



Mar 1980
(1)

RETREAT LANDOWNERS ASSOCIATION, INC.

NEWSLETTER

PRESIDENT'S COMMENTS

Dear RETREAT property owner:

We survived the winter, or did we? Wow! it's been a rough one hasn't it? Anyway, welcome to "Spring" and Summer in The Retreat.

I would like to announce that the annual meeting of the R.L.A. will be held on August 9, 1980 at 1:00 P.M. in the Glen Haven community building. Agendas and proxies will be mailed to you in ample time for your perusal. We will be electing three Board members for two year terms and I urge your participation by being a candidate and voting. The annual picnic will follow the meeting.

While on the subject of participation, I would like to put before you the following thoughts. As you know, we have various committees within the structure of the RLA. They serve a valuable and useful purpose. It is my strong feeling that your Board members should not have to chair a committee as so often is done. The same small group of members should not have to constantly chair committees. We have a large membership, not all living out of State, that can, should and must work on these committees. If the membership continues to let the same few serve, then it is my suggestion that we have no committees for that year and the Board just continue its fiscal responsibilities. This sounds strong and it is meant to be. I want your input and your reaction to this philosophy. We are a great group of people in a great area and we will only remain great if we all pitch in and work together from time to time. Enough of this for now.

The Glen Haven Area Volunteer Fire Department is having its fund drive. Your contribution will be most appreciated and remember that it will directly benefit you. We have been negotiating with the GHAVFD to locate a fire station within the Retreat. At the time of this writing it looks like we will have a station near the main entrance.

There has been some dialogue with Mr. Walter Hattland regarding possible purchase of his 18 acres of land which borders our main entrance. If this could be worked out it could become a beautiful common area and give the RLA control over its entrance. As in any purchase, financing is a problem as we cannot adversely affect our annual assessment. Your comments to the Board would be welcome.

Your Board has been busy. We appreciate the efforts being made by all of you in cooperating with our speed limits, animal control, trailers, etc. As I remarked earlier, you are a great group.

Please don't forget the annual meeting on August 9 and the RIA picnic which will follow.

I have enjoyed my year, serving as your President, and I thank you all.

Sincerely,

Tom W. Bennett, President



RETREAT LANDOWNERS ASSOCIATION, INC.

The 1980 annual meeting will be held on August 9, 1980 at the Glen Haven Community Building. Registration will begin at 12 noon with the meeting starting at 1:00 P.M. The picnic will follow the meeting at about 5:00 PM. More information concerning this important meeting will be sent to all landowners within the next few weeks.

ROAD MAINTAINANCE

Road maintainance chairman Frank Horn has noticed that several private culverts need attention. Anyone with questions concerning culverts or road work should visit with Frank. Please note the covenant # 16 concerning driveways and access roads below: No driveway or access road shall be constructed or used unless an approved culvert of a minimum size of twelve (12) inches shall first be installed by the owners, of the lot, at their expense, unless said driveway or access road is below the level of the public road surface.

WE NEED YOUR HELP AND PARTICIPATION

At our annual meeting we will need to fill three positions on the RIA Board. These positions are for a two year term and letters have been sent to fourteen landowners inviting them to become candidates.

Any landowner may become a candidate for the RIA Board if they have paid their assessment and live close enough to attend 5 - 6 meetings per year. These meetings are held, usually, at one of the members cabins in the Retreat. No previous experience is required other than a strong sense of dedication and a willingness to actively participate in decision making policies which will allow the Retreat to remain an unspoiled, uncommercialized area.

We do not mean to ever overlook any one who is interested in becoming a Board member, but unless you tell one of us, we will not know of your interest. If you wish to become a candidate for the Board and I have not contacted you, please let me know immediately. We would love to have you with us !

1732 27 th Avenue
Greeley, Co. 80631
Res. Phone: 352-0933
Business: 351-2469

Ed Richards
Chairperson, Nominating Committee
RIA Board of Directors



RETREAT LANDOWNERS ASSOCIATION, INC.

FIREHOUSE PLANNED FOR THE RETREAT

by John Barlow

The Retreat Landowner's Association, Inc. Board of Directors and the Glen Haven Volunteer Fire Department Board are working cooperatively toward the construction of a new fire house within The Retreat.

The new firehouse is to have two vehicle bays and will be built so that it can be doubled in size in the future. A lease agreement has been prepared that leases a portion of the common area on Elk Ridge Drive near the main entrance of the Retreat to the Glen Haven Volunteer Fire Department for a period of twenty-five years. The lease will then be renewable for a second twenty-five year period.

The Glen Haven Fire Department will construct, own and maintain the building. The equipment to be housed in the new building will be provided by the fire department.

The idea of a fire house in the Retreat was proposed to the Retreat Board by Fire Chief Greg Martin as a practical solution to an approaching problem. The Volunteers have an opportunity to obtain a pumper vehicle this summer, but have no place to house it. Expanding the existing firehouse located in Glen Haven is not feasible and it is presently crowded with fire fighting equipment. The Glen Haven building will not be abandoned with the construction of the Retreat building, but will remain in full service.

A firefighter jeep with a pump engine was stationed in The Retreat last summer, but had to be returned to the heated Glen Haven fire house for the winter.

A new fire house will give The Retreat Landowners year round protection from a nearby facility. At present two Retreat landowners are members of the Glen Haven Volunteer Fire Department Board, five landowners are active volunteers and several are reserve and summer volunteers.

Your Retreat Board has been enthusiastic about the proposal for a fire house since it was first advanced by Chief Martin and hopes that all of the Retreat Landowners will support this improvement.

Construction is scheduled to begin this summer with the help of a three thousand dollar contribution from the Retreat treasury toward the nine thousand estimated cost for the first phase. The remaining money is to come from the fire department, fund raising events and a solicitation of all Glen Haven and Retreat Landowners. The Retreat Board hopes to contribute more to the project as the budget allows.

The planned building can serve a dual purpose as a center for some Retreat activities. The Retreat Board welcomes any questions or comments that you may have regarding this project.



RETREAT LANDOWNERS ASSOCIATION, INC.

ANNUAL ASSESSMENTS

by John Barlow

At this time about seventy-five percent of the Landowners in the Retreat have paid their 1980 assessments of \$65.00 and the RLA treasury is in fairly healthy condition. The snow plowing expenses were high this winter and a considerable amount road repair and maintenance is now required. We are hopeful that the increase in road costs will be partially offset by the apparent reduction in the number of beetle trees that will be removed by this years' tree cutting contractor.

Several of the landowners seriously behind in assessments have paid back assessments up to date during the past year and the Board has resolved to take positive action to bring the few remaining accounts delinquent for more than a year up to date.

I urge the landowners who haven't submitted this years \$65.00 assessment to do so soon. Please send to:

John Barlow
PIA Sec./Treas.
Box 96
Glen Haven, CO. 80532

Landowner assessments must be paid in order to vote at the upcoming annual meeting. Past experience indicates that the bulk of the remaining assessments will soon be arriving reducing the number of second notices for assessments and thereby reducing the cost of collecting assessments. Now a THANKS to those who respond and make this job that much easier.

Uncontrolled pets harm wildlife

By COURTNEY CRAWFORD
Division of Wildlife

Free ranging dogs and cats definitely have an impact on wildlife populations.

Elk, deer and small game species are destroyed every year by domestic pets allowed to run free or forced into a feral way of life. In addition, it's estimated that in the United States, 175,000 head of domestic livestock are killed by dogs annually. Worse yet are the human tragedies involving uncontrolled domestic dogs.

Many pets are abandoned, forced into a wild existence, which means they must learn to hunt for themselves or face starvation. Pets that live at home and run free, hunt merely for the killing rather than

for survival. Regardless of the reason for their running at large, results are the same.

New York and Michigan report annual losses of 10,000 and 7,000 deer, respectively, due to depredation by dogs. Dog packs along the front range of Colorado are responsible for killing elk and deer every spring. Crusted snow and weakened condition of big game contribute to high losses due to harassment by dogs. An excellent example exists near Minturn, Colo. where a winter range previously sustained a herd of 500 mule deer. Due to dog predation and harassment, deer no longer utilize the area.

Small game animals and birds are also susceptible to predation by feral dogs and

cats. Domestic cats that adopt the feral way of life can easily kill cottontail rabbits, pheasants and quail. Nest destruction is another hazard imposed by the freelancing pets.

Good old Shep and Tabby can't really take all the blame.

In Colorado it's legal to kill or trap dogs when it is necessary to prevent them from inflicting death or injury to humans, livestock, big or small game.

In addition, the Wildlife Division can bring suit against the owner of any dog that injures or kills big game or small game animals. A great dane owner recently realized liability for his pet when he was forced to reimburse the

state \$350 for a mule deer fawn that his dog had killed.

Neutering pets and taking unwanted pets to animal shelters can help solve conflicts between these animals and wildlife. The real solution, however, is for pet owners to accept the responsibility of taking complete and firm control their pets.



RETREAT LANDOWNERS ASSOCIATION, INC.

BEEBLE CONTROL

By Harold Dobson

Mother Nature seemed to be against us this year for beetle marking. We had set up January 19 at last year's annual meeting. Due to snow that had to be called off. We then set up February 16th, again Mother Nature foiled us. The marking was finally set up for March 22nd come what may and we had 14 people turn out even though it was raining, sleeting and not the nicest weather. We broke for lunch at 12:30 and after a lot of chatter and food the crews took off again. So far we have 40 trees marked which is a vast improvement over last year. There is still part of filings 3 and 4 to go over but we think we have approximately 90% finished and don't anticipate too many more to be marked. John Howard and John Shockley will be the woodcutters this year at \$5.00 per tree. Both live in The Retreat so we're sure they will do a good job. A big THANK YOU to the good volunteers who helped us, it was very much appreciated.

BUDWORM

by Harold Dobson

I have checked with Ray Kehaffey of the State Forest Service on the budworm situation. He feels that our infestation is light to moderate at this time. He also said he has seen a 90% defoliation of trees and a complete recovery over a three year period. The budworm does not kill trees as the beetle does but strips the foliage in tops of trees. Aerial spray seems to be the best control for bad infestation. After checking with the company that sprayed Cheley Boys Camp, I have found it is quite expensive. The cost is \$11.50 per acre at this time. We do not have the money in our budget for a heavy expenditure like this. My advise at this time would be for each landowner to check their property and arrange for their own control.

One of the most destructive forest insects, next to the mountain pine beetle, in the Estes Valley is the Western spruce budworm.

"The name is somewhat misleading," explains Ron Lewis, a forester with the Colorado State Forest Service.

"This insect may be found feeding on the foliage of some spruce trees in this area but its primary host is the Douglas-fir," added the forester.

Lewis went on to explain that unlike the mountain pine beetle, the Western spruce budworm is not capable of killing a tree in a single

year.

However, tree mortality may occur after the fourth or fifth consecutive year of attack.

Once again the Colorado State Forest Service will be monitoring the Western spruce budworm population in the Estes Valley.

The state agency will be making recommendations on what areas need to spray for control and the appropriate time for chemical application.

"Several foresters from the Fort Collins District along with our entomologist from the State Office will be in the

Estes Valley in mid-May to collect data on this year's budworm population," stated Lewis.

"Our recommendations will be available by the end of May," he continued, "hopefully this will help landowners determine whether or not they should have their trees sprayed," concluded Lewis.

For more information Lewis may be contacted through the EVIA office at 586-3601, or in Fort Collins at Colorado State Forest Service, Foothills Campus, Building 360, 482-9512.

Each year several more homes are completed in The Retreat and more of us are finally able to realize a dream fulfilled - a place to get away from the pounding main stream our professions or jobs tie us to, and living in a congested metropolitan area to be near our work. As more and more of us are able to realize our dream of owning our own mountain home and become either full-time or part-time residents of The Retreat, we come to the realization that here, too, we are beginning to experience growing pains.

The Protective Covenants of The Retreat and the Larimer County Land Use (zoning) regulations for The Retreat are a binding and legal commitment each of us agreed to with the purchase agreement of our property. These covenants and county land use regulations were specifically intended to minimize the growing pains of The Retreat and to guarantee to each of us a place to get away from it all, to be harmonious with nature in all of her seasonal changes.

The R. L. A. Board of Directors is charged with the responsibility of acting on complaints and enforcing the Protective Covenants of The Retreat and the Larimer county Land Use Regulations by virtue of the Articles of Incorporation and By-Laws of The Retreat Landowners Association, Inc.

We are currently experiencing problems with homes that are being rented out being occupied by more than a single family. A single family is defined as a head of household and blood related dependent children. The owners of homes being rented are responsible for their tenants or guests being in compliance with both the Protective Covenants and the Larimer County Land Use Regulations.

The Board requests that each property owner who is renting out his home provide the Board with the name of the tenant or guest and also insure in the rental agreement single family occupancy and provide the tenant with a copy of the R. L. A. Protective Covenants. It is our hope that with this information each of us may be a good neighbor and not deprive others of the tranquil use of their property as guaranteed them by the R. L. A. Protective Covenants and By-Laws.

MILLER FORK TRAIL ACCESS

During the past summer season a couple of the RLA members were denied access along the Miller Fork Trail by persons carrying firearms, creating a very tense situation.

The Larimer County sheriff's office and Arapahoe-Roosevelt National Forest Service are anxious to assist in the problem of access. Briefly, the trail crosses private land and received its public status as a result of District Court action in the late 1960s. It is the same action that established Dunraven Glade Road and several others in the area.

Our discussions with the sheriff's office and the National Forest Service on the current problem leads us to the conclusion that it can be resolved only with the filing of a formal complaint by a citizen who feels he was interfered with unjustifiably. (Note - there have been no such complaints filed.) There are no grounds for the sheriff to take action otherwise, since there are no physical barriers or other hindrances to be observed by an officer.

We urge you to cooperate fully with the sheriff's office in Estes Park, phone 586-9511, and the Arapahoe-Roosevelt National Forest Service, Estes Park, 586-3440, by reporting any incidents and taking formal action if you feel it is justified.

BULLWARK RIDGE DEVELOPMENT

We were pleased to meet Mr. and Mrs. John Dietz of LaSalle, CO property owners in the Bullward Ridge Landowners Association at the annual RLA meeting. They explained that the reason for the gate on Miller Fork road from RLA filing #5 up into Bullwark Ridge. They have been experiencing the same problem that we have in the Retreat of illegal wood cutting and abuse of access by four-wheel drive vehicles. The gate is not intended to deny access through Bullwark Ridge to any RLA member, but to discourage access to persons intent on illegal wood cutting or illegal access.

The gate can be opened by removing the chain and small padlock from the back side of the gate post and then drive through. Please re-secure the gate in the same way you found it and again when you exit so as not to cause our neighbors in Bullwark Ridge further problems. This manner of access is for Retreat members only and the road is not suitable for car access.

USE OF FIREARMS AND HUNTING IN THE RETREAT

There is no hunting allowed in The Retreat. If you observe anyone hunting in The Retreat, please contact the sheriff's office in Estes Park, 586-9511 or the Colorado Division of Wildlife in Ft. Collins, 484-2836 and for poaching violations, Mr. Fran Marcoux in Estes Park, 586-9249.

The discharge of firearms for target practice, however, is permitted, but by RLA members only and extreme caution and courtesy must be used in order not to endanger your neighbors.

MEMBERSHIP LIST

Tom Bennett

At the ninth annual meeting of the RLA held on August 9, 1980 a motion was made, seconded and passed that a membership list be made available to RLA members. The RLA board is pursuing the following plan: An updated membership list is being compiled and maps of The Retreat are being reprinted. The list and map will be available by individual request beginning June 1st, 1981. PLEASE NOTE: Anyone not wanting their name and/or address listed must notify the RLA corresponding secretary immediately. Write Marcella Bicknell, 726 Karen St. Ft. Morgan, CO80701.

RLA CAR STICKERS

We would urge all RLA members to use the RLA stickers on your vehicle windshield near the inspection sticker so that RLA members will be able to recognize member vehicles. This practice will help with general security problems, illegal firewood cutting, trespassing, illegal camping, etc.

The RLA stickers are available from Marcella Bicknell, 726 Karen St., Ft. Morgan, Colo. 80701.

We would also suggest that if you have given permission to a guest to use your lot for camping that you supply them with a letter giving your permission and remind them of the 30 M.P.H. speed limit.

THE GLEN HAVEN VOLUNTEER FIRE DEPARTMENT

John Barlow

A new Board of Directors of the Glen Haven Volunteer Fire Department was elected November 1, 1980 and The Retreat landowners are well represented. Ray Stark is the new President of The Board and Frank Horn is Vice President, both are landowners in The Retreat. The new board also expressed its appreciation to retiring President- Ernie Conrad.

Fire Chief Greg Martin reported at The Annual Meeting that there were no major fires during the past year. There were six minor fire calls, three motorcycle accidents, four automobile accidents, two down power lines and four miscellaneous accidents involving injuries to which the department responded.

Progress is being made on the new fire house located near the main entrance to The Retreat. The roof is complete, the siding is 90% complete, electrical service has been installed to the building and the two overhead doors are ready to be installed.

Thanks to the contributions of the residents and landowners in the fire district, there is no money owed on the new fire house. A large portion of the work was accomplished with volunteer labor. A little more work remains to make the building fully enclosed and insulated.

All Retreat landowners are welcome to participate in department training sessions and activities to whatever extent they can. Summer residents of the Retreat are eligible for "reserve" status in the department after receiving training on the vehicle and equipment.



RETREAT LANDOWNERS ASSOCIATION, INC.

BEEBLE CONTROL

Harold Dobson

The few infested trees that were found in 1980 shows how successful our program has been. I am sure however that we will no doubt have some infested trees this next year. At this time I have seven volunteers for next years marking. We need at least 15 people to do the job in one weekend as in the past. Each year we have less people willing to help. Last spring we had thirteen volunteers. After that weekend I spent four more weekends finishing the area. If we do not get enough people to cover the complete area we will only cover the areas that have had the worst infestation. Anyone who wishes to check his own property may notify me, giving me your name, filing and lot numbers. I feel that we should walk the entire area one more year. If anyone who did not sign up at the meeting wishes to volunteer to help, please drop me a card. I will probably schedule a weekend sometime in March. Everyone who has signed up will receive a card as to the date. Marking can start in January if any landowner wishes to work his own property earlier. Anyone wishing to mark their own can pick up a can of redpaint from me. Your cooperation will be greatly appreciated. Write to Harold Dobson, 3251 Kowry Place, Westminster, CO80030. Phone (303) 426-7410

ROAD COMMITTEE REPORT

With the winter season just around the corner, it is that time of year when everyone should get their markers up at each end of the culverts so that they can be seen by the snow plow operator. Also, please check your culverts to make sure they will not impede the flow of water during the spring runoff. In checking the culverts through out the Retreat I find that some of the property owners have cleaned out their culverts on each end but the rest of the culvert is completely filled up. You must be able to see through from one end to the other. By doing this it will help keep the roads from being eroded in the spring and make them passable. As property owners it is your duty to see that this is done as it will cost everyone less in the long run.

We have had our first snow storm of the season this week, Nov. 12, 13 and 14, dumping between 10 and 12 inches of the white stuff in the Retreat. This will be our first snow plowing of the season. At the present time the roads are in quite good shape and we hope to keep them that way, with your cooperation.

Two 20 m.p.h. signs have been placed, one at each entrance to the Retreat. Please observe this speed limit and make it safer for everyone.

HAPPY HOLIDAYS!

Frank Horn, Road Chairman

BY-LAW REVIEW

Tom Bennett

I have been appointed by President, Jim Persichetti, chairman of a By-Law Review Committee composed of the following members: Laurene Nicholl, Ed Richards and Dennis Bicknell. It has been felt for sometime by many that our by-laws need revising and reprinting and we are charged with accomplishing this goal. If any members of the RIA have suggestions for this committee, please contact me in writing at the following address: Tom Bennett, 1513 Lakeside Ave. Ft. Collins, CO 80521. I would like to quote to you Article XI, Section 4 of our current by-laws.

"These by-laws may be amended by a two-thirds (2/3) vote of the members present in person at any meeting of the association providing at least five (5) days notice of such proposed amendment or amendments shall have been given to each member; or these by-laws may also be amended by a two-thirds (2/3) vote of the total membership of the board of directors.

I would personally like to thank Dennis Bicknell for the tremendous amount of material, ideas and suggestions he has supplied the committee for the task.. It is most gratefully appreciated.

BUDGET FOR 1981

John Barlow Sec/Treas.

The RIA Board has adopted the following budget for the 1981 fiscal year, which begins January 1, 1981. The 1979 actual costs and 1980 budget are also tabulated for comparison. In order to support these expenditures the annual assessment remains at \$65.00. The \$3000 budgeted for insurance includes an errors and omissions insurance premium which is due every three years and was last paid in 1978. This rather large item will not have to be included in the 1982 and 1983 budgets. Contributions was increased by \$900 for the purpose of helping with the completion of The Retreat Fire House.

	<u>BUDGET</u>	<u>1981</u>	<u>1980</u>	<u>1979</u>
1. General Expenses(newsletter, postage, telephone, assessment statements, mileage, annual meeting and design review)		\$1800	1600	1704.51
2. Beetle & Budvorn Control		300	2000	1342.00
3. Road Maintainance		4000	6500	4228.50
4. Snow Removal		2000		1104.00
5. Legal		700	500	
6. Accounting		300	350	378.43
7. Secreterial Services		400	350	250.00
8. Taxes and Licenses		100	150	85.78
9. Insurance		3000	150	230.00
10. Annual Picnic		100	100	-----
11. Donations		1000	100	100.00
12. Contingencies		1300	1050	-----
		<u>\$15000</u>	<u>\$13000</u>	<u>\$9333.22</u>



ASSESSMENTS

John Barlow

Second notices of everdue assessments have been sent to landowners delinquent in their payments and there are still quite a few landowners who are not up to date with their payments. A half dozen landowners are seriously delinquent in that they haven't paid for several years. The total amount of assessments in arrears is approximately \$4000. In view of the size of the problem the Board has decided to take firm action to collect back assessments. First, a notice will be sent to delinquents an example of which is in this newsletter. If there is no satisfactory response to this notice and if the board considers such action appropriate it will use the lien provisions in the Retreat Covenants, Constitution, Bylaws and Colorado law to collect the accounts. Each case will be handled on an individual basis and confidentially up to the point where lien action becomes necessary. This is the unpleasant part of serving on the RIA Board but each of us feels a responsibility to the large majority of landowners who pay their assessments promptly and believe in fairness. We must pursue those who haven't attempted to meet the commitment undertaken when the lots were purchased.

The 1981 assessment notices will soon be in the mail. The \$65.00 amount is due January 1, 1981 and delinquent March 1, 1981. If there are special circumstances that make it difficult for you to meet this obligation please let us know. We prefer a Flexible solution over drastic legal action to resolve the problem of \$4000 in delinquencies.

Dear Retreat Landowner,

The Retreat needs your help to resolve the problem of overdue or unpaid assessments. You certainly realized there would be a yearly financial obligation when you purchased your lot, and you have received several notices over the past few years that the obligation was due.

All the various boards of The Retreat have tried to show good financial judgement in the expenditure of your money in the yearly operation of The Retreat. It is time to set the assessment for 1981, and the amount selected will be higher than needed to cover the unpaid prior assessments. This means some landowners are paying part of another's share, or money may not be available for some projects. It may be prudent to wait until the money is available to start these projects, but it is not fair for any one landowner to financially carry another.

There are several solutions to this problem, and your board hopes you will choose the first one. Please let us know if there is a problem or mistake with your account. Try to pay part of it, or even make monthly payments, but please let us hear from you. Other solutions include filing a claim with the county small claims court, with costs and lost time on everyone's part. It is also possible to file a lien against the property, again adding cost and time to the collection of the assessments.