 and 1983 assessments will be discussed.

If a member wishes to make several payments, please feel free to do this. If your economic conditions prevent payment, please notify the board directly to allow other arrangements to be considered. It is much simpler and certainly cheaper for all concerned to deal with your board of directors.

ROADS

Several culverts have been changed or added. There was a late fall grading. The Christmas Eve storm left a considerable amount of snow over the area and some deep drifts. Plowing started in The Retreat December 24th and continued for several days. The roads were clear enough for many members to visit the Retreat and enjoy the holidays in the snow. The plowing cost \$1600. Members are reminded to check their culverts before spring to allow good drainage.

MILLER FORK TRAIL

The Larimer County Engineer visited the area of the trail which is in question, and subsequently wrote his comments to the Larimer County Attorney. The Retreat via counsel has furnished additional information to Larimer County. The County Attorney continues to study the material; The Retreat continues to press for clarification of the trail's location.

BOUNDARY SURVEY

The Retreat via counsel made a written proposal to VTN for a settlement of this problem. VTN has had an outside appraisal made of the affected properties, and a counter-proposal is expected anytime. The Retreat has unsuccessfully urged the Larimer County Commissioners to completely lift the building restrictions.

FIRE DEPARTMENT

The Glen Haven Volunteer Fire Department has all their equipment in working order, with two units at their Retreat station. Fortunately there have been no fires, either in The Retreat or Glen Haven. By contacting Ray Stark members may borrow chimney brushes to clean creosote buildup. The fire department has for sale (about \$12) a flare device which can extinguish a flue fire. The Retreat board urges the members to give consideration to the GHVFD donor drive this spring.

TREES

Less than six trees were cut in The Retreat in 1982 due to Pine Beetle infestation. The outlook for Budworm infestation is encouraging. The Colorado State Forest Service predicts, from field checks, that the Dunraven area will have "undetectable to light defoliation" in 1983. This is from 0% to 35% of new growth. It is felt the heavy spring rains in 1982 contributed to the decrease.

Members will notice many pine trees growing higher along the road banks. Some of these seedlings were planted five or more years ago. Members may order seedlings to plant on their lots from their county extension service or the Colorado Forest Service. The cost is nominal, and delivery is in April. It is suggested only potted seedlings be ordered.

TRASH

A dumpster was placed at The Retreat Firestation in early fall. Unfortunately some members put their trash outside the dumpster when it was full. Several members cleaned up the ensuing mess twice, and the dumpster has been removed. Another arrangement may be considered in the spring.

TELEPHONES

The telephone company has proved very troublesome in getting an economical phone installed at the Firestation. The Retreat continues to work towards this. For those who wish a phone in their cabin, you should make a verbal application to Ft. Collins at 1-221-5005. If there is an existing cable at your lot, the installation is not too expensive, a four party line is less than \$5.00 per month, and there is a small monthly mileage charge. The Telco is offering a vacation rate which is quite low for long periods (the winter) when you are gone and the phone is disconnected. If the cable is not near your lot, the installation fee could be prohibitive. However, if there are several potential services along the line, the cost is drastically reduced. One current quote is \$1500 for one phone, maybe \$0 for more than two services. It costs nothing to apply and may help you and your neighbor.

MEMBER AND ADDRESS CHANGES- NOVEMBER 1982

Filing 1

- Lot 5-John & Gloria Benson, 736 Hillside Ct., Algonquin, IL 60102
- Lot 24-Garrett & Louie Dionesse, 675 S. Florence St, Denver, CO 80231
- Lot 25-Wilf & Mary Howarth, 421 Summit Ave E.#206, Seattle WA 98102
- Lot 43-Bill & Ruth Master, Box 74, Glen Haven, CO 80532
- Lot 44-Carol Blackwell, 903 W. Kelley, Loveland, CO 80537
- Lot 45-Mr & Mrs Irving Fisher, 2233 N.W. 45th St., Oklahoma City, OK 73112
- Lot 46-Robert & Claudette Duncan, 10139 W. Fair Ave., Littleton, CO 80127
- Lot 50-Lynn & Rebecca Lorenz, 10561 Haven St., Las Vegas, NV 89119
- Lot 56-Tom & Sheryl Weighaus, RR 1, Box 169, Grant Park, IL 60490
- Lot 60-Ed & Jean Richards, 2309 59th Ave Ct., Greeley, CO 80634
- Lot 69-Wells, Massie, Todd, & Bauder, 1000 W 42nd St., Indianapolis, IN 46208
- Lot 84-Tony & Charlotte Besson, Box 118, Glen Haven, CO 80532
- Lot 85-Anthony & Susan Fowler, 4 Grove Rd., Stanhope, NJ 07874
- Lot 92-Lawrence & Gloria Schnell, Box 372, Hudson, CO 80642
- Lot 96-Jack & Marjorie Flood, RFD 1, Box 428, North Platte, NE 69101

Filing 2

- Lot 13-Inez Bennett, 224 N. Monroe Ave. #410, Loveland CO 80537
- Lot 9-Kerry Shipman, 2310 Point West #3A, Ft. Wayne, IN 46808
Lt Kent Ernsberger, PSC BX 2403, Laughlin AFB, TX 78843
- Lot 20-Guy & Terry Cook, 10013 A Spearfish, Ellsworth AFB, SD 57706
- Lot 28-Jesse Mc Gee, Box 123, Glen Haven, Co 80532
- Lot 31-Claude & Mitzy Camerzell, 1406 Tarryton Dr., Ft. Collins, CO 80525
- Lot 34-Raymond & Dorothy Libner 2510 N 78th Ave., Elmwood Park, IL 60635
- Lot 37-Marvin & Elaine Lofquist, 606 S. Michigan Ave., Big Rapids, MI 49307
- Lot 42-Clark Parsons, B.O. Box 36, Masonville, CO 80541
- Lot 12 John Carroll, 805 29th Apt 154N, Boulder, CO 80303
- Lot 18 Linda & Timothy Stolz, 6321 E 71st, Commerce City, CO 80022

Filing 3

- Lot 15-LTC & Mrs Franklin Madden, 188-32-9343, HHC USMCA, APO New York 09696
- Lot 23-Dale & Patricia Clark, Box 64, Glen Haven, CO 80532
- ~~Lot 30-Kenneth & Elizabeth Kazian, RR 1, Box 78, Frankston, TX 75845~~
- Lot 38-Robert Butler, 3019 High St, Denver, CO 80205
- Lot 32-Richard & Constance Russell, Box 866, Estes Park CO 80517

Filing 4

- Lot 4-Charles Wilkinson, 630 Fullvue Dr., Eugene, OR 97405
- Lot 15-David R. Shaw, 2524 W. Lake St., Ft. Collins, CO 80521
- Lot 17-Ronald & Guiditta Spurlin, 3900 22nd St., Greeley CO 80631
- Lot 19-Noah & Janette Van Butsel, 1725 S. 26th St., Lincoln, NE 68502
- Lot 26-Michael & Jane Marsolek, P.O. Box 78, Avon, CO 81620
- Lot 29-Rev & Mrs John Stocker, 3514 Duffield Ave., Loveland CO 80537

Filing 5

- Lot 4-Gerard & Sherry McManus, 2551 S 112th E. Ave, Tulsa OK 74129
- Lot 14-Marlan & Anita McMahan, P.O. Box 31193, Aurora, CO 80014
- Lot 15-Ray & Becky Tallman, Box 117, Glen Haven, CO 80532
- Lot 17-Joyce Soth, 513 1/2 N Belcher, Clearwater, FL 33520
- Lot 18-Mr & Mrs Michael Kemp, 10956 Marinique Way, San Diego CA 92126
- Lot 19- " " " "
- Lot 22-Rebecca McDonald, 271 Carlisle Way, Benicia CA 94510
- Lot 23-Mr & Mrs Terry Dorer, P.O. Box 117, Estes Park CO 80517

Filing 1 (January 1983)

- Lot 15-R & J Tate, 9952 Edelweiss, Merriam, KS 66203
- Lot 31-R & J Nelson, 2034 44th, Greeley, CO 80634
- Lot 66-Bill Morris, Box 94, Glen Haven, CO 80532
- Lot 93-L & N Reeves, 1943 Cindy Ct, Loveland, CO 80537

THE RETREAT NEWSLETTER OF JANUARY 1983

FISH

Reports persist that last year's fish stocking in Miller Fork resulted in some "whoppers". John Barlow claims to have seen fish wedged in culverts along Black Creek. The board has appropriated funds for more stocking this year if conditions favor it. Volunteers to carry the fish might contact Ray Stark to offer help.

MISCELLANEOUS

This newsletter includes an up-date to the member and address list. This is in the back of your handbook. Those wishing a handbook may contact the Corresponding Secretary.

Several homes have been completed in 1982, and a few are under construction in The Retreat. It is suggested members tour all the area when considering ideas. The ACC will offer assistance if desired.

Your board welcomes comments and suggestions from the members. Please feel free to contact any board member or the Corresponding Secretary.

RETURN TO:
The Retreat Landowners Assoc.
726 Karen Street
Ft. Morgan, CO 80701





7/3/83

RETREAT LANDOWNERS ASSOCIATION, INC.

ROADS

The past winter and spring had several heavy snows, the first starting Christmas Eve and the latest in mid-May. This moisture delayed the start of spring road work. Approximately \$3500 was spent on snow removal. The Retreat purchased a used road grader this spring for \$2250. It was owned by a very small town in eastern Colorado. After some repairs and new tires, \$1,000, it was brought to The Retreat. It is the intention of the board to do better road maintenance during the year, and more economical snow removal. It is not the board's intention to do extensive work on individual landowner's driveways. Several new culverts have been installed. Members are reminded to clean their culverts.

TREES

There have been a few trees found this spring with beetle infestations. These trees will be cut, treated, and removed. All owners should look over their trees for possible attacks. The spruce trees appear to be much improved; many trees are regaining their foliage.

MILLER FORK TRAIL

On April 4, 1983 the Larimer County Commissioners held a hearing concerning the trail. The RLA contacted about 75 landowners to either attend the meeting or write the commissioners. The response was very good. The conclusion of the commissioners was that the trail was on the north side of the stream, no obstructions should be placed across the path, and the trail is open to the public. Larimer County is now trying to get compliance.

It is felt the RLA members should be aware that: 1. The property is currently for sale; and 2. The owner still feels the trail is to the south of Miller Fork, only the courts can resolve the matter, and "... (He) shall ask for a restraining order against "trespassers," in particular, members of the retreat association (sic) and prosecute them for contempt should they be found off the legally existing traverse points."

NEWSLETTER

The Retreat has relinquished its bulk mailing permit, and is utilizing first class to ensure better delivery. The Retreat has accepted some donations to defray the additional expense. The donors are acknowledged in the Newsletter.

A DONATION FOR THIS NEWSLETTER MADE BY

BLACK CREEK CONSTRUCTION & DESIGN

**JOHN D. BARLOW
24 BLACK CREEK - THE RETREAT
BOX 96, GLEN HAVEN CO 80532**

303-586-8757 OR 586-2592



RETREAT LANDOWNERS ASSOCIATION, INC.

FIRE DEPARTMENT

The Glen Haven Volunteer Fire Department has finished the work on the firestation, and a coat of stain is scheduled. The two trucks have only responded to one small grass fire in The Retreat the past year. The Retreat board urges the members to give consideration to the GHVFD donor drive this spring.

BOUNDARY SURVEY

The Retreat via counsel and VTN are working on the final details of the agreement for resolving the survey problems. It is anticipated that this agreement will be completed before the annual meeting, and the details publicized.

TREASURER

The board is sorry to see board member and treasurer Pat Welch leave. Pat and family are moving to California, but will keep their cabin in the Retreat.

ASSESSMENTS

The board has continued efforts to collect assessments when due. All delinquent members receive several opportunities to notify the board if they have unusual financial problems. As of June 1, 1983 there are only 16 members in arrears for 1983; one member owes for other years. Delinquent members will be charged for the costs of collection.

A DONATION FOR THIS NEWSLETTER MADE BY

**SPECIALIZING IN GLEN HAVEN
SINCE 1975**

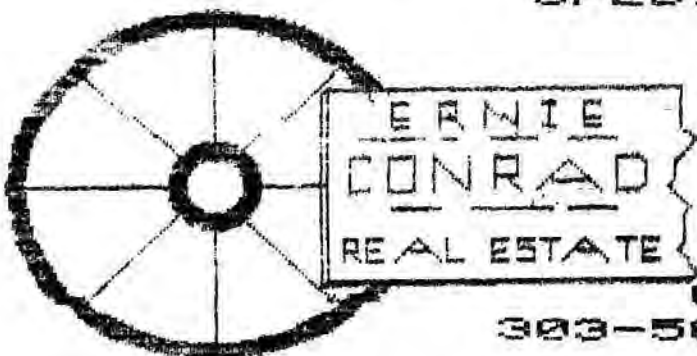
LOTS-CABINS-ACREAGES-HOMES-APPRAISALS

**WRITE OR CALL FOR MY LATEST LIST
OF PRIME GLEN HAVEN PROPERTY**

P.O. BOX 28

GLEN HAVEN CO 80532

303-586-5929 HOME AND OFFICE





RETREAT LANDOWNERS ASSOCIATION, INC.

ELECTION OF OFFICERS

The terms of board members John Carroll and Richard Weinmeister expire in 1983. Due to Pat Welch's transfer and subsequent resignation, a third candidate is necessary. It is the board's intention to follow the By-Laws, in particular Article IV, Section 6, second paragraph. The third position will be for a term of one year. Richard Weinmeister has offered to be a candidate for this one year term.

The following members in good standing are candidates for the three positions:

James Piersel-Lot 40, Filing 3. I have been a resident of Loveland for 27 years, and we have owned our lot at the Retreat for six years. I have been an agent for State Farm Insurance for 22 years. My wife is Harriett, and we are the parents of four children, all grown, and have six grandchildren. I have accepted the request to be a nominee for the Retreat board because I feel an obligation to do my part in keeping the area the desirable place to live or vacation in that it is now.

James Persichetti-Lot 9,35,36, Filing 3. Jim and his wife, Joann, are residents of Lafayette, Colorado. Their family built the cabin on Lot 9. Jim has served on several committees and the board of directors of the Retreat, and was president in 1980-81. They hope to spend more relaxation time at the Retreat now that Jim has finished supervising construction at the SouthWest Plaza in Denver.

Richard Weinmeister-Lot 26,27, Filing 2. Dick and his wife Joanne are residents of Greeley, Colorado. They have two married daughters and a grandson, and all the families are interested in The Retreat. Dick is the automotive foreman at The University of Northern Colorado. He wishes to keep the Retreat in a natural state, and working for the benefit of all the landowners. Dick has served on the board of directors, and is currently president of the RLA.



November 1983

NOTES FROM THE PRESIDENT:

Your Board of Directors had its organizational meeting September 10, 1983. It was decided that one of our main goals for this year is to enforce the covenants we all agreed to when we purchased Retreat land. These covenants are for the benefit of each of us and are meant to help protect our investments. We all have an obligation and an interest in the enforcement of these covenants. The Board also hopes that the "Good Neighbor Guidelines" are also observed by each of us for the benefit of all.

We are looking into the possibility of developing a common area for gatherings. This area would be for the use of Retreat landowners and their guests and for our annual picnic and other social events of the Retreat. Your Board reviewed the architectural designs that were done for a previous board. Should the common area idea develop, we hope to be able to incorporate some, if not all, of these plans and thus save money. This is only in the thinking stage of development and all aspects of this project are being considered.

Road work has been slow, but progressing well. Our roads needed a lot of grading and it does take time. We also are working on the signs and hope to get these replaced or repaired soon.

It looks like the VTN problem is progressing and should be resolved before next summer. The VTN asked for the six months completion date instead of the four months we proposed originally. The rest of the proposal was accepted by VTN and so I see no reason for any further delay.

It was great seeing those landowners who could be at the annual meeting and picnic as well as those who spent time in The Retreat this summer. We missed those of you who were unable to spend time here. We look forward to a great year and one of working together for the good of all.

Wishing each of you a blessed holiday season and the very best of all good things in the new year.

HAPPY THANKSGIVING

MERRY CHRISTMAS

HAPPY HANUKAH

HAPPY NEW YEAR!





November 1983

Dear Landowners:

Each year more and more people are enjoying their land in The Retreat. The main objective for land purchase comes across loud and clear in conversation: "The Retreat is a great place to come - quiet, restful, beautiful and the people are the best." Your board believes this and we are striving to keep the Retreat just that kind of place.

When land is purchased, the owner receives the protective covenants, articles of incorporation and by-laws of The Retreat and agrees to abide by these regulations. Sometimes we all tend to waiver a bit - consciously or unconsciously - but these waivers must be kept in check for everyone's good.

May we remind each of the landowners of some of the more common covenants and ask your cooperation in observing them? In brief:

1. No building or other structure including but no limited to dwellings, sheds, garages, out buildings, fences shall be erected, placed, or altered on any site until the plans and specifications and a lot plan showing the structure have been approved by the architectural control committee...
2. No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporary or permanent, provided however, said structures may be used during the construction phase of the permanent dwelling, and for short periods for vacation camping and vacation use, not to exceed sixty (60) days in any calendar year.
3. No animals, livestock or poultry shall be kept on any lot, except that dogs, cats, and other household pets, and not more than two (2) horses per acre, if confined thereon by fence or other restraint may be kept thereon provided that they are not kept, bred or maintained for commercial purposes; furthermore, no fence or other restraint may be located closer than fifty (50) feet to any boundary line of any lot as defined.

Some good neighbor guidelines include:

1. Speed limit is 20 miles per hour. The 20 mile per hour speed limit applies to trailbikes, motorcycles, etc as well as cars. Trailbikes are allowed only on established roads. They must have Forest Service approved mufflers...
2. There will be NO HUNTING on the property.
3. All pets should be under the control of the owner at all times. Horses must be confined by fence or other restraint.

We ask that each landowner review the other regulations. It is up to each of us to abide by the regulations we agreed to upon purchase of land in The Retreat.

However, this can also be considered a warning. Those who do not abide by The Retreat Covenants and bylaws are forewarned of future efforts to ensure compliance.

The Retreat Board of Directors.

MILLER FORK TRAIL

The Retreat has worked to ascertain the location of the Miller Fork Trail in certain areas. It was desired to have Larimer County or the US Park Service help to resolve the problem. The Larimer County Commissioners finally issued a decision which was appealed into the court system by the landowner. The District Court of Larimer County, Judge William Dressel, issued its Findings of Fact, Conclusions of Law and Judgement on September 7, 1983. It is six pages in length, but the Conclusions and Judgement included the following points:

1. The historic Miller Fork Trail is on the north or right hand side of Miller Fork stream, going up stream.
2. The preliminary Injunction of July 25, 1983 is made permanent. The fences will be removed from the historic trail. The trail is 10 feet wide. Larimer County will stake the centerline within 30 days.
3. Within six months, Larimer County will perform an on-ground survey of the trail from the west property line of the Retreat to approximately 500 feet into the National Forest. The US Forest Service has advised that appropriate signs will be posted at the entrances to the trail.
4. The original decree from 1966 will be amended to reflect the precise location of the trail, and recorded.

At the present time, the fences are removed from the trail, and trail signs are in place. Members using the trail are reminded to stay on it using the 10 foot width, and to respect the private property. The District Court decision could be appealed.

The Larimer County Commissioners have worked with the RLA and the US Forest Service to reopen the Miller Fork Trail. We urge RLA members to send a letter of appreciation to the Larimer County Commissioners, 200 West Oak, Fort Collins, CO 80521 for their efforts on behalf of all people in future generations who may now use this trail.

PLEASE DRIVE WITH CARE



Operation Game Thief, a program of the Colorado Division of Wildlife, pays a minimum of

\$250 REWARD

to anyone who reports poachers of big game or endangered species. Stop poachers by calling Operation Game Thief toll free:

1-800-332-4155

In Denver call: 295-0164

Callers may remain anonymous.

Auto mishap injures driver

8/24/83

An Oklahoma City man totaled his car on Dunraven Glade Road last week, but escaped the crash with only minor injuries.

James Deitchler, 30, was southbound in the Retreat on Aug. 14 at what Colorado State Trooper Mike Welch estimated to be a high rate of speed when he lost control of the vehicle and went off the left side of the road.

The car—a 1981 Subaru

station wagon—rolled and came to a rest on its wheels down a moderate embankment.

Welch cited the man for careless driving.

From THE TRAIL-GAZETTE

August 24, 1983

DWARF MISTLETOE

Many landowners have seen unusual growths in their Ponderosa pine trees, or have heard about Mistletoe damage. Maynard Avey obtained a U.S. Forest Service pamphlet "You can save your pines from Dwarf Mistletoe." As it was published in 1968 and copies are quite limited, some of the information is presented here.

Dwarf mistletoe is a parasite which can eventually kill the host-your Ponderosa pine trees. This relative of the familiar Christmas mistletoe differs in that it has no leaves, is smaller, and grows on cone-bearing trees. The shoots are orange or yellow in color and from 3 to 6 inches in length, and about the diameter of a lead pencil. Both sexes of the plants do damage, but the female has berries containing seeds. The seeds ripen in August or September, and are ejected from the berries at speeds of 60 mph; they may travel 20 to 30 feet and their gluey coating lets them stick to whatever they strike.

After the seed has landed on a pine, it germinates, starts to grow, and infects the tree branch. In about two years a swelling appears on the branch. Two years after that, shoots appear around the swelling. The berries will mature in two more years; hence a minimum of a six year life cycle. As the mistletoe spreads it robs the pine of water and food. Obviously with a six year life cycle, it may be a large number of years before the tree dies. The tree dies slowly from the top down even though the growth of mistletoe may be on the lower branches.

What to do.

First, learn to recognize mistletoe on trees. If you find some on your trees, consider the arrangement of trees on your land, the time frame for regrowth of seedlings, and the potentially long period of time until mistletoe induced death. If you have trees with only a few live branches, or a few severely infected trees, you should probably cut the trees in the summer before the seed ripens.

Selective pruning is certainly a helpful approach. Branches with mistletoe should be cut off flush with the trunk. Don't try to prune individual mistletoe plants. The reduction in branches may actually strengthen the tree. If there are many live branches above the highest infected branch, cut them off for 18-24" above. If you have a tree which must be saved, do prune the individual branches. Knock off the mistletoe shoots as they appear, and before the berries can ripen. Check the tree or trees every year and do what follow-up work is necessary.

The mistletoe shoots should die when the branches are cut, though the dying time may not be instantaneous depending on the branch size. It is not necessary to burn or destroy the branches. The branches could be placed in cleared areas, but certainly not around living trees.

There is no readily available control for dwarf mistletoe. Severe growths of mistletoe may indicate that tree seedlings such as Douglas fir, limber pine, blue spruce or Rocky Mountain juniper be planted. Consulting your county or state forester may result in helpful information for controlling dwarf mistletoe outbreaks.

A DONATION FOR THIS NEWSLETTER MADE BY

GOETZEL ELECTRIC

CONTACT MIKE GOETZEL
<393> 399-2418



THE RETREAT NEWSLETTER OF NOVEMBER 1983

THANKS TO

Millie and I.B Muller for the organization of the landowners' picnic July 30, 1983. Maynard Avey helped get it all in place, and the children and adults enjoyed Cathy Hubert's games. A most enjoyable ending to a fine Retreat day.

John Fowler and family who handled the fish stocking of Miller Fork Stream. John ordered 525 Rainbow trout, 9-11" long, which survived the trip from Boulder in good shape.

TELEPHONE

Mountain Bell has finally installed a pay telephone on the south side of the Retreat GHVFD firestation. The number is 586-9905. Members are encouraged to use the phone. It is a public convenience phone, and has no monthly cost to the Retreat or GHVFD.

ASSESSMENTS

As of this writing only one assessment is unpaid for 1983. All old accounts are paid in full. Your cooperation is greatly appreciated. Remember 1984 assessments will be due January 1, 1984 and become delinquent March 1, 1984.

HANDBOOK

The Retreat Handbook containing the Protective Covenants, Articles of Incorporation, Bylaws, and individual lot owners and their addresses are available from the corresponding secretary. Please write if you wish a copy at no cost.

ADDRESS CHANGE

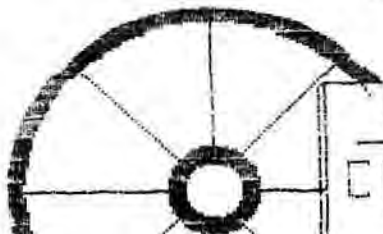
You may wish to note that your president has moved and has a new telephone number:

Mrs. Cathy Hubert
7315 Dry Creek Road Home 433-7209
Longmont, CO 80501 Bus 466-1982

ROAD GRADER

Several landowners have offered to pay for driveway maintenance and snow removal by the Retreat roadgrader. Ray Stark, road committee chairman, and Ray Tallman are currently paid to work on Retreat roads by the RLA. At the November 5, 1983 meeting, the RLA board adopted a policy of using the Retreat grader only on Retreat roads. This decision was reached after consideration of the RLA's non-profit organization's tax status, and liability and insurance problems. Consideration was also given to time available by the operators, availability of outside contractors, and other potential problems.

A DONATION FOR THIS NEWSLETTER MADE BY



ERNIE
CONRAD

SPECIALIZING IN GLEN HAVEN
SINCE 1975

LOTS-CABINS-ACREAGES-HOMES-APPRAISALS

WRITE OR CALL FOR MY LATEST LIST
OF PRIME GLEN HAVEN PROPERTY

BUDGET AND ASSESSMENT FOR 1984

At the November 5, 1983 board meeting, the 1983 budget and expenses were reviewed, prior to the adoption of a 1984 budget. These items are listed for the member's information.

1983 Budget	1983 Expense to date.	1984 Budget
1. General expenses \$2400	\$1576.09	\$1685
2. Roads 6000	2500
Snow removal	3462.50	----
Purchase grader	3592.51	----
Grader expense	382.85	----
3. Beetle & Budworm 100	36.02	50
4. Legal & Accounting 3000	5133.88	2500
5. Secretary & Asst Treas 600	600.00	600
6. Taxes & Licenses 100	192.36	280
7. Insurance 200	63.00	1300
8. Fire Dept Contrib 200	-----	-----
9. Fire Dept Building 500	-----	-----
10. Dues 100	80.00	80
11. Trout Stocking	650.00	750
	<hr/>	<hr/>
\$13,200	\$15603.60	\$9745

A 1984 assessment of \$50 was selected which should generate about \$11,250. Notices will be sent later for the assessments which will be due in January 1984. The Retreat Landowners Association balance on November 5, 1983 was about \$12,591.95.

TELEVISION

Some members have asked if any steps could be taken to improve television reception within The Retreat. For those who have not seen television in the Retreat, the channels available and quality received vary a great deal in addition to seasonal effects. No changes in the near future are anticipated within the Retreat at this time.

The regulations for low-power transmitter repeaters or "translators" have recently been changed. Test for these have been made within the Retreat but other problems prevented installation. There are several of these in the Estes Park area. Possibly one might be replaced by cable.

The Estes Park cable TV system was sold in October. The new owners have received permission to extend service outside the town limits. Expansion plans for the next year have been announced but the areas are all close to Estes Park.

There should be several changes coming with the satellite transmitters. The power of some will be increased and other changes should allow a receiver dish of 4 to 6 feet in diameter. Some price reductions have been noted in the receiving systems and more are anticipated.

The board would welcome comments and any information about possible TV systems.

NEWSLETTER

These newsletters are a means of communicating to the members some of what is occurring in The Retreat. Comments and any articles for inclusion may be directed to James Persichetti, 2042 Salisbury Court, Lafayette, CO 80026, or the corresponding secretary. Small acknowledgements of donations may be considered for publication.

MEMBER AND ADDRESS CHANGES-OCTOBER 1983

Filing 1

Lot 1-Reid & Susan Bicknell, 1280 Crest Drive, Craig, CO 81625
Lot 25-Wilf & Mary Howarth, 5805½ Pleasure Point Lane, Bellevue, WA 98006
Lot 33-Duke & Jewel Sumonia, 9116 Catalina, Shawnee Mission, KS 66207
Lot 41-Hugh C & Merry L Beckham, 5515 Gramar, Wichita, KS 67218
Lot 59-Harvey & Jean Markham, P.O. Box 24496, Lexington, KY 40505
Lot 66-Bill Morris, 409 San Paulo, Farmington, NM 87401
Lot 67-Michael G Sabeth, 1027 E Amherst, Englewood, CO 80110
Lot 77-Laurene Nicholl, 2805 Eagle Drive, Ft. Collins, Co 80526
Lot 78-Mr & Mrs Don Ballman, 28841 Marilyn Drive, Canyon Country, CA 91351
Lot 92-Lawrence & Gloria Schnell, Box 138, Glen Haven, CO 80532
Lot 94-James & Diane Nelson, 2034 44th Ave, Greeley, CO 80634
Lot 58-Wallace & Catherine Hubert, 7315 Dry Creek Road, Longmont, CO 80501

Filing 2

Lot 5-Dolores Thompson, P.O. Box 0011, Haxtun, CO 80731
Lot 6-Maynard Whitney, 17668 E Loyola Drive, #F, Aurora, CO 80013
Lot 9-Kent Ernsberger, 7110 Pine Birr, Sylvania, OH 43560
Lot 23-Lyle & Shirley Miller, P.O. Box 3851, Estes Park, CO 80517
Lot 42-Clark Parsons, Box 120, Masonville, CO 80541
Lot 45-Alan Zweig, 4525 Bluefin Court, Fort Collins, CO 80525
Lot 48-Corinne Morgan & Mary Kost, 13981 Gaylord St, Brighton, CO 80601
Lot 58-Norman & Kimberly Rich, 1040 SW 22nd St, Loveland, CO 80537
Lot 22-J & J Coleman, 128 Rockridge Circle, Falls Creek Ranch, Durango, CO 81301

Filing 3

Lot 14-Dan R & Diana L Moses, Box 929, West Yellowstone, MT 59758
Lot 15-Franklin M Madden, 3916 Sheldrake, Okemos, MI 48864
Lot 29-William Deavor, Box 579, Newcumberland, PA 17070
Lot 33-James D & Pamela D Brown, 14010 Wilo, Houston, TX 77032
Lot 43-Paul & Janice Kuna, 221 Reichman, Joliet, IL 60433

Filing 4

Lot 7-William & Karen Bell, 4415 Hastings Drive, Boulder, CO 80303
Lot 15-David Shaw, 2025 Derby Court, Fort Collins, CO 80526
~~Lot 22-James D & Pamela D Brown, 14010 Wilo, Houston, TX 77032~~
Lot 29-Rev & Mrs John Stocker, 2514 Abeyta Court, Loveland CO 80537
Lot 35-William C & Neva J Brassard, 1112 Purdue Drive, Longmont, CO 80501

Filing 5

Lot 6-John & Graham Fowler, 1760 Hawthorne Place, Boulder, CO 80302
Lot 16-Cary C & Barbara E Branneky, 9208 Central Drive, St Louis, MO 63114
Lot 17-Joyce Soth, 7661 62nd Way, Pinellas Park, FL 33565
Lot 22-Rebecca Mignano, 271 Carlisle Way, Benicia, CA 94510