



the **Retreat** *newsletter*



SPRING 1976

RETREAT LANDOWNERS

EDITION I

LAWSUIT SETTLED

OUT OF COURT SETTLEMENT

The lawsuit filed by the Maitlands against Escape Properties has been settled out of court to everyone's relief and general satisfaction. John Easley and Bill Babcock, Retreat Landowners and legal council for the RLA, report that most of the defendants were amiable to an early settlement and because of this, negotiations were quite productive. The settlement was finalized in the middle of April and was pretty much along the same terms that were outlined to the RLA Membership at their annual meeting at the Holiday Inn in January. If any landowners have any further questions concerning the settlement, it is suggested that they contact either Mr. Babcock or Mr. Easley at their offices in Loveland.

1976 RLA ASSESSMENT

The 1976 RLA annual assessment is \$40.00. This assessment is one of the responsibilities of ownership of property in the Retreat. Your assessment covers the following:

- Road maintenance
- Snow removal
- Beetle tree control
- Newsletters
- Reseeding & reforestation of roadways
- Architectural Control Committee operations
- Annual meetings
- Costs involved in operating a Homeowners Assoc.

The annual assessment is due on April 1st of each year. If you have any questions concerning your assessment you should contact:

Mr. Mike Harris
RLA TREASURER
2144 17th Street
Boulder, Colorado 80302
(303) 443-8318

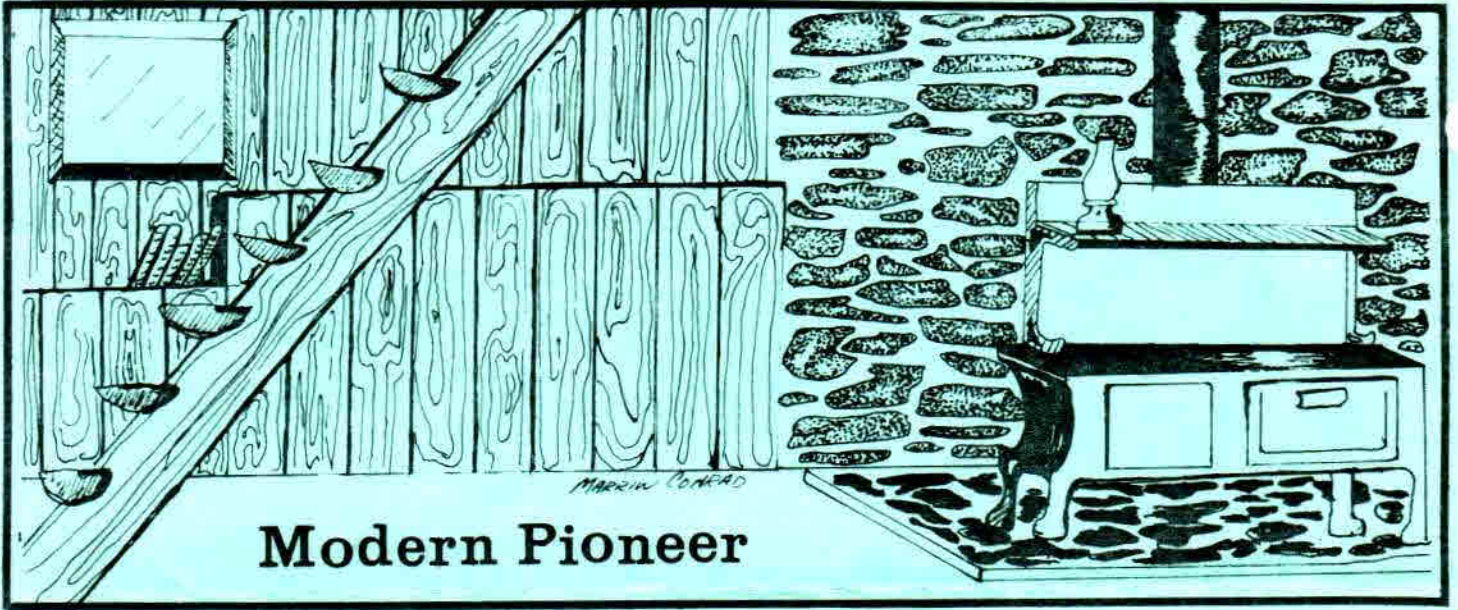
summer meeting

SUMMER LANDOWNERS MEETING

The Retreat Landowners Association has planned a short business meeting for Saturday, August 14, 1976 to be held in the Glen Haven Town Hall (next to the General Store) in downtown Glen Haven. The time of the meeting is tentatively scheduled for 10:00 AM with a lunch break (or end of the meeting) at 12:00 PM. This meeting is planned for the middle of the summer to give many of the out-of-state landowners a chance to come and meet some of the other landowners who live in Colorado. Try and make it to the meeting if at all possible.

POWER TO BE COMPLETED

This summer the electric lines and poles are tentatively scheduled to be installed in the Retreat Filings 3 - 4 - 5. Power was originally installed in Filing 1 in the summer of 1972 and into Filing 2 in the Winter of 1973-74. One of the conditions of the settlement of the lawsuit was the completion of the power in the Retreat — the Town of Estes Park is supervising the construction and will be supplying the electricity.



Modern Pioneer

In the Centennial year of Colorado, we are reminded of the Rocky Mountain Pioneers who spent many long months collecting native materials building their homes.

Tom Quinn, a year round resident of the Retreat finished his garage and has turned it into a residence while he builds his home. Tom who had been in charge of beetle control for the Retreat, hand picked all the moss rock which makes up one-half of the walls of his garage. The beams are made of beetle trees that were hand peeled with an antique draw knife.

Tom and a few helpful neighbors spent many long hours constructing the garage. The garage is a one room cabin with a loft and a pitch roof, a rather simple sturdy structure built with the natural materials found on the Retreat. But when walking through the extra thick beetle wood door, one is hit with a marvelous sense of texture. The beetle wood beams and paneling are very light in color streaked with a contrasting blue stain that is the mark of the beetles wrath. The wood is complimented beautifully with the colors and textures of the rock walls.

Tom has chosen a wood burning stove for heating his little cabin. The two rock walls seem to retain the heat for long periods of time, which adds to the cozy atmosphere. Remincent of pioneer days, there is also a wood burning cook stove, and Tom reads by kerosene lamps.

When Tom started his project he knew little of construction or the use of hand tools. The draw knife which he used to peel his logs with was found in an antique store. However, they are now being reproduced and if you are interested in becoming a "modern" Pioneer you can probably pick one up at your local hardware store.

RLA OFFICE

The RLA has an office in downtown Glen Haven at Ernie Conrad's Real Estate Office. Here the minutes of all the Board and annual meetings are kept along with various other information concerning the Retreat. Landowners are encouraged to stop in during normal business hours if they have any questions or need some ACC forms or if they just wish to shoot the breeze.

Shawn, Jeff and Ross Spencer, sons of year round residents Jerry and Sonny Spencer, rise at 5:45 five days a week and get ready for school. Fifteen year old Shawn prepares breakfast and lunch for all three of them, and then they are out of the door at 6:45 for their mile and one-half hike to the Retreat stop. They meet the bus at 7:30 and ride for 45 minutes on a round about trip to school. The bus makes stops before Drake, at Drake, and then several more stops up the canyon on Highway 34. The bus has left the boys standing in the cold only one day this year because school had been cancelled for the day. Otherwise, despite bad weather, they have made the bus, and the bus has made it to the Retreat every day this year. In the afternoon, school lets out at 3:30 and the boys are home by 4:30;

Young Jeff, thirteen years old, and Ross, eleven, say that they really enjoy the hike even though during the months of October through December they have to use flashlights to find their way to and from the bus stop. They really like the fresh, clean air and exercise they get, in contrast with the smog of their former residence in Los Angeles. Even though the Spencer's have built a lovely artistic home, they as yet do not have running water. So one of the main chores the boys have when they come home from school is to haul water from the nearby Miller Fork which runs through their lot. On week-ends, the boys split and stack firewood.



committee reports

A. C. C. REPORT
by D. R. Bicknell

Many of your protective covenants are the responsibility of the Architectural Control Committee (ACC). Mrs. Laurene Nicholl, Lloyd Angell, Jerry Spencer, Ed Richards, and Dennis Bicknell, all RLA members who have or are building at the Retreat, were appointed to the ACC in November 1975. If you're planning a driveway or some building, the necessary forms can be obtained from D.R. Bicknell, Box 457, Fort Morgan, Colorado 80701, or from Ernie Conrad if you're in Glen Haven. Remember, there's a thirty day maximum period allowed for approval, though usually it doesn't take this long. The approval is to be obtained prior to start of your project.

The ACC members want to help you with your problems and maybe able to save time and money for you. Many county requirements change almost monthly - i.e. the spacing of wells to septic systems to streams. By mid-year 1976, deeper water wells will require about 80 feet of steel casing cemented to the surface; you may want to get your well drilled before this. The ACC keeps note of contractors who have done good work for others in The Retreat, and also those who have had problems. A Conservation Service guide to reseeding is available if you'd like to reseed some areas in your lot. The same is true for seedling trees. For the do-it-yourselfers, some guides on costs and time may be helpful. While primary the purpose of the ACC remains the intelligent application of the covenants for everyone, please feel free to ask for help or information with your plans.

Finally, it is a pleasure to note that by May 1st, there will be at least five new cabins under construction in the Retreat.

ROAD MAINTENANCE REPORT

Only 3 or 4 snowplowing passes so far this winter! That's good - easy on the budget. No, that's bad - we need the moisture. Oh well, we win either way and spring is just around the corner when we get most of our winter anyway.

Plans for the spring work will include the following:

Cut down dead trees that present a hazard along the roadside power lines. Landowners may cut these up for their own use.

Reset signs with new poles where needed and repaint letters. Add new signs where needed.

Clean ditches and culverts throughout and grade where needed. Dump and grade decomposed granite on a couple of mushy spots.

Install 2 new culverts where needed - probably in overly long drainage stretches on Dunraven Glade Rd. Check out problem requests made at the last general meeting.

Yours for a good summer!

Wilf Howarth (road runner on location)

BEETLE CONTROL 1976
by Dave Hedlund

This year we have the best news ever for Retreat Landowners concerning the mountain pine beetle epidemic. The spring diagnosis of 165 trees represents a considerable reduction of the infestation rates of previous years:

850 - 1974

550 - 1975

However, there are always a few beetle groves that appear after the browning out occurs.

The treatment of beetle trees in the Retreat, and surrounding National Forest, had been done by Tom Quinn and Dave Hedlund in 1975. The procedure has been to cut, spray and remove where access permits. It should be noted that much of the Retreat is inaccessible to tree moving equipment, so many of the trees remain where they have fallen. The landowners can buck and hand carry the wood for their use. The logs can be left to decompose into the earth as any deadfall will.

This year, 1976, the schedule for beetle control is as follows:

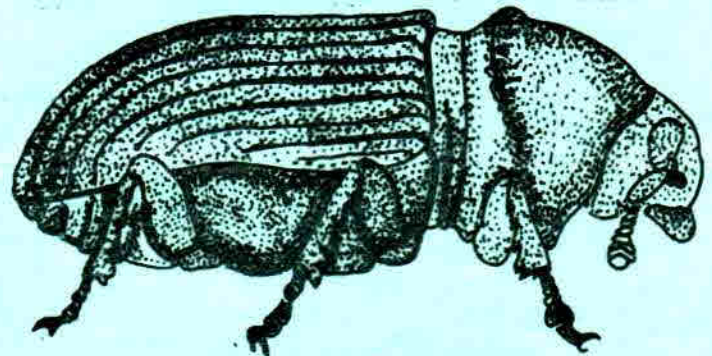
May 15 to June 30 - cut & buck infested trees

July 1 to July 15 - treat trees

July 16 to August 30 - remove trees

An independent contractor will bid on the total Retreat beetle trees and part of the bid is that he gets the wood from the infested trees. Letters were sent to all landowners who had fresh beetle kill for this year, informing them that their trees would be treated and removed.

If any landowner needs some firewood for his personal use, he should contact Ernie Conrad or Dave Hedlund and they can cut to their hearts content on some of our old kill areas.



Seeding

In April, the Landscape & Beetle Committee members met and planted 240 Pine tree seedlings along the road right-of-ways in the Retreat. Also, 100 pounds of "Foothills Mixture" grass seed was seeded along the road banks where the vegetation was lacking. The planting and seeding took place on Saturday, April 17 and April 24th, and the landowners who planted were Dave Hedlund and Ernie Conrad. This was just one of the many projects that the Landowners Association is doing to improve the quality and environment of the Retreat.

grass fire

RETREAT GRASS FIRE

On Saturday, February 28, 1976, at about 5:15 PM, the Glen Haven Volunteer Fire Department responded to a grass fire located at the Miller Fork Creek rear entrance to the Retreat. The fire started on Lots 1 and 2 in the second Filing and because of the 40-45 MPH winds, soon had spread east over the ridge into National Forest land. Loveland, Drake and the National Park Fire Departments arrived to help contain the fire. Many Retreat landowners, who were at their cabins for the weekend, and other residents of the area grabbed shovels and pitched in. By about 8:30 the fire was contained after burning about 30 acres. The Sheriff's Department stayed on the scene over nite mopping up and putting out smoldering logs and stumps. It is believed that the fire started from a spark from a campfire that the wind fanned into flames. The Glen Haven Volunteers were the first on the scene and along with the local residents kept the fire from spreading west until more help arrived. The damage could have been a lot worse than it was. SO PLEASE BE CAREFUL WITH ANY FIRE AND THINK BEFORE YOU MAKE A CAMPFIRE.

March 24, 1976

Mr. Ernie Conrad – President
RETREAT HOMEOWNERS ASSOCIATION
Glen Haven, Colorado 80532

Dear Ernie:

On behalf of Mrs. Bennett, our family and me, I would like to thank you and the countless volunteers who battled a grass fire on our land last week. It is perhaps impossible for us to express thanks to all of the fire departments and individuals who were involved, so I am taking this means of expressing our gratitude.

The experience was frightening for all of us. We are so grateful that our own loss only involved grass which will return in the summer. Certainly the lesson was a very real one to all of us. Another reality which emerged from the incident is the unity of the Retreat Homeowners and those in the immediate vicinity. Hopefully, this unified front will carry us all through many mutual experiences in the future. Our hope is that they are all happy ones.

Many homeowners stopped by the day after the fire to survey the damage and to express their concern, which we greatly appreciated. To those, and others whom we not yet have met, rest assured that the Bennetts can be counted on in any kind of crisis involving our Retreat friends and neighbors.

Very truly yours,

Thomas W. Bennett

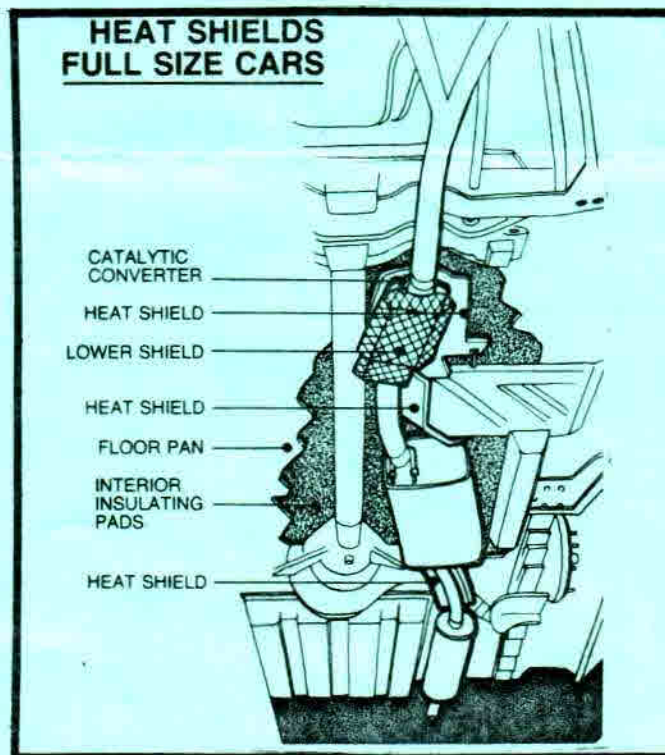
At the last annual R.L.A. meeting in January, the problems that catalytic converters create was brought up. The following is a report sent to the newsletter committee by a concerned landowner.

Mike Schori, deputy forester in charge of fire protection for the California Forestry Division says, "We are concerned with the potential high exhaust temperature attributed to the use of various emission control devices, the key question is "Is the temperature of the catalytic converter canister significantly higher than an ordinary mufflers temperature."

The Los Angeles County Air Pollution Control quoted a number of sources saying that the canister temperature can vary from 450 degrees to over 1000 degrees. They also noted 446 degrees is the ignition temperature of paper. Dry grass under summer conditions ignited at about 525 degrees. The California Division of Forestry compared this to exhaust gases exiting at about 725 degrees from catalysts and noting that one manufacturer reported an exit temperature as high as 1,200 degrees. Also that the converter system is more susceptible to misfiring caused by carburation or ignition malfunction. In these cases, large amounts of unburned fuel reaches the converter, which can also cause elevated converter temperatures.

Apparently the hottest point on a catalytic converted car is not always the converter itself. On a good running car, exhaust pipe is often three times hotter than the coverter. On a maladjusted car, the converter gets more than twice as hot as the exhaust manifold, but in addition the pipe between it and the mufflers was even hotter.

It has been suggested that a steel heat shield can be attached to your converter. There is a space between shield and converter that allows for cooling air flow. (see diagram)



real estate taxes

by Ernie Conrad

In 1975, at the tax sale held at the courthouse in Fort Collins, on December 2, 1975, about 67 lots in the Retreat were sold for non-payment of the 1974 taxes.

On January 1st of each year, the taxes for the previous year become due. They may be paid (to the County Treasurer) without penalty as follows — one half on or before the last day of February, and the remaining one-half on or before the last day of July, or the entire tax may be paid on or before the last day of April of the year they are due.

On August 1st, all unpaid taxes become delinquent.

On or before the 1st of September, the Treasurer notifies the delinquent taxpayer by mail the amount he owes including penalty and if they are not paid within ten days a list of the lands that are delinquent is published in the local paper

On or before the second Monday of December, the land that has delinquent taxes on it is sold at public sale. (buyer receives a Certificate of Purchase)

After the land is sold at the tax sale, the owner has three(3) years after the date of the sale to pay the Treasurer the total amount and thus redeems his land.

If the land is NOT redeemed within the three years, the Treasurer will issue a "Treasurer's Deed" to the holder of the Certificate of Purchase and he is the legal owner of the land.

The Larimer County Treasurers office is behind in it's answering of letters to landowners who are wondering about their taxes. It is the LANDOWNERS RESPONSIBILITY to keep the Treasurer's office informed of his current address. (Just because the landowner does not get a tax notice, he still has to pay the taxes). Many landowners gave Escape Properties money to pay their taxes. For various reasons, some of the taxes were not paid, or if they were paid, they were paid on the WRONG land.

SO, UNLESS YOU HAVE A RECEIPT FOR THE 1974 TAXES (which are paid in 1975), YOU SHOULD CALL THE LARIMER COUNTY TREASURER'S OFFICE AND ASK THE FOLLOWING:

Treasurer's Office — 221-2100

Have the 1974 taxes been paid?

On lot — Filing —

The Retreat — 1975 Taxes —

Send all future tax notices on my lot to —

YOU SHOULD DO THE FOLLOWING'

If you have not recorded your "Agreement for sale and Purchase of Property", you should send it to:

Larimer Clerk and Recorder

COUNTY COURTHOUSE

Fort Collins, Colorado 80521

Also send \$4.00 to have it recorded. Send along your current address so it can be returned to you after recording.

REMEMBER — It's your responsibility to keep the Treasurer informed as to your current address so you will receive the notice of taxes!!! It's your responsibility to pay the taxes on your land!!!

ROCKY MOUNTAIN SPOTTED FEVER is a serious, sometimes fatal disease. A germ called "Rickettsia" infects wood ticks, which bite man and other mammals. When the tick bites a person, it transfers the Rickettsia to that persons blood stream. Doctors first discovered Rocky Mountain Spotted Fever in the Rocky Mountains, but it occurs throughout the country. About 600 cases are reported every year, usually in late spring or early summer. It begins with chills, fever and severe pains in the leg muscles and joints. These symptoms do not occur until 5-10 days after the tick has bitten its victim. There are two vaccines that give immunity for a short period of time. Recovery from the fever gives complete immunity.

RLA BOARD

R.L.A. PRESIDENT

Ernie Conrad

P. O. Box 28

Glen Haven, Colorado 80537

(303) 586-5929

R.L.A. VICE PRESIDENT

Joe Jackson

1403 S. Lipan

Denver, Colorado 80223

(303) 722-7019

R.L.A. TREASURER

Mike Harris

2144 17th Street

Boulder, Colorado

(303) 443-8318

LANDSCAPE MAINTENANCE CHAIRMAN

David Hedlund

P. O. Box 71

Glen Haven, Colorado 80532

ROAD MAINTENANCE CHAIRMAN

Wilf Howarth

P. O. Box 1193

Estes Park, Colorado 80517

(303) 586-2158

A.C.C. CHAIRMAN

Dennis Bicknell

P. O. Box 457

Fort Morgan, Colorado 80701

(303) 867-6237





RETREAT LANDOWNERS ASSOCIATION, INC.

December 21, 1976

Dear Retreat Landowner,

The Fifth Annual General Meeting of the Retreat Landowners Association will be held in Estes Park Colorado on February 5, 1977, Saturday, at 1:00 P.M. The place is The Holiday Inn of Estes Park. We hope all members will come to this important meeting. If you cannot make the meeting please send in the enclosed proxy to Marcella Bicknell, 726 Karen Street, Ft. Morgan, Colorado, 80701, so your vote will be represented.

This meeting will be conducted in the same manner as last year's meeting. Landowners, if they wish, can spend the night at the Inn and take advantage of the group rate (\$21.00 for two with two beds, \$20.00 for two with one bed, \$14.00 for one) that the RLA has been given. You may phone your reservation to the Holiday Inn of Estes Park or to any Holiday Inn in your area.

We will have registration from noon until 1:00 P.M. The business meeting will begin at 1:00 P.M. and after the meeting (4:30 or 5:30 P.M.) we have planned a casual cocktail hour with a cash bar. The buffet dinner of chicken and baron of beef will follow the cocktail hour. The cost of the dinner is \$6.50 per person and you can eat as much as you like. If you plan to come to the meeting and have dinner afterward, please return the enclosed card to Marcella Bicknell, 726 Karen Street, Ft. Morgan, Colorado, 80701. so that we know how many to expect.

The new issue of the newsletter for The Retreat will be available at the door.

Also we want to remind all members that those who have not paid their 1976 RLA assessment will not be allowed to vote as per our by-laws. Assessments may be paid right up to the start of the meeting, at the registration table.

If you have any questions please contact Ernie Conrad at 1-303-586-5929 or Marcella Bicknell at 1-303-867-6237.

Sincerely,

Marcella Bicknell

Marcella Bicknell, Corr, Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

AGENDA-- 5th ANNUAL MEETING

February 5, 1977 1:00 PM

Holiday Inn Estes Park, Colorado

1. Call to order and distribution of Proxies
2. Approval of the minutes of the Special Summer Meeting
3. Flood Repair Report- Ernie Conrad
4. Treasurer's Report- Mike Harris
5. AGC Report- Dennis Bicknell
6. Road Maintance Report- Wilf Howarth
7. 1977 Beetle Control Report- Walter Belz
8. Election of 3 Board Members
9. Old Business
10. New Business
11. Adjournment