



THE retreat



NEWSLETTER

Courtesy of Escape Properties, Ltd., 1966-13th St. Boulder, Colo. 447-2180 or 586-3015 December 1971

▲ Escape Properties, Ltd. proudly announces the signing of the final plat by Larimer County on November 10th, 1971. The first filing, encompassing 375 acres in 96 tracts, is now completely surveyed, staked and pinned and identified by lot signs. In designing the final plat, the lot numbers were reordered into a more logical sequence. Also, the number of tracts, originally numbering 105, was reduced as a result of combining some lots and assigning others as common areas. Almost all of the 96 tracts are above 2 acres. Colored plat maps are being designed and will be sent to purchasers upon completion.

▲ As of November 17, 1971, The Retreat is one of the first land developments in Colorado to comply with the registration provisions of Interstate Land Sales according to the regulations of H.U.D. (Housing and Urban Development)

▲ Tentative plans are being made by Escape Properties to build a demonstration cabin at The Retreat. A possible site is tract #48 which affords a good view of the mountains and valley. A model for a medium-sized cabin has been proposed by Design Logs, Inc.

▲ A well was drilled at the sales cabin in October. A satisfactory water supply level was reached at 60 feet.

▲ A major concern of Escape Properties, when the roads were in the planning stage, was to design them in such a way that the fewest number of trees would have to be cut down. Roads were meandered to avoid heavily timbered areas and the number of trees cut down which exceeded 6" in diameter at the base was successfully kept to a very low minimum. We have received many compliments from county officials as well as from interested visitors on the attractive design and careful construction of the roads within The Retreat.

▲ Seeding is a unique service in land subdivision and The Retreat is proud of its efforts to preserve the ecological balance and natural expression of the land. All areas disturbed by road construction are being seeded to assure a regrowth of wild grass.

▲ The second filing is expected to open in the spring. Winter activities at The Retreat will include surveying, staking, the design and construction of roads in the second filing.

▲ Over 4 1/2 miles of new roads have been constructed and completed as of November 1st, 1971. These roads open up the land in the "Saddle" area, along the Ridge and back down to Dunraven Glade Road. It is now possible to drive through the entire first filing and have easy access to all the tracts.

Dear Retreat Members,

I'd like to take this opportunity to welcome you all collectively to The Retreat. You have purchased in an area which affords an unusually attractive mountain living and investment opportunity.

It is our aim to enhance this opportunity through further careful and considerate development of The Retreat. For example, the first filing comprises 375 acres and 96 lots. These numbers mean a maximum population density of one living unit per 3.9 acres. We are not anti-social; we simply feel that the character of the land lends itself to an unclustered style of mountain recreational living. Further filings of The Retreat will yield an even lower population density. We've adopted the theme of "an unclustered mountain development" because we believe that there are selective people such as you who desire to enjoy mountain living the way we think it should be enjoyed- personally and privately.

Sincerely,
Lynn
Lynn T. Wells
President
ESCAPE PROPERTIES, LTD.



retreat forum

"I am interested in year-round residency at The Retreat and am concerned about the maintenance of the roads during the winter months. Please advise."

Mel Beach, Larimer County road supervisor (482-2495), claims he's yet to receive a complaint about road maintenance in the winter. One plow with cinder spreader is usually sufficient to service the Devil's Gulch Road but that in a heavy snowfall, two plows with cinder spreaders plow and replot the road if necessary to assure total passage.

The Postmaster in Glen Haven, who has lived in Glen Haven nearly 13 years, says there has been no day that the school bus was unable to pass on the mail delivered. She says there are many winter residents in Glen Haven, many of whom are of retirement age, and that they have no problem with the roads in the winter. In order to have the best protection, cars should have snow tires (studded, preferably).

As concerns the roads within The Retreat, Escape Properties is assuming the cost and responsibility for winter maintenance for two (and possibly 3) years. When the population of The Retreat reaches a reasonable level, The Landowners Association will take over road maintenance. Cost for maintaining the roads is calculated on a per lot basis and it is expected that the maximum cost will not exceed \$75 per lot per year.

For an up-to-the-moment report of the condition of the roads during the winter months, call the State Highway Patrol at 586-4465 or 586-4466.

E.P. INVESTOR buys land

Mr. and Mrs. Seymour Kleinman, investors in Escape Properties, have purchased a tract at The Retreat. While on a recent trip to this part of the country, Mr. and Mrs. Kleinman, who live in Columbus, Ohio, stopped by The Retreat to see the land and liked it so much that they decided to purchase a tract (#76).

Mr. Kleinman is a Physical Education professor at Ohio State University. His wife, Jaguline, is a doctor of philosophy and writes in that field. They are very delighted with The Retreat's efforts to insure

individual privacy and maintain the land's natural aesthetics. At The Retreat, Mrs. Kleinman plans to take up horsebackriding while her husband plans to "avoid horsebackriding there and elsewhere!" They may build a cabin within the next few years.

Legal Briefs

This section has been set aside in the Retreat Newsletter to advise purchasers of property in The Retreat about items of legal consequence concerning their purchases. Discussed below is one of the questions raised generally about land purchase contracts which should be of interest to our purchasers.

"What is it - what do I do with it?"

The contract consists of the terms set forth on the instrument, or as is incorporated therein by reference to other instruments (such as The Retreat Landowners Association Bylaws and the Declaration of Covenants). Your land purchase agreement is a recordable instrument and should be recorded with the Clerk and Recorder's Office in Larimer County in Fort Collins, Colo. The purpose of recording your contract is to give the public knowledge that you have an interest in the land and that no other party, in good faith, could attempt to buy the same land or use it without the express permission of the purchaser. Any questions regarding the recordation of a contract should be referred to the Clerk and Recorder's Office of Larimer County, whose telephone number is 482-1272.

Next issue's topic: The registration of your newly drilled well.

"Saga of the Black Canyon"

by Glen Prosser

Colorado history is speckled with stories of colorful personalities and the dramatic events that highlighted their lives. Well-known favorites are about S.S. Tabor and Baby Doe, "Mountain" Jim, Kit Carson, Isabella Bird and now, thanks to a new study by Glen Prosser of Estes Park, the MacGregor family.

In 1872, A.Q. MacGregor settled in Estes Park. Nearly 100 years later, at the time of Muriel MacGregor's death in 1970, the family ranch comprised over 2,000 acres in the Estes area and along the Devil's Gulch Road toward Glen Haven. In her final will, Muriel provided for the legal care and protection of her cattle and pet cat. Whereas many felt this was an act befitting an eccentric land baroness, Prosser has uncovered


PROFILE: Lloyd Angell

Lloyd Angell and his wife Dolores have purchased two tracts at The Retreat.

A popular artist in Larimer County, Lloyd is especially known for his watercolors. In an art show held in Loveland last summer, Lloyd took first honors in the watercolor group. Prior to that, he was honored by a one-man show in Greeley where his watercolors were extremely well received and reviewed. Before 1968, Lloyd exhibited for many years in his home state of Kansas. And currently, Lloyd is preparing 50 paintings for another one-man exhibition to be held in Cheyenne next June.

Lloyd's painting time must compete with his other interests, many of which are related to the art world and which occupy a good deal of his time. Teaching art has been a long-time passion for Lloyd and it is not unusual to find him sharing his painting time with teaching an adult education course in art, giving demonstrations in watercolor techniques, or directing youth exhibits such as the one he organized last year at the Loveland Museum Gallery. Since then, the Loveland Museum

has extended several requests to Lloyd to put together a show of his work, but Lloyd's schedule has not yet allowed him the time to organize his paintings for this particular exhibit. "Putting together a show takes a lot of thought, work and time," explained Lloyd, "and the Loveland Museum and I haven't been able to get together on a date for a show that would fit their schedule and mine."

Also related to Lloyd's interest in art education is his recent work and role in the Loveland Art League, an art association which Lloyd helped to conceive, organize and direct in 1969. When he moved to Loveland in 1968 from Kansas, he felt there should exist an art association which would enable artists, both professional and amateur, to exchange ideas and discoveries, bring good art to the public, sponsor demonstrations in techniques, arrange shows and, in general, provide an art forum for artists of varied fields and backgrounds. He began organizing meetings in his home with several other interested artists to lay down a framework. The League was formed and during 1969-70, Lloyd served as its first president.  page 4

PROFILE: Mike Current


Mike Current, offensive right tackle for the Denver Broncos, has recently become a Retreat landowner with his wife, Ginger.

An Ohio State University graduate ('67), Mike, 27, is now a 5 year veteran with the Broncos. He was a high draft choice (3rd round) from professional leagues when he was a senior in college and began his pro football career with the Denver team in the summer of 1967. At a recent Quarterback Club Meeting, Mike was described by the Bronco's new manager, Jerry Smith, as "one of the finest offensive tackles in football." Mike, 6'5", 260 lbs., has recently been playing defensive tackle (on short yardage) as well, a versatility which is quite a rarity for that playing position.

During the off-season, Mike relaxes with his family by travelling and camping. He "messes around" with basketball; for the past few years, Mike has played many charity basketball games with Dave Costa's All Star Team. He likes to hunt pheasant, play chess and listen to classical music. He also looks forward with

relish to his weekly card game with other Bronco players and family friends. Both he and Ginger, a very enthusiastic football fan, love to play bridge and fish "something we're going to do a lot of at The Retreat." Ginger, who had an interest in football even before she met Mike in college, knows a great deal about the "ins and outs" of play strategies thanks to Mike. "He's great. He comes home and tells me about the latest happenings and explains new plays and techniques." Ginger says that the off-season is a totally different life for them. "It's very enjoyable, but goes at a snail's pace compared to things that happen during the season. Football is just very, very exciting."

For obvious reasons, Mike does not ski, ice skate or ride horses. "When I quit playing football, I'll look into these sports, but until now, I've never really wanted to. One broken leg and, well, that's it."

Mike recently substituted as guest host on the "Lynn Sanner Show" during Sanner's illness in November. While not unfamiliar with television hosting, Mike did feel  page 4

Lloyd and Dolores are outdoors people and love to hike, climb, camp and travel. Dolores has a flair for interior decorating and did the interior of their house in Loveland, which both she and Lloyd designed themselves. If and when they decide to build a cabin at The Retreat, they will probably design and decorate it, too. "It's just so much fun to do," said Dolores.

Often, when the Angells go hiking or mountain climbing, Lloyd will take photos of the landscapes they discover (he and Dolores are also photography buffs) and then do a watercolor from a photo. "It's a little hard these days to carry around paints and an easel when you're out there on a mountain slope," explained Dolores with a chuckle. Landscapes are Lloyd's favorite subject for watercolors - and Colorado landscapes are his preferred scenes. He has, in fact, already done a watercolor of a section of his property at The Retreat (tracts #11 and 75).

Lloyd's approach to his own paintings is a very modest one. He said recently, "I have won my share of prizes, I guess, and I am always honored when I do, but somehow I get all hung up with the next project or new movement in my work and forget to hang the trophies in an appropriate place. I'll never live long enough to see the full challenge that art presents to me and I hope every other artist feels the same way."

Lloyd and Dolores Angell, welcome to The Retreat.

-Continued from Page 3-

"kind of nervous" about live sports broadcasting. Last year, he hosted a weekly program on Channel 3 in Estes Park where he interviewed sports players. That show was pretaped and it was "nice to know that if you fouled up, you could do a replay. Live television is much more demanding. It's got to be smooth and work the first time." Ginger thought Mike did very well on the show: "He's got a natural gift of gab."

Mike and Ginger live in Southeast Denver with their 11-month old son, Jason. Jason already has a football amongst his toys, "a gift from a friend," explained Ginger. "You hear so much about how sports players push their kids to do the same thing they're doing. We try to stay away from that sort of thing. We want Jason to choose for himself. Right now, a football to Jason is simply an over-sized toy."

The Currents have a dog. His name is.....Fumble.

Jason, Ginger and Mike, Escape Properties is pleased to welcome you to The Retreat.

motives Muriel had which give quite a different picture: "I've been concerned now for several years as what to do to insure the ranch being kept intact and to retain the MacGregor name. Most city children never have the chance to see a ranch, or a cow even, and never see this great an expanse of land. It is my honest belief every boy should have a stream to walk down with his dog beside him. I feel the time is not too far off that the only place this can be done will be in the National Parks, and you can't even walk with your dog there. Much less fish in the streams. This is what I want: a place for city people to see and enjoy."

At the time of Muriel's parents' death in 1950, local interest and curiosity in the MacGregor ranch awakened, for Muriel, a practicing attorney, nonetheless spent most of her time tending to the needs of the ranch herself. The land value of her ranch made her a wealthy woman, but too often, actual cash availability was woefully insufficient. She persisted in her refusal to sell parts of her land, even tho' she needed the cash to mend fences, hire help, restore crop production and repair the houses on her property. Muriel preferred to borrow money from banks and, using the land as security, even managed to increase the ranch by 500 acres during her 20-year management. Yet, people wondered at the woman who would gather up her Black Angus every night herself (in later years, when physical ailments made it difficult for her to ride a horse, she took to driving a jeep to gather up the cattle). They whispered about the mausoleum she had built next to the main house in which the bodies of her parents reposed. In truth, Muriel had been very close to her parents. Upon their death, she withdrew into a solitude of "accepted loneliness" and, as Prosser suggests, seemed to have felt no enthusiasm for life except one: to preserve the land empire her father and grandfather had struggled to build. Because of her peculiar insistence to hold onto the land when she needed money and her withdrawn life style, wild yarns about the MacGregor ranch began to spring up. Worse, Muriel was literally tormented by thrill-seekers in her last years. Her barn was destroyed by arsonists. Threatening letters were sent to her. Her house was broken into several times and robbed. Her fear for her safety became so great that at night, she would sleep in her car away from the main house.

Muriel's efforts to preserve the ranch extended beyond her death. In her final will, she requested that the ranch be kept in working order and that it not be broken up. Court litigations tie up settlement of the estate since many relatives are contesting Muriel's final will. It remains to be seen whether Muriel's wish is realized... "to keep the MacGregor ranch intact and to make it into a place for city people to see and enjoy."