



The Retreat Newsletter

1971 ★ 37th Year ★ 2008



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

February/March 2008

Upcoming RLA Board Meetings

9-11 am

at homes of Board members:

March 8, 2008, Graham
Fowler's, 2102 Miller Fork Rd.



May 10, 2008, Michael
Frederick's, 724 Copper Hill Rd.



July 19, 2008, Tommy
Dunavan's, 1292 Miller Fork Rd.

Other Events

2008 Winter Potluck: Feb. 23
Invitation at lower right



37th ANNUAL MEETING
July 19, 2008



2008 GHAVFD Annual
Pancake Breakfast Fundraiser:
date TBA.
www.glenhavenfire.org

Volunteers Needed

Road-Equipment Drivers:

- water truck
- roller/packer

Paid Volunteer Needed: \$15/hr

- back-up snowplowing with
pickup truck

Contact Dick Boggs (see p. 4)

RETREAT SERVICES

Ernie Conrad Real Estate
Glen Haven/Retreat Properties
7504 County Road 43, Glen Haven
P. O. Box 28, Glen Haven, CO 80532
970-586-5929 • ernieconradre@msn.com

Free: Copies of *Science News*, prize-winning weekly magazine w/articles of interest to both adults and students about all branches of science: astronomy, biology, botany, ecology, geology, health, physics, zoology, etc. Contact V. McCoy, p. 4.

Ads are free to RLA members:
www.retreat-glenhaven.org, or
P. O. Box 331, Glen Haven, CO 80532

January 2008 Board Meeting Report

Board members Mark Lee, Dick Boggs, Tommy Dunavan, Graham Fowler, Mike Frederick and Rob Squire attended the Jan. 12, 2008, meeting, held at Rob Squire's house.

Also present were Assistant Treasurer/Corresponding Secretary Jan Ricker, Recording Secretary Joan Van Horn, ACC Chair Dennis Bicknell, ECC Chair Peggy Burch, and Retreat residents Vern Burch, Rebecca Lorenz, Timothy Mayhew, Victoria McCoy and Duke Sumonia.

Tim Mayhew questioned the necessity of the RLA having hunting and firearms policies when the Division of Wildlife and Larimer County regulate such, and suggested that adequate communication might suffice.

Duke Sumonia submitted a written request for the Board to correct two actions that did not comply with RLA and Colorado regulations:

- The 2007 proxy form violated the Proxy Policy (proxies may be hand-delivered to the corresponding secretary "prior to the meeting") by setting a deadline of July 25, and by failing to remind members of this policy in

the Notice of Meeting.

- Two separate bylaw amendments (to remove a limit on the number of proxies that may be held by one member, and to remove the "issue specific" requirement) were submitted by an RLA member. They were combined on the ballot into one motion.

Mr. Sumonia asked the Board to confirm that the proxy violation would not occur for the 2008 annual meeting, and that the two amendments would be presented again, separately, at the 2008 annual meeting.

The question of building requirements for shake shingles for roofing and siding arose. Tommy Dunavan said that, shake shingles being a fire danger, they may be repaired, but entire roofs may not be replaced with new shake shingles.

Mark Lee said Karen Lee would
Continued on page 2

See the Letter from the President (inside),
seeking RLA members' input about
future funding of Retreat road
maintenance and improvement.

Come one, come all, to the Annual Retreat Winter Potluck

February 23rd at 6pm at the
Community Church of the Rockies
1700 Brodie Avenue, Estes Park

Bring something yummy to share and sip some hot cider
while catching up with friends and neighbors.
Bring your favorite game for after-dinner entertainment.
Plates, flatware and beverages provided.

January 2008 Board Meeting Report

Continued from page 1

organize a potluck for February.

Tommy Dunavan asked ACC Chair Dennis Bicknell to let the board know the number of Retreat residents in 1995 compared with the present.

Graham Fowler suggested RLA equipment might be leased to Retreat member Rich Gilmore, who now operates it, for \$1 a year; Road Committee Chair Dick Boggs agreed with this idea.

Mark Lee presented an analysis of 1995-2007 RLA assessments, which showed only a 16% increase, while costs increased 88%. He said if this trend continues, it will require a drastic cutback of services.

The Public Improvement District (PID) Committee reported the advantages and disadvantages of forming a PID, which would probably take about two years to establish. Other options for future road maintenance were also reviewed.

It was moved that the following be voted on at the next annual meeting: Two categories of membership be established, "Road-Use Members" and "Non-Road-Use Members", and that the next assessment be \$360 and \$250 respectively (exclusive of GHAVFD donation). Discussion ensued; a consensus was reached that a straw vote would be requested on the RLA Web site regarding whether or not to establish a PID. The motion passed 4-2.

Rob Squire said the Outreach Committee would meet on Jan. 20 to discuss the Board's recommendation of two categories of membership.

In order to accelerate the process of preparing further recommendations for the annual meeting, it was decided to have a special Board meeting at 6 pm on Jan. 25 discuss the Outreach Committee actions and to determine the next Board actions. Mark Lee offered to hold this special meeting at his house.

Victoria McCoy suggested absentee (mail-in) ballots replace proxies for the election of Board of Directors and publicized issues, as they would be easier both for RLA members and the Corresponding Secretary to deal with. The matter was tabled until the next Board meeting.

It was moved and carried that the following Fireworks Policy be adopted:

Members shall not use, cause to use or allow the use of fireworks anywhere within the boundaries of The

Retreat. Areas of The Retreat covered by this policy include all Retreat common areas, roads, and all property which is privately owned by members.

Fireworks covered in this ban include all devices, whether legal or illegal in the State of Colorado or in Larimer County, that meet the following definition: Any article, device or substance designed or intended for the primary purpose of producing a visual or audible effect by combustion, explosion, deflagration or detonation.

The board decided to rewrite the Hunting Policy and present it for a final vote at the March 8 meeting. The new wording will be based on the use of "firearms" rather than "hunting".

It was moved and carried that the Policy on Member Submission of By-laws Amendment(s) be amended as follows (change is in bold type):

An application for a proposal for a bylaw amendment may be submitted by any member to be voted on by the general membership at any regular or special Membership Meeting of the Association. The application shall include a petition signed by at least **twenty (20) members** of the Association.

Tommy Dunavan reported that the easement agreement for the water-storage tank between Jan Ricker, the RLA, and the GHAVFD was ready for signatures. A long-range plan for water storage is needed, so the committee will report at the March 8 Board meeting and submit proposals at the May 10 Board meeting.

A financial summary, a year-end report, and the 2008 budget were submitted by Treasurer Anita Meis:

As of Jan. 8, 2008, the combined Regular and Savings bank-account balances were \$66,037.01.

The financial statements showed a loss of \$10,338.39 for the end of 2007. The cash loss was actually \$3,605.39 (loss plus depreciation of \$6,733). The operating loss was \$7,515.39 (cash loss less Capital Campaign Fund income of \$3,910).

Assistant Treasurer Jan Ricker reported that Lawrence and Anne Trifiletti of Littleton bought Filing 1, Lot 10, on Streamside Drive from the Biekers; the number of landowners remains 223. She also reported that donations of \$4,260 had been received for the Capital Campaign Fund.

Ms. Ricker requested that assess-

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One Week in The Retreat

The week of January 21, 2008, we had a series of unusual crises in the neighborhood.

The morning of Tuesday, Jan. 22, a vehicle went off CR 43 about a mile east of The Retreat; the GHAVFD and Larimer County sheriff's department responded.

About 12:30 pm on Wednesday, Jan. 23, a Retreat resident discovered an SUV with Wyoming plates, lying on its roof, wheels in the air, doors open and flashers working, in the North Fork of the Big Thompson, between The Retreat and Glen Haven. He flagged down a county road vehicle, which reported it to authorities.

Also on Jan. 23, it was discovered that a residence on Elkridge Drive in The Retreat had been broken into and ransacked, electronics and medicines stolen, drawers emptied, the front door destroyed. A late-model dual-wheel white diesel pick-up with two males inside was observed more than once, apparently "casing" the house. The owners have had an alarm system installed. It is not known if this break-in is connected to similar break-ins on Dunraven Glade Road, Miller Fork Road, and CR 43 in 2007.

Then, about 1 pm on Thursday, Jan. 24, smoke was reported on the North Face of Crosier Mountain, SE of The Retreat. The GHAVFD immediately sent six firefighters to the scene: a one-acre fire probably set by hunters. Larimer Co. and Forest Service crews joined them about an hour later; the fire was contained by 5 pm.

Thief-Proofing

In response to the above-mentioned break-in, Retreat resident and Larimer County Sheriff's Deputy Jim Boyd mentioned some low-tech safety measures, such as locking doors and leaving a light and radio on when you're away, and high-tech measures, such as alarm systems and cameras.

Here's a mid-tech idea: Buy compact-fluorescent bulbs and two or three timing devices (about \$6 each; Ace Hardware, Wal-Mart). Set the timers to go on at dusk and off at bedtime, and plug them into wall outlets near whichever lamps you choose (e.g., one in living room, one in bedroom). Leave an analog radio playing—the kind that will start up again if the electricity goes off.

This set-up makes a house appear occupied all the time, at minimal expense, and no risk of false alarms.



Retreat Landowners' Association
P. O. Box 160
Glen Haven, CO 80532

February 2008

Dear Retreat Landowners,

For the last several years, the RLA has been under financial pressure due to escalating costs. Since 1995, our costs are up by nearly 90%. Just since 2005, our costs have increased by more than 37%. Each of the last four RLA Boards has worked to deal with this financial pressure. The 2005 Board tried unsuccessfully to increase the assessment cap. The 2006 Board increased the assessment by \$25 (11%) which took the assessment to the top of the current cap of \$250. The 2007 Board also tried and failed to pass an increase in the cap. The RLA finished 2007 with a deficit of more than \$10,000. To avoid further deficits, the current Board slashed the 2008 road maintenance budget. With no end in sight to increasing costs, the 2008 Board has been working to solve this problem.

The one issue that most divides The Retreat is the maintenance and funding of our roads. The board has been discussing both *short-term* and *long-term* solutions for funding and maintenance of our roads. Since the **membership** has the final say on any proposal from the Board that raises the assessment, a primary consideration for the Board has been to find a solution that can gain your support.

In the short term, the primary need is to find a way to keep up with the escalating costs and avoid future deficits while maintaining adequate levels of road maintenance and snow-removal quality. Over the long term, we need to address funding as well as answer the fundamental question of whether the RLA should continue to maintain our own roads (as opposed to turning the job over to another entity).

Short Term

To address the short-term issues, the Board recently considered several options. All of these options included a new concept: A **two-tier assessment structure**. This structure would create two groups within The Retreat. "Road-use" members would include anyone with an address on a RLA maintained road. "Non-road-use" members would include anyone with an address on a county-maintained road. The options considered included the following:

- Plan A: "Non-road-use" member assessments frozen at current levels. Any increase in road budget to be paid for by members of the "Road-use" group.
- Plan B: "Non-road-use" member assessments would be reduced to the point where they were not paying anything for RLA roads. "Road-use" members would make up the difference and pay for any increase in the road budget.
- Plan C: "Non-road-use" member assessments would be reduced by \$100. "Road-use" members would make up the difference and pay for any increase in the road budget. (Note: This plan was endorsed by the Outreach Committee.)

After much discussion and debate, the Board voted 5-1 in favor of proposing Plan A to the membership. The vote was for one year only (2009) and included an increase of \$10,000 to raise enough money to make up for the 2007 deficit. With this plan, "Non-road-use" members' assessments would be frozen at \$250 and "Road-use" members' assessment would go up by \$45, to \$295. (Note: these figures exclude the \$100 contribution to the GHAVFD, which will come up for renewal this year and will require a separate vote.) For purposes of comparison, the proposal that was defeated at the 2007 Annual meeting would have raised about \$21,000 and increased everyone's assessment by \$96.

The RLA Board would appreciate your input on this short-term proposal prior to the vote at the annual meeting. Please participate in the poll on our Web site: www.retreat-glenhaven.org (click on the "Two

Tier Assessment Poll” link). If you do not have access to the Internet, let us know your thoughts by calling or mailing any of the board members.

Long Term

In addition to solving the funding problem, the Board has been discussing the long-term question of whether or not we should continue to maintain our own roads. Many neighborhoods in the area have decided not to do this and instead to create a structure called a Public Improvement District (PID) to handle their road maintenance. Some of these neighborhoods are: Little Valley, Red Feather Lakes, Pinewood Springs, Venner Ranch, Carriage Hills, Saddleback, Estes Park Estates, Arapahoe Pines, Highland Hills, Namaqua Hills, Meadowdale Hills, and Eagle Ranch.

A PID is a structure administered by Larimer County that could take over future road maintenance responsibility from the RLA. The PID would be established for all Retreat residents who live on an RLA-maintained road. Those who live on a county-maintained road would not be part of the PID and would not be subject to its taxes. The PID would be funded through an addition to the mil levy for those members who were part of the district. Once established, the PID would use the funds to hire a contractor to perform the road maintenance. A PID board would provide oversight and input to the county.

To establish a PID, a plan must be submitted to the county and an election must be held for all those who would be a part of the PID. A 60% vote is required for the county to move forward. If a PID was established for maintenance of Retreat roads, the RLA would be out of the road-maintenance business and would not need to budget for these expenses (which account for about 80% of our budget). This would allow the RLA to significantly reduce its assessment. Larimer County does charge an overhead fee for administering a PID of about 8%. If a PID was established, Retreat roads would lose their “private” designation and become public roads.

It is impossible at this stage to know exactly what the costs would be for members of the PID. A reasonable assumption at this point is that the average member would end up paying about \$50 more per year than they do today. Since the mil levy is based on property value, some landowners would end up paying more than others. Before an official vote was taken, a plan would be developed so each landowner would know what their costs would be.

The RLA Board would appreciate your input on this important issue. Please participate in the poll on our Web site: www.retreat-glenhaven.org (click on the “Public Improvement District Poll” link). If you do not have access to the Internet, let us know your thoughts by calling or mailing any of the board members.

We realize that creating a two-tier assessment structure or a PID would be a huge change for Retreat residents. The RLA Board intends to hold one or more town-hall meetings prior to the annual meeting to more fully explain these proposals and get additional input from the membership.

Thanks in advance for providing your input.

Mark Lee

Mark Lee
RLA Board President

Wicked Weeds of the West

The pine beetle's 25-year cycle is beginning again, and we have invasive noxious weeds and now—something most of us are completely unaware of—noxious ornamentals.

By Peggy Burch, ECC Chair

Canada thistle? Leafy spurge? None of us would consider planting these noxious weeds. But we've all planted assertive, aggressive plants at one time or another. Pink evening primrose, Yarrow and Coreopsis are examples of garden favorites that spread enthusiastically. But how many of us have planted invasive ornamental plants such as Dame's Rocket or Oxeye Daisy, believing they were ordinary garden plants?

These are *non-native noxious, invasive ornamentals*. They smother, invade and displace other garden plants and native plants as well.

These plants are considered noxious and invasive because they flourish with little care, have many flowers and seeds, and aggressively spread to cover large areas. Sounds like the very thing you want for your property. Wrong!

While the vast majority of non-native plants are no threat to the environment, the noxious non-natives jump out of the garden area and aggressively invade roadsides, ditch banks, open spaces, hillsides and forest land. Native plants are displaced, biological diversity is reduced, and the ecosystem is altered. Habitats are disrupted, and traditional food sources are reduced, thereby threatening our wildlife populations. They use up the available water and nutrients. As non-natives, they have no natural enemies here and are seldom grazed due to taste and toxicity.

Can these plants be controlled and grown responsibly on your property? The answer is no! Can you control the spread into your neighbor's property? Can you stop the seeds from being transported by birds or animals or car tires? Does the wind ever blow here? Do you ever give starts of a rampant spreader to friends? Are you likely to move at some time?

About 300 non-native nasty weeds have been designated as noxious. About half of these are ornamentals. While not all of these weeds are considered noxious in all states, Colorado has designated many of them as noxious and invasive, including about a dozen ornamentals.

Five of these noxious ornamentals

have been spotted in The Retreat: Myrtle Spurge, Dame's Rocket, Oxeye Daisy, Hoary Alyssum and Dalmatian Toadflax.

Descriptions of the first two follow; the other three—and more, as they are added to the "Wicked Weeds of the West" list—will be described in subsequent newsletters.

• **Myrtle Spurge** (*Euphorbia myrsinites*), also known as Creeping Spurge or Donkey Tail Spurge



photo: www.co.larimer.co.us/weedsmyrtle.htm

Myrtle spurge is a Class A Noxious Weed. It *must be eradicated*. It is a violation of the Colorado Noxious Weed Act to allow Class A weeds to produce seed or develop reproductive runners or shoots. *Homeowners may be fined* if this plant is present on their property.

Myrtle spurge, a native of Eurasia, has been used as a rock-garden plant for years and is *showing up in The Retreat*, where it is being used on hillsides. It is perennial and produces new stems from the taproot. The plants are 4"-6" tall and have trailing stems with fleshy leaves. Clusters of small acid-yellow flowers on top of each stem are produced in the spring. It spreads rampantly and will grow just about anywhere.

Myrtle spurge can be a *real danger* to anyone who handles it. It produces a milky sap that is toxic. This is *especially dangerous to children*, as it causes burn-like blisters, which can result in scarring. If the sap gets in your eyes, seek medical attention.

Wear gloves, long sleeves and pants, as well as eye protection, to dig mature plants and pull new seedlings. Put all parts of the plant in the trash or take to a solid-waste landfill.

Do not compost. Monitor the area in later months to make sure no new plants were produced.

• **Dame's Rocket** (*Hesperis matronalis*), also known as Dame's Violet

Dame's Rocket flowers resemble phlox, but have 4 petals; phlox has 5.

Photo:
www.mobot.org/gardeninghelp/plantfinder/Plant.asp?code=D200



A native of Europe, Dame's Rocket is a Class B weed and, as such, *must be eradicated, contained or suppressed*. Once sold in nurseries and found in "wildflower" seed mixes, Dame's Rocket has escaped cultivation and become a problem throughout Colorado. It grows along roadsides as well as in canyons and invades riparian and wetland habitats. Its seed is viable for 10 years or more.

Dame's Rocket, either a biennial or perennial, grows 1½' to 4' tall, with pink-purple four-petal blooms. It has spread to many areas in the Big Thompson canyon, establishing itself on both the north and south walls and up some slopes. It is also growing *along Dunraven Glade* in The Retreat.

Dame's Rocket is difficult to control, as it flowers and seeds at the same time. Dig the plant up when it is first spotted. If you start to see flowers and buds, cut the whole plant back to the ground and put it in the garbage. Dig up the remainder of the plant, including roots. Do not let it go to seed!

If you have a favorite weed, let us know and we will feature it. We can also suggest alternative plants and wildflowers.

For additional information regarding these and other invasive weeds, contact Peggy Burch: (970) 577-1912.

January Meeting Report

Continued from page 2

ment notices be sent out earlier this year—in late November or early December, and that thank-you notes be written to those who have contributed to the Capital Campaign Fund. Both requests were approved by the Board.

Dick Boggs said the Road Committee will look into making sand containers more accessible.

The Architectural and Environmental Control committees had nothing to report.

Board of Directors, 2007-2008
[Terms expire at Annual Meeting in bracketed year]

Other RLA Leaders & Volunteers

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Graham Fowler, Sect'y/Treas. ['09]
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rockyglen4@juno.com

Nominating Committee Chair
 Frances Cunningham
contact info above left

Committee Chairs

Road Committee

Dick Boggs, Chair: *contact info above*

Architectural Control Committee

Dennis Bicknell, Chair
 P. O. Box 172, Glen Haven, CO 80532
 (970) 586-1034
dmbicknell@aol.com

Environmental Control Committee

Peggy Burch, Chair
 P. O. Box 33, Glen Haven, CO 80532
 (970) 577-1912
peggyaburch7@q.com *(new address!)*

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160

To receive the newsletter by e-mail, send a message to webmaster@retreat-glenhaven.org

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Address Correction Requested



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1971 ★ 37th Year ★ 2008



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

April/May 2008

RLA Board Meetings

9-11 am

at homes of Board members:

May 10, 2008, Michael
Frederick's, 724 Copper Hill Rd.



July 19, 2008, Frances
Cunningham's, 564 Copper Hill Rd.



37th RLA ANNUAL MEETING
July 19, 2008



GHAFFD Fundraisers:

2nd Annual "Celebrate Summer"
Bake Sale and
Arts & Crafts Show
June 14 & 15
and
13th Annual
Pancake Breakfast &
Arts & Crafts Show
July 19 & 20
www.glenhavenfire.org

Volunteers Needed to Drive

- water truck
- roller/packer

Paid Volunteer Needed @ \$15/hr

• back-up snowplowing w/pickup
Contact Dick Boggs, pg. 4

RETREAT SERVICES



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Ads are free to RLA members, \$10/yr to others.
Send message to Mark Lee or Victoria McCoy.
(Contact addresses on page 6.)

March 2008 Board Meeting Report

The March 8, 2008, Board meeting, held at Frances Cunningham's house, was attended by Board members Mark Lee, Dick Boggs, Frances Cunningham, Graham Fowler, Mike Frederick, and Rob Squire. Board member Tommy Dunavan resigned on February 12.

Also present were Assistant Treasurer/Corresponding Secretary Jan Ricker, Recording Secretary Joan Van Horn; and Retreat residents Jay Bedford, Ernie Conrad, Ann and Don Martin, Victoria and Guy McCoy, John Nolan, Daniel Perugini and Duke Sumonia.

Don Martin corrected the cost of paving Dunraven Glade Road in the January 25 Special Meeting minutes: The cost in 1992 was not \$15,000, as reported, but \$150,000. Duke Sumonia said the \$15,000 figure was based on \$5,000 per lot (he has two), plus interest for 10 years.

Duke Sumonia requested that the letter he submitted at the January 12, 2008, Board meeting be included in the minutes. The letter asked the board to adhere to the proxy due date for this year's Annual Meeting and to resubmit for voting in 2008 his two proposed bylaw amendments, erroneously combined into one for the

2007 vote.

The Board said he would have to resubmit those two issues for a vote himself.

He also asked the Board to correct the increase of annual assessments, as reported in its road-improvement cost analysis, from 16% or 25% between 1995 and 2007, to 108%.

He also asked how and when the annual disclosure of financial information, as required by Colorado law, would be made, and said that the 2007 deficit, reported to be \$10,338, appeared to be actually a cash deficit of only \$3605. The board responded that the deficit reported at \$10,338 was accurate and was prepared in accordance with the law by a certified professional. The board also pointed out that the deficit would have been worse were it not for the \$3,910 in cash collected in 2007 from the Snow Plow Capital Campaign."

Mark Lee said the annual disclosure would be posted at www.retreat-glenhaven.org by March 31.

Dan Perugini disagreed with the road-improvement figures and said they were confusing but did not provide different ones.

Ann Martin warned landowners to
Continued on page 2

Candidates Sought for Board of Directors

RLA members interested in running for the Board of Directors are being sought for the 2008 annual meeting election on July 19; there will be three vacancies.

Board members' responsibilities include attending regular meetings (there are six per year, in January, March, May, July, September and November); the annual meeting in July; the annual Budget meeting in October; and any special meetings that are called.

Nominating Committee chair is

Frances Cunningham, P. O. Box 230, Glen Haven, CO 80532; (970) 586-7627; smoke230@msn.com.

Please send Frances a note requesting that your name be placed on the ballot; your bio (something about your background and why you'd like to serve on the Board); and, if you wish, a photo of yourself.

This information must be received by June 6, 2008, so it can be included in the information packet mailed to all RLA members before the annual meeting.

March 2008 Board Meeting Report

Continued from page 1

watch for unauthorized campers in The Retreat; see article, page 5.

Victoria McCoy asked why the Board vacancy caused by the resignation of Tommy Dunavan had not been filled. The Board said it might wait till the Annual Meeting vote by the membership.

Guy McCoy pointed out that the RLA bylaws require 7 Board members.

Speaking as a landowner, not a Board member, Graham Fowler Graham said the past should be forgotten and emphasized the need for The Retreat to work together as a community.

Speaking as the GHAVFD Board president, Joan Van Horn reported that the Fire Department is looking into enlarging Fire Station #2, just off Elkridge Road in The Retreat, to house more equipment and provide additional storage. The Community Wildfire Protection Plan (CWPP) requires updating annually; a March 20 meeting at the Glen Haven Town Hall was scheduled to accomplish this. Community Assistance grant applications for 2009 have been forwarded to the RLA and GHA; each should pursue these grants to help meet community goals identified in the CWPP.

Ms. McCoy suggested the newsletter policy be corrected, to six (from four) issues per year, with the May board meeting reported in an abbreviated newsletter included in the Notice of Meeting packet rather than mailed separately. These suggestions were voted on and approved.

The Water Storage Committee, formed to study the long-term needs for water storage and the effect on homeowners' insurance policies, was discussed. Tommy Dunavan had been the chairman prior to his resignation. The Board decided there were other pressing needs and voted to suspend the committee for now, possibly reactivating it at a later date.

The straw poll on the RLA Web site regarding the reduction of the assessment to what is required for common expenses (approximately \$65) and the establishment of a Public Improvement District (PID) to maintain the roads showed support. However, Mr. Lee moved to rescind the two-tier plan, and the Board decided not to pursue any changes in the assessment method, until actions on a currently threatened lawsuit are resolved.

Jay Bedford said the Associations of Meadowdale and Pinewood have PIDs, and their roads are not in as

good shape as The Retreat's.

The 2008 Budget was reviewed, and Mr. Lee's motion to add a line to the balance sheet to clarify the amount "set aside" for equipment replacement—\$15,000 this year—was approved.

Jan Ricker reported there had been no sales since the last report in January, and only five assessments remained unpaid as of March 5.

ACC chair Dennis Bicknell's written report stated there had been no activity so far in 2008.

ECC chair Peggy Burch's written report recommended landowners check soon for beetle infestation so remedial measures can be taken this spring. See article, page 5.

Road Committee chair Dick Boggs reported that the GHAVFD donated its old water truck to The Retreat, and that he and RLA member Rich Gilmore, our main equipment operator, would install water pumps. Dick and Mike Frederick researched sand spreaders to attach to the back of the snowplow-pickup truck; the cost is \$2000-\$3000. No purchase recommendation will be made until a covered storage area for sand can be built.

Mr. Boggs also said installation of a water-storage tank on Jan Ricker's property is expected to be done in April.

Mark Lee reported the straw polls

Continued on page 4

Come Have Some Fun

Dick Boggs has scheduled two workdays, a chance for RLA residents to improve our roads *and* socialize.

Bring your lunch and drinking water (there will be extra water in the RLA pickup) and meet at 9 am at the equipment shed on Elkridge, just uphill from Dunraven Glade. Please bring a rake and/or shovel, too.

- Saturday, April 26, 9 am-3 pm. The major task will be to clean the ditches, especially the ones at blind curves. The second task will be to inspect the culverts and record the locations of those which need cleaning; Dick and Rich Gilmore will clean them the following week.

- Saturday, May 17, 9 am-3 pm. The emphasis will be on cleaning the remaining ditches.

Any rocks too large to be moved by hand will be moved by the backhoe.



RLA member Becky Lorenz alerted Road Committee chair Dick Boggs to the fact that the GHAVFD was replacing its bright-red water truck, nicknamed The Terminator, and Dick arranged for it to be donated to The Retreat. It will replace our 1969 water truck whose engine, according to Dick, is "waiting to explode", leaving the truck with no brakes; The Terminator has air brakes that will hold on mountain roads. It's presently parked outside the equipment shed on the south side of Elkridge Road. The building on the far right is Fire Station No. 2.

RLA members gathered at the Masonic Lodge on Saint Vrain Avenue, south of Estes Park, for this year's potluck.

The warm room was welcome on the chilly night of February 23, but the luscious dishes were even more attractive. Board games and lots of conversation followed the meal.



Digging enthusiastically into the bountiful dishes, are, clockwise, from upper left:

Board president Mark Lee, Board member Mike Frederick, and RLA members Guy McCoy, Joanne Persichetti, two unidentified (we apologize for this lapse) Retreat members, Lila Conrad, Merry Beckham, Bruce Brown, and Hugh Beckham



Facing toward camera are RLA members Danny Perugini, left, and Duke Sumonia. Facing away are Bruce Brown, left, and Erik Grabowski

The 2008 Winter Potluck



Chatting animatedly (clockwise from left around table) are John Schaumberg, Sandy Schaumberg, David Lee, RLA Corresponding Secretary Jan Ricker and Mike Frederick



In front, John Schaumberg, left, and Mike Frederick converse, while (clockwise) Karen Lee, who organized this year's Potluck, and her son David play Scrabble, overseen by Mark Lee and Jan Ricker.

Marcella Bicknell teaches her grandchildren, Nicole and Brandon Bicknell, a game called Catch Phrase



Some RLA policies were put in place years ago; some new ones were required by Colorado Senate Bill 100, passed in 2006; other new ones, specific to The Retreat, were compiled by the Board of Directors.

The complete RLA Policies Book is available at www.retreat-glenhaven.org; members without Internet access may request a copy by mail: RLA, P. O. Box 160, Glen Haven, CO 80532. Following are highlights:

1. **ACC** (Architectural Control Committee), revised 1/14/07: Drive-ways; Approval Process; Construction & Rehabilitation; Trailers on RLA Lots; Satellite Dishes

2. **Bulwark Ridge Architectural Control**, revised 12/4/06: Merger agreement of 8/1/2002 gives RLA board authority to manage BROA business

3. **Committee Membership**, revised 1/6/07: Board & Chairperson Responsibilities; Committee Responsibilities & Authority; ACC (exception to policy regulations)

4. **Dispute Resolution**, revised 1/14/07: Process for dealing with landowner disputes with the RLA board, not covenant or rule violations

5. **Fire Mitigation**, revised 1/6/07: Tree Cutting & Removal; Slash Removal;

6. **Gifts, Awards, Memorials**

7. **Home Business/Occupation**, revised 1/13/07: Home Occupation Registration Certificate; list of standards and requirements

8. **Meeting Minutes**, revised 1/6/07: recording secretary; dissemination

tion of minutes; contents (motions, action items for following meeting, written landowner comments, copies of petitions)

9. **Member Submission of By-laws Amendments**, revised 1/13/07: proposals submitted in writing no later than two weeks prior to the Notice of Meeting (annual meeting)

10. **Proxy Submittals**, revised 11/18/06: by mail to corresponding secretary or designated person, postmarked no later than 5 days prior to meeting or hand-delivered prior to meeting; excess (more than 5 per designee) must be distributed to others

11. **Release of Liability**, revised 1/13/07: form for volunteer activities; implied release for use of slash trailer

12. **Response to Member Query**, revised 1/6/06: written inquiries addressed to Glen Haven P. O. Box in writing; e-mail inquiries by e-mail

13. **Roads and Vehicles**, revised 1/20/07: inoperative vehicles; parking; vehicle use; emergency vehicles; road blockage; Bulwark Ridge roads; road preservation

14. **Signs**, revised 1/6/07: real estate; political; construction; address identification; home-business; No Trespassing

15. **Use of Equipment**, revised 1/6/07: no operation of RLA vehicles/tools for personal use; Roads Chair designates paid and volunteer operators and approves payments

16. **Variances**, revised 1/6/07: Larimer County process; RLA process

17. **Water Use**, revised 1/6/07: compliance with Covenant #13 (state and county health requirements); well drilling; water-augmentation plan; dams in streams; water for roads

18. **Website & Newsletter**, revised 1/6/07: distribution & maintenance of legal documents & policies; newsletter publishing process; articles submitted by landowners; letters to the editor; "official" business; services; newsletter distribution & cost; privacy & use of e-mail addresses; Web site; Webcam.

Board Meeting Report

Continued from page 2

have been removed from the Retreat Web site, and the required financial-disclosure documents have been added. The Board thanks those RLA members who participated in the polls.

Mr. Lee also reported that the Board voted by e-mail to take no further action on the Firearms/Hunting Policy discussed at the January 12, 2008, Board meeting.

Mr. Bedford thanked the Board for dropping the Firearms Policy. He said he had contacted the legal branch of the NRA for assistance, in case it was needed to defeat the Policy.

Ms. McCoy submitted for consideration the draft of an absentee/proxy ballot form which would save paper.

On March 23, Graham and Julie Fowler's youngest child, Emma, underwent surgery at Children's Hospital in Boulder to remove a cancerous tumor from her spine. The cancer had not metastasized, and a course of chemotherapy and radiation has been started.

To follow Emma's progress:

1. Go to www.carepages.com?ipc=pinvitetemplate (no spaces)
2. Click "Visit a CarePage"
3. Register (first time only)
4. Enter the CarePage Name: *emmafowler*

Fellow RLA members send their deepest heartfelt sympathy to Emma—and to Julie, Graham, Grace and Alec—and their confidence that Emma and her whole family will emerge from this crisis healthy and happy and sooner than expected.

Pleasant Listening

If you live in Colorado and listen to the radio, check out KGUD, FM 90.7.

It's a non-commercial, listener-supported station in Longmont; donations are occasionally requested, but only in a few quiet words. It has no Web site of its own, but it has an interesting Wikipedia entry.

It plays gentle music, mostly orchestral renditions of vocals—Engelbert Humperdinck's *Winter Wonderland* and Bobby Gentry's *Ode to Billy Joe*—and show tunes by Gershwin, Cole Porter, Jerome Kern, Stephen Sondheim; at night, there are occasional light classics.

A program called Only the Oldies, music from the 1930s to the early 1960s, airs on Sundays 3-7 pm.

This music is guaranteed to conjure

up memories—maybe smiles, maybe tears, but definitely memories: Think of John Denver singing *Sunshine on My Shoulder*.

Weather forecasts are given in an unusually clear way, then repeated in slightly different phrases.

And the public-service announcements are actually *interesting*. They change often, are presented in calm voices, and range from soliciting volunteers to assist with ESL classes, to invitations to Boulder County Open Space events, to paid summer jobs for teenagers, all worded thoughtfully.

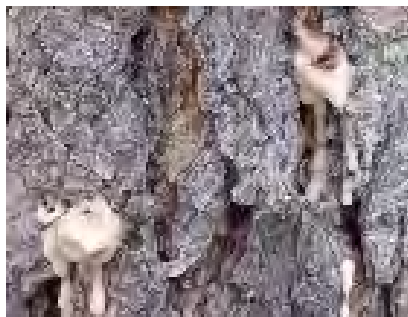
The overall tone of KGUD is uniquely civilized and pleasing.

Contacts: KGUD, P. O. Box 1534, Longmont, CO 80502; (303) 485-9811; KGUD907@gmail.com.

By Peggy Burch, ECC Chair

This is the time to identify any of your pine trees that might have been attacked by the mountain pine beetle. Look for pitch tubes, sawdust and woodpecker holes.

Trees in very dry locations could start yellowing as early as April. These trees should be cut down and treated as soon as possible, but before July 1, as the beetles emerge in late summer and early fall.



pitch tubes in ponderosa pine trunk

photo: www.fs.fed.us/r6/rogue/swofidsc/beetles/mountainpine.html

Mountain pine beetles are still ravaging lodgepole pines on the Western Slope and have moved over the Divide into Rocky Mountain National Park, where stands of lodgepoles and ponderosas have been attacked.

So far, The Retreat is still in a normal situation, and we want to keep it that way. The best method of protecting our trees is to get rid of the ones that were newly infested last fall.

The trees must be cut down and cut into logs. Since the developing beetles can live in the logs, the logs must be destroyed. There are several methods to accomplish this. Please contact me for further information. These logs can be used for firewood only if you burn them by July 1; after that, the larvae can mature and beetles emerge. To remove trees that are too big for you to handle yourself, hire a certified tree expert.

To protect uninfested trees by spraying, it's a good idea to line up a tree specialist right away, as they get very busy in the spring. A Laramie company contacted The Retreat, offering discounts for large numbers of trees to be treated. Details are in Additional Information below.

Dave Lentz of the Colorado Forest Service estimates we could lose 20-50% of our ponderosas if we have an invasion similar to that of the Western Slope, and our efforts should be

directed toward removing infested trees and improving the health of other trees.

You may have heard that Vail and other ski resorts are going to have their valuable trees treated with injections of emamectin benzoate. Foresters have long been concerned that drilling into trunks can compromise the health of the trees. Injected chemicals move very slowly and take a long time to reach the phloem, or food-conducting tissue, where beetle larvae feed. There is also some concern about the toxicity of this chemical and the possibility of long-term environmental effects. The jury is still out on this one.

Addendum, April 1, 2008

As reported on television a couple of weeks ago, repellent pheromones are being tested for use during infestations of mountain pine beetle. Verbenone, a commercially available product, is the principal antiaggregative pheromone emitted by the female mountain pine beetle. This pheromone signals to other pine beetles that the tree is full and cannot support further infestation. Although the scientific testing has taken place in lodgepole pine stands under full attack, it is reasonable to assume Verbenone would have similar results in ponderosa pines.

In pine stands where the pheromone was placed, 87% of the treated trees suffered no damage in the first and second years. In succeeding years, the results were not as significant, possibly due to ever-increasing numbers of beetles and fewer pines of the right size.

While this product might not be as effective, it can be a viable alternative to spraying for those who do not wish to spray. Verbenone is licensed for use in the U.S. but at this time can only be obtained from a Canadian firm.

Additional Information

At the March 8 Board meeting, it was suggested by Jan Ricker, Frances Cunningham and Joan Van Horn that RLA members get together with neighbors in order to qualify for a discounted price from Firewise.

Contact Tim Caswell, Firewise Forest Management, 1938 Harney, Laramie, WY 82070; 307-760-2347; www.firewiseforestmanagement.com; firewisetim@gmail.com.

Firewise's prices for spraying 1-20 trees: \$300 (\$15 per tree); 21-100



dendroctonus (mountain pine) beetles; they are shiny black and 1/5" to 1/3" long

photo from www.barkbeetles.org/index.cfm

trees: \$14.60 per tree; 101-200 trees: \$13.57 per tree; 201-500 trees: \$12.49 per tree; 500+ trees: \$11.19 per tree.

Frances said there's a good new spray that's environmentally somewhat improved; be sure to remove bird feeders before spraying.

For details regarding discounts from Firewise Forest Management and further information regarding the pheromone pouches, please contact Peggy Burch: 970-577-1912.

Illegal Camper

The barking of one of their dogs led Dunraven Glade residents Don and Ann Martin to discover a vagrant's tent, hidden among the trees, on the undeveloped property next to theirs, near where the National Park land starts, on March 6.

The Martins called 911; a Sheriff's deputy arrived an hour later to cite the trespasser and send him on his way. The deputy told the Martins they'd done the right thing in not confronting the man.

That was another reminder to be vigilant about strangers in The Retreat. Those who don't already have Retreat stickers on the windshields of all their cars can get them at the annual meeting on July 19.

RLA members extend their sympathy to Carol Martin, whose husband, Greg, died of a heart attack on March 25, 2008.

Many of us knew and respected Greg, a 35-year volunteer with the GHAVFD and on the Glen Haven Association board of directors.

Board of Directors, 2007-2008 [Terms expire at Annual Meeting in bracketed year]		Other RLA Leaders & Volunteers
Mark Lee, President ['09] 1204 Copper Hill Rd., P. O. Box 97, Glen Haven, CO 80532 (970) 577-0353 marklee@earthnet.net	Dick Boggs, Road Comm. Chair ['09] 532 Elkridge Dr., P. O. Box 247 Glen Haven, CO 80532 (970) 586-2183 boggsco@msn.com	Treasurer Anita Meis ODSTRCIL & MEIS, CPAs 1750 25th Ave., Suite 204 Greeley, CO 80634 Phone: (970) 352-0661; Fax: 304-6850 anitameis@aol.com
Rob Squire, Vice President ['08] 6483 S. Beech Circle, Unit 1036 Littleton, CO 80127 (303) 841-7065 1407 Miller Fork Rd., P. O. Box 44 Glen Haven, 80532 (970) 586-5597 estesfolk@yahoo.com	Frances Cunningham ['08] 564 Copper Hill Road, P. O. Box 230, Glen Haven, CO 80532 (970) 586-7627 smoke230@msn.com	Asst. Treas./Corresponding Sect'y. Jan Ricker P. O. Box 229, Glen Haven, 80532 (970) 577-0925 jjr229@msn.com
Graham Fowler, Sect'y/Treas. ['09] 8764 Skyland Dr. Niwot, CO 80503-7152 (303) 652-8365 2102 Miller Fork Rd. Glen Haven, CO 80532 (970) 577-0536 gjniwot@aol.com	Michael Frederick ['10] 4909 12th Street Rd. Greeley, CO 80634 (970) 352-7522 724 Copper Hill Rd. Glen Haven, CO 80532 michael.frederick@dot.state.co.us	Recording Secretary Joan Van Horn jvhep@juno.com
Committee Chairs		Retreat Webmaster Mark Lee address at top left, or: http://www.retreat-glenhaven.org/webmaster@retreat-glenhaven.org
Road Committee Dick Boggs, Chair: <i>contact info above</i>		Newsletter Editor Victoria McCoy P. O. Box 331, Glen Haven, CO 80532 (970) 577-1866 rockyglen4@juno.com
Architectural Control Committee Dennis Bicknell, Chair P. O. Box 172, Glen Haven, CO 80532 (970) 586-1034 dmbicknell@aol.com	Environmental Control Committee Peggy Burch, Chair P. O. Box 33, Glen Haven, CO 80532 (970) 577-1912 peggyaburch7@q.com (<i>new e-mail</i>)	Nominating Committee Chair Frances Cunningham <i>contact info above left</i>

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160

To receive the newsletter by e-mail, send a message to webmaster@retreat-glenhaven.org

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The Retreat Newsletter

1971 ★ 37th Year ★ 2008



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

May/June 2008

RLA Board Meetings

9-11 am

at homes of Board members:



July 19, 2008, Frances
Cunningham's, 564 Copper Hill Rd.



Wine-and-Cheese Get-Together

5 pm, July 18

Frances Cunningham's,
564 Copper Hill Road



37th RLA ANNUAL MEETING
July 19, 2008



GHAVFD Fundraisers:

2nd Annual "Celebrate Summer"

Bake Sale and

Arts & Crafts Show

June 14 & 15

and

13th Annual

Pancake Breakfast &

Arts & Crafts Show

July 19 & 20

www.glenhavenfire.org

June 10, 2008

Extended deadline for Board Candidate

bios to be included in

Annual Meeting info packet.

Contact Frances Cunningham, page 4

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May 2008 Board Meeting Report

Board members Mark Lee, Richard Boggs, Frances Cunningham, Michael Frederick, Graham Fowler and Rob Squire met on May 10 at Mr. Frederick's house.

Also present: Treasurer Anita Meis, Assistant Treasurer/Corresponding Secretary Jan Ricker, Recording Secretary Joan Van Horn; and Retreat residents Tommy and Nancy Dunavan, Rebecca Lorenz, Ann Martin, Guy and Victoria McCoy, and Duke Sumonia.

Frances Cunningham said new "No Motorcycles" signs are needed. Rob Squire questioned whether it was legal to post such signs and suggested the lawyer be consulted. Dick Boggs said we can legally control activity on our roads.

Duke Sumonia submitted four written and spoken Landowner Comments questioning the Board's adherence to RLA regulations. They were addressed by Board president Mark Lee in an e-mail sent that evening.

Graham Fowler thanked the Board and RLA members for the cards and support sent his daughter, Emma, who is undergoing treatment for can-

cer of the spine.

Guy McCoy moved the RLA make a donation to the American Cancer Society in the name of Emma Fowler; Mr. Squire suggested \$100. Mr. Fowler asked that the donation be made to the Oncology Department at Children's Hospital in Aurora instead. A \$100 donation was voted on and passed.

Treasurer Anita Meis reported that, as of May 2, 2008, the checking balance was \$1710.63 and the savings balance was \$72,333.94. RLA member Bill Widmaier performed an evaluation of the 2007 accounting books and found them to be in order.

Ms. Meis explained that accounts with funds under \$10 million usually have reviews rather than audits due to the higher cost of audits.

Discussion ensued about the difference between an audit by a "member committee", as required by RLA by-laws, and a review, as performed by Ms. Meis, a registered CPA. It resulted in the realization that "an audit by a member committee" is contradictory: Audits can be performed only by someone who is "independent"—not an RLA member. As an RLA member herself, Ms. Meis cannot legally perform an audit. A vote to correct the wording of that bylaw will be presented at the Annual Meeting.

Continued on page 2



From left, RLA member Peter Sinnott, former RLA Board president Bruce Brown, and present Board member Michael Frederick tackle ditch-clearing on Copper Hill Road on the snowy morning of April 26. Not pictured is Gordon Nuttall, who worked on upper Miller Fork Road. (The photographer apologizes for not locating and photographing him.)

RLA Town Hall Meeting

The Board of Directors invites RLA members to a meeting designed to help resolve differences of opinion between Dunraven Glade and other Retreat landowners.

3 pm, Saturday, June 21
Glen Haven Town Hall

Board vice president Rob Squire will open the meeting, then turn it over to a professional facilitator. Please attend and help heal the division.

May 2008 Board Meeting Report

Continued from page 1

Assistant Treasurer Jan Ricker reported there had been no property sales since the last report in March 2008; only one assessment remained unpaid as of May 8; the 10,000-gallon fire-fighting water tank is in place on the Ricker property; and a dry hydrant had been installed on Miller Fork Creek.

(A dry hydrant is a non-pressurized pipe system permanently installed in lakes, ponds and streams to provide a supply of water that can be suctioned into a fire-department tank truck. *Information from the Virginia Department of Forestry Web site.*)

Architectural Control Committee Chair Dennis Bicknell reported in writing that no applications had been submitted or approved since his March 2008 report; two residences are under construction, both on Streamside Drive.

The Roads and Environmental committee reports are on page 3; the Roads report includes discussion that occurred during the May 10 meeting.

Mark Lee reported there had been 5200 "hits" on the RLA Web site in less than a year.

Rob Squire proposed proceeding with plans for one or two Town Hall meetings, in an effort to find an annual-assessment compromise with Dunraven Glade residents, since it appeared that a threatened lawsuit was no longer pending. He volunteered to arrange a meeting but said it might not happen before the Annual Meeting.

Graham Fowler suggested hiring an independent mediator. Both he and Mr. Squire said they'd look into that.

Mr. Lee suggested the following ballot initiatives for the 2008 Annual Meeting: 1) to raise the assessment cap by \$50; 2) to recommend that the GHAVFD donation of \$100 per RLA member be continued for the next three years; and 3) to amend the bylaws to correct the contradiction between "member audit" and "review".

He also reminded RLA members that the deadline for receipt of Board candidates' bios is June 6.

It was decided to rely on RLA Bylaws and Robert's Rules of Order for this year's Annual meeting, rather than to hire the parliamentarian.

Nancy Dunavan reported on water-storage tanks. She suggested the Board send thank-you notes to GHAVFD Chief Steve Childs and RLA member Jim Broomfield, who put in a total of two hard days of work to install the tank



On May 16, after two days of light rain (a whopping 1/4" total), RLA member and equipment operator Rich Gilmore began grading Retreat roads. Above is the improved surface of Streamside Drive, just below the junction with Miller Fork.

on the Ricker property.

She also said the impending mountain-pine-beetle invasion and drought could cause "mega" wildfires, that slurry planes may not be enough to fight them, and that having an independent water source could be crucial. She suggested RLA members send additional donations to the fire department and ask that they be put into a separate fund, managed by the non-profit GHAVFD (making donations tax deductible) to pay for four more water tanks and three more dry hydrants. Four water tanks would cost a total of approximately \$54,000; dry hydrants cost approximately \$2,000 each.

The Board recommended that this program be on the Annual Meeting agenda and that information about it be included in the AM packet.

Ms. Dunavan said a Canadian company sells anti-bark-beetle pheromone packets with an 80% effective rate; they cost \$9 each, with discounts for 500-packet increments; shipping is free.

Mr. Fowler moved to take \$6,000 from the cash reserve to pay the GHAVFD to install three more dry hydrants, with a challenge to the membership to match that amount; the motion was amended to \$5,000, plus encouraging the membership to match that amount. The motion carried, four votes to two.

Mr. Fowler asked for a volunteer to arrange this year's wine-and-cheese get-together on July 18, the evening before the Annual Meeting. Joan Van

Horn said the Glen Haven Town Hall would not be available that night. Frances Cunningham offered to hold the wine-and-cheese at her house on Copper Hill Road.

Mr. Fowler said RLA member (and sheriff's deputy) Jim Boyd informed him that the Sheriff's dispatch is no longer located in Estes Park, and there is a new phone number for non-emergency calls (to request a deputy sheriff or to report a crime occurring in unincorporated Larimer County): 970-416-1985.

The Sheriff's Department warns residents to be wary of door-to-door salespeople, known as Travelers and Gypsies. They impersonate public-service employees and may wear a uniform and flash a badge. They peddle asphalt paving, roofing and other repair work and drive new pickup trucks, often with out-of-state license plates. While one distracts a homeowner, others ransack bedrooms.

Discussion returned to the planned Town Hall meeting. Mr. Lee said 110 votes would be needed to pass any increase in the assessment. Mr. Squire reminded the Board that Dennis Bicknell had suggested, at the January Board meeting, that a committee of Board members and volunteers be set up to telephone RLA members to enlist support for an increase. Mike Frederick volunteered to coordinate the effort. Mr. Lee suggested a letter explaining the need for an increase be

Continued on page 3

Long-Term Roads Report

Dick Boggs, chair of the Roads Committee, submitted two reports, detailing work done from 2003 to 2007 and roadwork planned for 2008, '09 and '10.

Five years ago, the RLA Board approved a plan to apply recycled asphalt (RCA) to approximately eight miles of Retreat roads.

Copper Hill Rd, Black Creek Dr, Copper Hill Ct and .3 mile of upper Miller Fork Rd were done in 2003; 1.2 miles of Miller Fork in 2004; Elkridge Dr and .83 mile of upper Miller Fork in 2006; Streamside Dr and Solitude Ct in 2007.

Three-Year Plan

The following recommended three-year plan begins with roads to which no RCA has yet been applied: Fisherman's Lane, Saddle Ct, Elkridge Ct, Corner Ct, Gladeview Ct, Bulwark Ridge Dr, Bulwark Ridge Ct, Fighting Elk Ct and Barking Coyote Ct.

2008: RCA on Fisherman's Lane. Repair of .6 mile of roads: Bulwark Ridge Dr at Fighting Elk Ct (.1); Bulwark Ridge Dr near junction with Miller Fork (.2); switchbacks on Copper Hill (.2); Streamside above switchback (.1).

Estimated RCA cost: \$12,000.

Work is scheduled for the first two weeks of June.

2009: Repair .7 mile of Miller Fork, from Streamside to Bulwark Ridge Dr.

RCA on .8 mile of courts left over from 2003: Barking Coyote, Saddle, Corner, Gladeview, Fighting Elk, Bulwark Ridge and Elkridge.

Estimated RCA cost: \$19,500.

2010: Apply RCA to remaining 1.5 miles of Bulwark Ridge.

Estimated RCA cost: \$21,500.

The total three-year cost for RCA is estimated to be \$53,000.

If this plan is funded, all non-county-maintained Retreat roads will have been covered with recycled asphalt by the winter of 2010. That will allow the roads to be maintained until 2015. During those five years, it is projected that the need to apply RCA will be limited to .3 to .8 mile for repair, instead of resurfacing.

RCA's adhesiveness makes it an ideal base for mountain roads. It helps control erosion, minimizes dust, resists wash-boarding, and can be recovered by surface grading, watering and re-packing.

Roads Funding

It is recommended that the 2008 budget fund this year's \$12,000 cost and that the remaining two years be funded by requesting the membership to approve a two-year assessment in-

Allan Gooch, Dick Boggs and John Nolan lean on the RLA's new water truck after a morning of hard road work on April 26. Allan operated the backhoe, pushing slash piles over the bank and moving big rocks from ditches; Dick and John cleaned ditches on Elkridge and moved some large rocks from Bulwark.



crease to cover the increase in fuel cost. The total request for 2009 and 2010 would be \$44,000.

Repair of Erosion Problems

Three sections of roads are eroded; the damage is caused by snow, frozen water and lack of drainage:

- Bulwark Ridge at Fighting Elk Court, to be fixed this year by RCA;
- Miller Fork at the creek; it is planned to riprap the bank, put down matting, and plant grass;
- Along 831 Copper Hill; same procedure to fix the bank.

Mr. Squire suggested driving on the

outside of sharp curves.

Equipment

Mr. Boggs recommended that the pickup/snowplow be maintained for the next two years and replaced in the summer of 2010; an alternative is to lease equipment. He said it cost less than \$1000 to convert the water truck donated by the GHAVFD for RLA use; about \$500 of that was for licensing.

New RLA Policy: All fireworks are banned within Retreat boundaries. Full wording at www.retreat-glenhaven.org/

Environmental Control Committee Report

ECC Chair Peggy Burch's report stated that the mountain pine beetle may fly in July rather than August this year. It is now too late to solarize trees infected last year.

Infected trees should have been cut down by the end of May, cut into manageable logs and taken to the Loveland Recycle Center for disposal; or debarked and buried under at least 8" of soil; or burned. Otherwise, the beetles will leave the infested trees and go on to infest others.

Infested trees show some yellowing, compared to surrounding trees. If help is needed to identify beetle-infested trees, call Peggy Burch at 577-1912.

Pheromone pouches are available from many tree specialists. Although not as effective as spraying, they are a good option for landowners not able to spray. The pouches should have been stapled to trees in May.

This is the time to identify and destroy noxious weeds. Estes Land Stewardship Area (ELSA) is joining Pulling for Colorado to hold a weed collection on July 12. Residents may drop off

plastic bags of weeds for disposal. The exact time and location will be publicized in the *Trail-Gazette* and on a notice posted on the bulletin board in the Glen Haven Post Office parking lot.

Board Meeting Report

Continued from page 2

sent out.

Mr. Fowler suggested the Board reach out to Dunraven Glade resident Dan Perugini. (A petition from 33 RLA members was sent to the Board in February, asking that Mr. Perugini be appointed to fill the vacancy created by the resignation of Tommy Dunavan. The Board declined to make an appointment at that time.)

Mr. McCoy asked if the Sheriff's Department had reported any arrests in the break-in at the Nolan residence in January. Mr. Lee said he had not been informed of any, but Mr. Boggs said RLA member Ralph Brethauer told him the Lakewood police caught the thieves who broke into his house and stole jewelry in 2007.

Board of Directors, 2007-2008
[Terms expire at Annual Meeting in bracketed year]

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 Dick Boggs, Chair: *contact info above*

Architectural Control Committee
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THE RETREAT Landowners Association
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Glen Haven, CO 80532-0160

To receive the newsletter by e-mail, send a
 message to webmaster@retreat-glenhaven.org



Rich Gilmore grading Streamside Dr.

First Class Mail

Address Correction Requested



The Retreat Newsletter

1971 ★ 37th Year ★ 2008



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

July/August 2008

Next RLA Board Meeting

9-11 am, September 6, 2008,
Richard Boggs' house,
532 Elkridge Drive



Future board-meeting dates
will be set on September 6



*The RLA membership thanks
the two board members
whose terms expired
on July 19, 2008:*

Frances Cunningham

and

Rob Squire



*** FIRE BAN ***

On July 29, Larimer Co.
declared a ban on open fires
(camp, cooking, fireworks,
acetylene/other open-flame
torches) until September 2.

Some contained fires are
permitted, as of August 8.

More information at 970-
498-7010; 970-498-5500;
www.larimer.org.

RETREAT SERVICES



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Ads are free to RLA members, \$10/yr to others.
Send message to Mark Lee or Victoria McCoy.
(Contact addresses on page 4.)

2008 Annual Meeting Report

There was a good turnout for the 37th annual meeting, held at the Holiday Inn in Estes Park on July 19.

It began with a moment of silence for RLA member Timothy Mayhew, who died of a heart attack on June 25.

Graham Fowler gave a brief update about the progress of his daughter Emma, who was diagnosed with bone cancer on March 22. Halfway through the course of chemotherapy, she was very ill in July, but the family hopes she will be well by Thanksgiving. Cards and notes are still welcome and needed.

Regular committee reports were mailed to all RLA members in the annual meeting packet, so most were not presented in person at the meeting.

Board president Mark Lee asked Treasurer Anita Meis for the current cash balance available for emergencies: \$23,708.

Roads Committee chair Dick Boggs said \$11,700 had been spent, out of the \$12,000 allotted, for the first year of the three-year Road Plan. Three miles remain at high priority for work in the next two years; erosion and blind curves on Copper Hill are getting dangerous. \$40,000 needs to be funded, and the cost of gas, diesel and maintenance are all going up. A dry hydrant was installed on Miller Fork Road; three more are due. The 10,000-

gallon water tank on Jan Ricker's property was funded by Ms. Ricker herself.

Gordon Nuttall reported about the Glen Haven Historical Society, whose mission is to collect, preserve and share information about the Glen Haven area: books, CDs, hikes, Web site; a new Retreat DVD about the early homesteaders is now available. Mr. Nuttall is taking over the GHHS from its founder, Duke Sumonia. Events are held at 7 pm on the third Tuesday of the month at the Glen Haven Town Hall. Membership is \$10 a year and includes advance e-mail information about upcoming meetings and the group's social events. Contact Mr. Nuttall at gordonn@mesanetworks.net.

Board vice president Rob Squire addressed the seven ideas developed by the brainstorming session at the June 21 Town Hall meeting in Glen Haven and described in his written report mailed in the annual meeting packet. He read numbers 2 to 7 (#1, asking Larimer County to pay the RLA to maintain Dunraven Glade Road, was removed from consideration; the county will not do that) and invited comments and questions, then asked the members present to vote for three of the remaining six ideas.

Jason Gdovicak, Commanding Of-
Continued on page 2

July 2008 Board Meeting Report

All board members—Mark Lee, Rob Squire, Dick Boggs, Frances Cunningham, Mike Frederick, Graham Fowler and Danny Perugini—met on July 19 at Mrs. Cunningham's house for the board meeting preceding the annual meeting. Mr. Perugini had been appointed on June 20 to fill the vacancy created by Tommy Dunavan's resignation on February 12.

Also present: ACC Chair Dennis Bicknell; ECC Chair Peggy Burch, Re-

cording Secretary Joan Van Horn; and RLA members Vern Burch, Guy and Victoria McCoy, Kent Mills, and Duke Sumonia.

Graham Fowler read a note sent by the Children's Hospital of Aurora thanking the RLA for its \$100 donation in his daughter Emma's name; it will be used to help fund the program that provides hospital staff to educate patients' schoolmates about oncology
Continued on page 3

2008 Annual Meeting Report

Continued from page 1

ficer, and Mike Keefe, Fire Department and Fire Board member, reported that: the GHAVFD had responded to 28 calls in The Retreat in the past year, 80% of which were medical; fire department volunteers include one medical doctor and one IV-certified medic; RLA members can sign up for inspections of their property to determine the defensible space around their house; there is not enough money to purchase land on which to build a new firehouse in Glen Haven; Fire Station 2 may be built in The Retreat next year; and a FEMA grant enabled the purchase of a new fire truck in October 2007.

Graham Fowler made two announcements: There is a potential board vacancy coming up and literally everyone in The Retreat had been called to ask for a volunteer to fill it; and Assistant Treasurer/Corresponding Secretary Jan Ricker was retiring; a volunteer will be needed to fill that position.

Ann Martin, who manages the Call Tree for emergency notifications, asked who would inform her of emergencies; Mark Lee said he acted as the central contact point.

Carol Cross, who lives on CR 43, requested signatures on a petition; see article, page 3.

Joe Barraclough asked RLA members to continue donating to the equipment-replacement fund.

Results of this year's voting by the RLA membership:

- board candidates Terry Larsen and Mary Nolan: **elected** (no vote count given);
- raise assessment cap from \$250 to \$300: **defeated** (80 yes, 49 no—this issue required a 2/3 majority);
- continue \$100 annual donation to GHAVFD through 2011: **passed** (103 yes, 25 no);
- change Bylaws to allow a "review" rather than an "audit" of RLA financial records: **passed** (101 yes, 27 no).

The three winners among the six Town Hall ideas were #5: reduce DRG assessments by \$81 per year and raise non-DRG assessments by \$28 per year (46 votes); #2: a Public Improvement District (34 votes); and #7: DRG assessments frozen at \$250 per year and future increases paid only by non-DRG members (33 votes).

Thanks to Frances Cunningham's hospitality, the traditional pre-annual-meeting Wine and Cheese on the evening of July 18 was held at her house in the sunlight high up on Copper Hill Road.



Above, from left: Char Gee, Don and Dorothy Rausch, Verna and Jack Heidebrecht, Jaqueline Kleinman, Nancy Dunavan, Frances Cunningham (straightening a chair), Tommy Dunavan, and Dennis Bicknell (seated).

At right, Ron Spurlin (left) and Marv Gee



Ideas for Compromise

By Rob Squire

As you may remember from the report included in the Annual Meeting packet, a Town Hall Meeting was held in Glen Haven on June 21 to search for ways to increase harmony among members of The Retreat. The focus of that meeting was to identify possible approaches to remedy the disagreement that has always existed regarding the payment of the portion of the assessment that goes toward road maintenance.

I believe that Town Hall Meeting was a resounding success. It was gratifying to see members with both points of view working together to solve this vexing problem that we've had for so long. They identified seven ideas they felt were worth pursuing further.

Those seven ideas were researched in an attempt to understand them further. I presented an explanation of each idea at the annual meeting, and the members present built on the progress made at the Town Hall Meeting, voting for the three they liked the most.

The 3 top vote-getters were:

- 1) County Road Members pay reduced road maintenance (74% of the members preferred this one)
- 2) Form a Public Improvement District (56% of the members liked this

one)

3) Keep County Road Members' assessment constant (54% liked this idea)

So where do we go from here? Those 3 ideas are going to be completely developed by a committee that will be formed of County Road Members and Retreat Road Members. We'll understand each one in detail, resolve some questions that currently exist, and do additional research where we need to. Sometime in the next 6 months or so, we'll hold another Town Hall Meeting where we'll talk about each one and make sure that everyone present completely understands them. We'll take a vote to see which one is the most popular and has the best chance of passing.

Then, at the annual meeting next year, that one idea will be voted on by the entire membership. That vote will decide whether or not we make any changes.

I'd like to say that it has been a pleasure to witness the members explore ideas together and discuss them cooperatively and in a spirit of progress that can help us "mend fences". I think we are well on our way to returning to the happy united community that we can be and we all want.

July Board Meeting

Continued from page 1
diagnoses.

Frances Cunningham mentioned landowner complaints about barking dogs. Ways to deal with that problem are at www.retreat-glenhaven.org. The board will send a letter to owners of dogs whose barking is a nuisance.

The RLA attorney will suggest revisions to the Member Query policy.

Mr. Bicknell reported that a variance was granted for the Quinby garage on Lot 17, Filing 1, Streamside Drive; and approval was granted to Garry and Lisa Street, 1518 Dunraven Glade Road, to rebuild their barn roof to follow the lines of their house.

President Mark Lee reviewed the Standing Rules for the annual meeting.

Vice president Rob Squire said a straw poll would be used to reduce the seven Dunraven Glade suggestions reached at the June 21 Town Hall meeting in Glen Haven to a more manageable three. A second Town Hall meeting will be held to choose the one idea that the membership prefers; that one plan will be offered for a vote at the 2009 annual meeting. Information about the progression of this matter will be reported in future newsletters.

Mr. Squire suggested a moment of silence be observed at the annual meeting for RLA member Timothy Mayhew, who died on June 25. Danny Perugini suggested a Joy or Sorrow committee be set up to acknowledge happy and sad membership events. Send future announcements to Mr. Perugini.

Mr. Lee reviewed the three ballot issues (assessment increase; rewording of annual financial "audit" to "review"; \$100 donation to GHAVFD extension to 2011) which would be voted on at the annual meeting.

Three of those present volunteered to count votes: Kent Mills, Peggy Burch and Victoria McCoy.

Dennis Bicknell said the required quorum for the annual meeting was 55.

*RLA members send their
sincere sympathy to
Rita Mayhew
and her family
for the loss of her husband,
Timothy,
who died on June 25, 2008*

Environmental Control Committee Report

By Peggy Burch

The environmental report for July will be on Mountain Pine Beetle as that is the subject foremost in the minds of area residents. The areas under siege are still mainly on the west slope where lodgepole pines are being devastated. Rocky Mountain Park is experiencing some areas of destruction as is Cameron Pass in Poudre Canyon west of Fort Collins.

Our area is still experiencing just normal occurrences of infestation in our ponderosa pines. There are areas in The Retreat and close by in the National Forest where ponderosa pines were infested last year and were not cut down and disposed of properly. The beetles still remaining in these trees will soon fly and attack trees nearby. This will result in attacks showing up on some of our properties. The trees cannot just be cut down. The beetle larvae in the cut trees can still mature and go on to destroy other trees.

Some households in The Retreat chose to have their trees sprayed to prevent loss of the trees. Spraying is 90% to 95% effective if done by a proficient tree expert. It does have some negative environmental aspects. A few households chose not to spray, but instead opted for pheromone patches to keep the beetles from attacking trees. Use of pheromones in this manner is still in the experimental stage but shows some promise.

People are asking what the future holds for our trees. At this point, no one really knows. Tree experts are divided when it comes to future actions of mountain pine beetle. The last massive infestation affected ponderosa pines. The mountain pine beetle did not transfer easily to the lodgepole and other species of pine. Some very knowledgeable tree people feel that this might hold true for this epidemic also. Others feel that the extremely high numbers of beetles, combined with drought and warmer winters, will cause them to go into ponderosa pine with no difficulty.

What you can and should do is to identify trees that are newly attacked this fall. Wait until the end of September and inspect each of your pine trees. If you see the characteristic popcorn-looking pitch tubes, have someone who is knowledgeable about mountain pine beetle to verify attack and give you suggestions about the proper methods to dispose of the tree. That way, you will have several months to decide how to handle the affected trees.

If a neighboring property has affected trees, it is your right to contact the owner. If the owner doesn't take action, it is also your right to report the matter to the County Forester. Remember, you must take action and responsibility for your own property and trees.

Please feel free to contact me at (970) 577-1912 or at peggyaburch7@q.com for additional information.

Signatures Requested

Carol and Keith Cross live on County Road 43. The back boundary of their property adjoins Retreat land, but they have no Retreat road access and do not use any Retreat roads. Even so, they must pay every year for Retreat road maintenance.

Because of the RLA Covenants, the board has not been able to release the Crosses from their assessment obligation. Now, however, an attorney has informed the Crosses that if they get 150 signatures—two-thirds of the RLA membership—on a petition they can have the covenants changed to release their property from Retreat assessments.

To support the Crosses' effort, call them at 970-586-3504 or e-mail them at cnkcross@msn.com. Mrs. Cross will bring the petition to your house for you to sign.

Roads Committee Chair Dick Boggs wishes to thank the 14 volunteers who applied 600 tons of recycled asphalt to 1.3 miles of Retreat roads in July 2008:

Dennis Bicknell
Bruce Brown
Marvin Gee
Allan Gooch
Rich Gilmore
Jack Heidebrecht
Verna Heidebrecht
B. J. Pell
Steve Peterson
Chuck Reynolds
Leon Satterfield
Ron Spurlin
Bill Widmaier

RLA members thank Mr. Boggs, too, for the many hours he spends each year, planning and executing road maintenance and improvement.

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[Terms expire at Annual Meeting in bracketed year]

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Glen Haven, CO 80532-0160

To receive the newsletter by e-mail, send a message to webmaster@retreat-glenhaven.org



Admiring the spectacular view from Frances Cunningham's deck are, from left, Kirby and Victoria Taylor, John Klausner, Mike and Sande Frederick, and Guiditta Spurlin

First Class Mail

Address Correction Requested



The Retreat Newsletter

1971 ★ 37th Year ★ 2008



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

September/October 2008

2008-2009 RLA Board Meetings

**9-11 am on following Saturdays
at homes of board members:**



Annual BUDGET Meeting

October 25, 2008

Mary Nolan's, 899 Elkridge Drive



November 1, 2008

Danny Perugini's,

1497 Dunraven Glade Road



**Remaining dates will be set
at the November 1 meeting.**



**The RLA membership thanks
Mark Lee**

**for his two years of service,
the last as president of the board.
He resigned on Sept. 6, 2008.**

**RLA members thank
STEVE CHILDS**

**for his 32 years
of GHAVFD service.**

**Steve retired as fire chief on
June 23, 2008.**

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Ads are free to RLA members, \$10/yr to others.
Send message to Mark Lee or Victoria McCoy.
(Contact addresses on page 4.)

September 2008 Board Meeting Report

At the September 6 board meeting, newly elected members Terry Larsen and Mary Nolan, and recently appointed Danny Perugini, joined Mark Lee, Dick Boggs, Graham Fowler and Mike Frederick at Mr. Boggs's house.

Also present were RLA members Marvin Gee, Rebecca Lorenz, Victoria McCoy, Peter Sinnott and Duke Sumonia.

Mr. Gee made a statement decrying the recent lack of discussion about "common good"—good roads throughout The Retreat, in case of emergencies and to increase the aesthetic and market value of property—and suggesting we need to work together to recover a sense of the common good.

Mr. Sumonia reminded the board of two recently passed Colorado stat-

utes which require revision of some RLA policies: HB 08-1135, among other things, requires due process in the penalty process and provides for alternative dispute resolution; and HB 08-1089, which concerns board actions "without a meeting".

He also asked if the board had considered a donation to a memorial for recently deceased RLA member Tim Mayhew and suggested a letter of appreciation be sent to Gordon Nuttall for his service as a board member and chair of the Roads Committee, work on roads, establishment of the Webcam and RLA Web site, and chairing of the Good Neighbor Committee. Both were approved; \$100 will be sent to the Youth Hunting and Mentoring Program

Continued on page 2



On August 25, Streamside Drive was closed for several hours while RLA members Dale Alps, left, and Rich Gilmore installed a large culvert beneath Streamside Drive to solve the problem of erosion at that spot. Some of the digging had to be done by hand to avoid cutting the phone lines buried underground.

September Board Meeting Report

Continued from page 1

in Mr. Mayhew's name.

Recording Secretary Joan Van Horn was unable to attend the meeting; Mr. Lee asked for a volunteer to take the minutes; Mary Nolan responded.

Mr. Fowler said the pine beetle infestation is increasing alarmingly, mostly in lodgepole pines, but ponderosas are also being attacked.

Mr. Perugini described a Forest Service grant form, for fire mitigation work in The Retreat, which he'd been given by ECC chair Peggy Burch.

A letter about problem dog-barking is now available if RLA members need assistance from the board.

New Business

The Member Query Policy was revised to allow the board to ignore messages from RLA members which are "nasty" or unsigned.

The Chenoweths, who purchased land adjoining The Retreat from the Maitlands a few years ago, have stated they will not pay RLA assessments. Contradictory and missing legal documents would make it difficult for the RLA to litigate this matter. Terry Larsen volunteered to research the related water-rights issue.

RLA member Rebecca Lorenz stated she intends to ask the court for a Declaratory Judgement in order to start the process of repairing the "plethora of problems" caused by mistakes made by previous boards and attorneys over the years, including water rights and pro-rata property assessments.

Jan Ricker, who will retire from the position of Assistant Treasurer/Corresponding Secretary at the end of this year, provided her six-page job description and a proposal from Hobert's Business Services to take over the job for \$350 per month. The board is considering how to proceed, including asking Ms. Ricker to negotiate the additional responsibility of minutes-taking and Web-site maintenance to Hobert's services. Dividing the position in half and seeking RLA member volunteers are possible solutions.

This year's board officers are: President Dick Boggs, who will also remain head of the Roads Committee; Vice President Danny Perugini; and Secretary/Treasurer Graham Fowler, who volunteered to remain in that position.

Mr. Lee announced he had moved to Fort Collins and was resigning from the

board. RLA member Peter Sinnott, recruited by Marv Gee, volunteered to fill the vacant board position.

Committee Reports

Assistant Treasurer/Corresponding Secretary Jan Ricker reported that the number of property owners has increased to 224 due to the sale of Filing 1, Lot 26 on Solitude Court to Gregory and Charlene Novakovich.

ACC chair Dennis Bicknell reported that applications were approved for: Peter and Lydia Hillman's driveway and future building area at Bulwark Ridge Road; Ed Grueff's extension to his existing residence at 1035 Streamside Drive; and Ernie and Lila Conrad's detached two-car garage at 657 Miller Fork Road.

Roads Committee chair Dick Boggs reported that a culvert had been installed under Streamside Drive (photos page 1 and below) and that it cost less than was budgeted, so leftover

funds can be used to finish the two remaining 2008 projects: installation of three dry hydrants and clean-up and painting of the fire house in The Retreat. He will coordinate both projects with Jason Gdovicak, the acting GHAVFD fire chief.

He said it was very difficult to install the two-foot-diameter culvert under Streamside because there are two sets of telephone wires, one a few inches below the surface, the other about three feet below. The culvert had to be fitted between the two wires.

Mr. Boggs also reported that he has visited three salvage yards and hopes to sell our old water truck for about \$500, and that the RLA can purchase a pressure washer to clean our equipment for about \$400, saving the cost of renting a pressure washer.

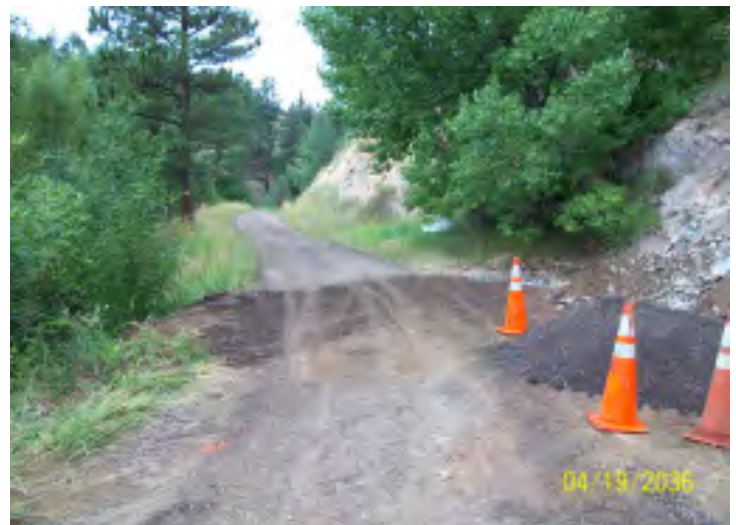
Ms. Lorenz asked if the old water truck could be used to spray for the

Continued on page 3



One end of the new Streamside Drive culvert

By 2 pm on August 25, the culvert was installed, and the surface of Streamside Drive was filled in, graded and usable again.



September Board Meeting Report

Continued from page 2

pine beetle; Mr. Boggs said the truck was too old and rusty and the spray solution was too corrosive for that to work. Ms. Lorenz suggested we might get more money for the old water truck by selling it on eBay and volunteered to post it on that site.

Environmental Control Committee chair Peggy Burch, who was not able to attend the meeting, sent her report by e-mail; the newsletter editor could not open the attachment, so that report cannot be included in this issue of the newsletter. Please check for it on the Web site: www.retreat-glenhaven.org.

The next two meeting dates were set: the Budget meeting will be 9-11 am on Saturday, October 25, at Mrs. Nolan's house; the next regular board meeting will be November 1 at Mr. Perugini's house; see pages 1 and 4 for locations. Subsequent meeting dates will be chosen on November 1.

Communications Committee chair Mark Lee said he had been paying the \$8 monthly fee for the Webcam's Internet address and suggested the board should take over this payment; the camera itself is owned by The Retreat. Peter Sinnott volunteered to have the Webcam installed on his property.

Mr. Lee will continue to maintain the Retreat's Web site until Hobert's or someone else takes it over.

Glen Haven

Historical Society News

By Gordon Nuttall

The GHHS August program was "Camping in the Rockies - circa 1890", moderated by Sonja McTeague.

The September 16 program will be a double-header. First, Kenneth Calkins will recount his childhood in the 1930s at his father's cabin on CR43 and his grandmother's cabin on Fox Creek. Kenneth's grandfather's brother was Senator John Harvey Drake, whom the town of Drake was named after. Second, Beulah Behrens will share her pictures and what it was like in the early years of The Retreat, including the flood.

Mark your calendars for the holiday potluck on December 16 at 6 pm, with turkey and ham prepared by the Glen Haven Inn.

The GHHS Web site is www.ghhs.us.

Keeping Ourselves Safe and Comfortable

Since the record snows of December 2006-January 2007 (92" at 7000 feet), we've had pretty mild weather in The Retreat, which is nice (if you don't worry about global warming), but which can also lull us into complacency.

In another real crisis, it could be impossible for Retreat volunteers and equipment to come to everyone's rescue quickly, so preparing to protect ourselves is sensible.

Weather Watch

If you have Internet access, go to <http://www.noaa.gov/wx.html>; type 80532 into a box at the left of the screen, and you'll get a week's worth of forecasts for Glen Haven. Web or no Web, it's a good idea to have a battery-operated weather radio, which doesn't depend on electrical and phone lines functioning without interruption.

Home Emergency Supplies

Keep emergency supplies on hand.

- **packaged food:** canned meat, vegetables, fruit; carbohydrates
- **medications**
- candles & matches or a lighter
- drinking water
- pet food
- firewood
- flashlights & fresh batteries
- battery-operated or wind-up radio

Give considerable thought to your individual requirements. If you need

life-saving medical supplies, such as oxygen, make arrangements to keep extra at home in the winter.

If you have a generator or a snow-plow tractor, make sure your supply of fuel is adequate—and that it's stored safely.

Car Emergency Kit

It's also wise to keep a knapsack of emergency supplies in your car: a can of tuna, for example, a can opener, crackers or cookies, matches, bottled water, a flashlight, a blanket. Change the perishable items every year.



The woodpecker who thought he was a hummingbird...

United Retreat Committee Formed

By Rob Squire

We are starting to make progress in the investigation of the three options that the membership gave us to look in to. I've formed the United Retreat Committee, consisting of Ann Martin, Kent Mills, Peter Sinnott and Terry Tuttle; I'm the committee chair. We held our first meeting on September 6.

In preparation for our first meeting, I performed an analysis of the voting results to provide a starting point for our discussions.

Just to refresh your memory, the three options are:

- 5) County Road Members pay reduced road maintenance
- 7) Keep County Road Members' assessment constant
- 2) Form a Public Improvement District

There are many variations that options 5 and 7 can take, and one of the

big jobs the committee will tackle will be to decide exactly what form each of those options should take. I have started looking into what it takes to form a PID. The process and implementation is somewhat complex, and I may ask some of the committee members to help with the research.

Many of us have strong opinions on this issue, and frankly I'd be surprised if there weren't. But it has been gratifying to see members of both points of view working together in an open-minded cooperative manner to try to find a compromise position. If we can find that compromise that everyone can live with, it will go a long way toward increasing the harmony in our community. While there are always exceptions, I honestly believe that our community as a whole is making progress.

If you have any questions about this, please feel free to call me or to send me an email at estesfolk@yahoo.com.

Board of Directors, 2007-2008 [Terms expire at Annual Meeting in bracketed year]		Other RLA Leaders & Volunteers
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Committee Chairs		Recording Secretary Joan Van Horn jvhhep@juno.com
Roads Committee Dick Boggs, Chair: <i>contact info above</i>	Mary Nolan ['11] 772 S. Granby Cir., Aurora, CO 80012 (303) 369-8762 898 Elkridge Dr., The Retreat P. O. Box 342, Glen Haven, CO 80532 (970) 586-4172 johnmarynolan@q.com	Retreat Webmaster Mark Lee http://www.retreat-glenhaven.org/webmaster@retreat-glenhaven.org
Architectural Control Committee Dennis Bicknell, Chair P. O. Box 172, Glen Haven, CO 80532 (970) 586-1034 dmbicknell@aol.com	Danny Perugini ['10] 1497 Dunraven Glade Rd., The Retreat P. O. Box 129, Glen Haven, CO 80532 (970) 577-9477 peruginidm@msn.com	Newsletter Editor Victoria McCoy P. O. Box 331, Glen Haven, CO 80532 (970) 577-1866 rockyglen4@juno.com
Environmental Control Committee Peggy Burch, Chair P. O. Box 33, Glen Haven, CO 80532 (970) 577-1912 peggyaburch7@q.com	Peter Sinnott ['09] 22 Saddle Court, The Retreat P. O. Box 157, Glen Haven, CO 80532 (970) 577-7766 sinnott2805@msn.com	Nominating Committee Chair: open

THE RETREAT Landowners Association

P. O. Box 160

Glen Haven, CO 80532-0160

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The Retreat Newsletter

1971 ★ 37th Year ★ 2008



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

November/December 2008

2009 RLA Board Meetings

9-11 am on following Saturdays
at homes of board members:



January 24, 2009
Peter Sinnott's
22 Saddle Court



March 14, 2009
Mike Frederick's
724 Copper Hill Road



May 16, 2009
Terry Larsen's
579 Streamside Drive



July 18, 2009
Dick Boggs's
532 Elkridge Drive



38th ANNUAL MEETING
July 18, 2009



WINTER POTLUCK
February 21, 2009, 5-9:30 pm
Community Church of the Rockies
Estes Park

November 2008 Board Meeting Report

On November 1, all seven board members met at Danny Perugini's house.

Also present were RLA members Marvin Gee, Ann Martin, Victoria and Guy McCoy, Mary Perugini and United Retreat Committee chair Rob Squire.

Ann Martin announced that Duke Sumonia was in the Estes Park hospital. (He was treated and released two days later.)

Victoria McCoy asked that one board member cease making personal critical remarks about RLA members in meetings and non-private e-mails. Board president Dick Boggs said that would not happen again.

Graham Fowler said his daughter Emma would have definitive cancer tests on Nov. 7.

Mr. Perugini said an RLA donation and a thank-you letter had been acknowledged by Rita Mayhew and Gordon Nuttall.

ECC chair Peggy Burch delivered her report; see page 3. Information about forest protection (spraying, pheromone packets, tree removal) will be presented at the January 24

board meeting. A board committee consisting of Peter Sinnott, Graham Fowler, Mary Nolan, Danny Perugini was set up to research the issue; it met immediately after the adjournment of the Nov. 1 board meeting.

Mr. Squire delivered his United Retreat Committee report; see page 2.

A Bylaw Review committee consisting of Dick Boggs, Peter Sinnott, Danny Perugini and Mike Frederick will update the bylaws on the RLA Web site.

Mr. Boggs reported receiving complaints about Covenant violations, such as unconcealed propane tanks and vehicles stored uncovered. The board encourages RLA members to re-read the Covenants and make sure their property complies. Violations will be reviewed at the January board meeting. Notices will be sent to violators, and enforcement procedures will begin March 1, 2009.

Board and Annual Meeting dates were set; see column 1 at left. The Winter Potluck will be at the Community Church of the Rockies, 1700

Continued on page 2

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November Board Meeting Report

Continued from page 1

Brodie Avenue, Estes Park.

The board voted to transfer \$1000 from dry-hydrant installation to "forest management". The budget will be reviewed again at the January meeting.

Assistant Treasurer/Corresponding Secretary Jan Ricker and Treasurer Anita Meis will be stepping down soon from their volunteer positions. Their extraordinary contributions to professional governing of the RLA are greatly appreciated.

The board voted to hire Hobert's Business Services in Estes Park to handle the work Ms. Ricker and Ms. Meis have been doing, plus maintenance of the RLA Web site, at a cost starting at \$350 a month.

Committee Reports

The following two reports were delivered in writing, outside the board meeting:

Architectural Control Committee chair Dennis Bicknell reported no complete applications have been received or approved since the Sep-

tember 2008 report. Some data needs to be submitted by the Phillipses, 393 Streamside Drive, for a project.

Construction continues at several cabins or lots.

Assistant Treasurer Jan Ricker reported one property sale since May; Guy and Kathleen Wagner of Loveland bought Gordon Nuttall's lot 5: [10] on Miller Fork; the number of landowners remains 224.

Assessment notices will be mailed after Thanksgiving.

United Retreat Committee Report

By Rob Squire

The United Retreat Committee has had one meeting, on September 6, 2008, during which we discussed a charter, and a plan forward. We believe committee activities will consist of four phases. The committee is currently in the first phase.

The phases are:

1. Idea development
2. Consensus building
3. Annual Meeting
4. Implementation

We will continue to develop all three ideas that came out of the July 2008 annual meeting but currently believe that one of them is a clear frontrunner: a reduction for Dunraven Glade members and an increase for other members.

To simplify descriptions, Dunraven Glade property owners are hereafter referred to as County Road Members (CRMs); other Retreat property owners are referred to as Retreat Road Members (RRMs).

The committee is currently in the process of determining community reaction to the concept. Ann Martin and Terry Tuttle are handling this for County Road Members. The committee chair sent an email on October 17 to several Retreat Road Members. This email summarized the concept and requested feedback.

As of November 1, the committee chair had received feedback from 11 members. Of these, nine indicated they would vote for it, one was against any change, and one RRM was against CRMs paying anything for RRM roads. Of the nine, some completely embraced the con-

cept. Others expressed disappointment that a change was necessary, but acknowledged that it was required and liked this solution.

We have reviewed a letter from a former RLA counsel (Jeff Bettenfield) who pointed to the process for changing covenants that is detailed in CCIOA. This is a somewhat cumbersome process, but it indicates that a simple majority of the membership is required to change

the Covenants, not a 2/3 majority as was previously thought. A summary of that process is available from the committee chair if desired.

At the next committee meeting, we will discuss this feedback and analyze the feedback results from the County Road Members. We will also discuss the definition of a Retreat Road Member, and what, if any, impact this concept would have on contingency funds.

Barking Dog Complaints

The RLA Board continues to receive complaints about barking dogs. Complaints should be sent instead to the Larimer County Humane Society's Animal Protection and Control Department, which is contracted by the Larimer County Sheriff's Department to handle animal issues.

To file a complaint about a barking dog, call the Humane Society at 970-226-3647 and request that a complaint form be mailed to you. However, upon filing a complaint you must be prepared to testify at a hearing. It is best if two or more neighbors file about the same dog(s). Also, it is important to have available for the hearing a log docu-

menting dates and times of the barking and any other evidence (pictures, tape recordings) that might further document the dog's barking.

Additional information can be found on the Larimer County website: www.Larimerhumane.org. Under Local Ordinances, click on Unincorporated Larimer County, then on Animal Protection and Control, and scroll down to page 6, Article IV, Subsection B: Disturbance of Peace and Quiet Prohibited. Penalties for violations are listed in Section VII, pages 13-14, of the document. RLA members without Internet access should ask a neighbor to print the appropriate pages.

Save Money and Help the Planet, Too

You know Google, of course, but perhaps you haven't yet heard about the electricity-saving alternative, Blackle. Blackle legally uses Google's unique search technology, but with a predominantly black screen, which has saved 933 million watt hours since January 2007. (The Web pages you go to are

not black, only the search page.) Setting Blackle as your home page saves you a bit of money and prevents a bit of the emissions caused by generating electricity. A win-win change.

Then there's the other simple win-win: replace standard light bulbs with compact fluorescents.

Environmental Committee Report

By Peggy Burch

Mountain Pine Beetle

The infestation of mountain pine beetle (MPB) in our trees is still just about normal. Some properties have one or two trees that appear to be newly infested in the last three months, but many other properties show no infestation. Reports from Estes Park indicate that conditions are still within the normal range within the Estes Park Valley. Nearly all trees that were sprayed were protected. Pheromone packets provided about 60% effectiveness.

Rocky Mountain National Park reported 100% effective protection in the campground areas that were sprayed. The park also used pheromone packets in some areas on pines other than ponderosa and lodgepole. Results of this have not yet been released.

The west side of the park reports indications that MPB have gone into some spruce trees due to the shortage of lodgepole pine.

Please check your trees within the next couple of months. Look for pitch tubes and sawdust at the bottom of the trees. Both are signs of MPB invasion. The infested trees must be taken down and destroyed by next July. Estes Park will have their air curtain burner available for the trees to be destroyed; it's located at the recycling center.

Needle Cast Disease

Some trees are showing unusual symptoms which may be needle cast disease. The newest needles on the ends of branches are discolored and the trees will shed the needles. This condition is not to be confused with the annual needle drop, in which the innermost needles fall off at this time of year.

So far, the branches that appear to be affected are too high to cut and get a sample for microscopic examination. If anyone has a tree with the *outermost* needles dying and a branch is close enough to the ground to be cut, please let me know so I can get a definitive diagnosis.

Others

Woolly aphids and needle miners are rampant this year. Both insects usually cause little damage and then go on their way. While the

damage is taking place, it causes much concern. By this time, both insects have left the trees.

Glen Haven

Fuels Reduction Project

On October 8, 2008, the Canyon Lakes Ranger District held a meeting in Glen Haven to advise the community about fuels-reduction plans in our area. The Forest Service and private contractors will be cutting ladder fuels, which includes conifer trees less than 10 inches in diameter, and burning or chipping these trees. The purpose is to lessen the fire danger near private lands. No trees will be cut on private land.

There will also be a prescribed fire of approximately 300 acres near the summit of Crosier Mountain. It appears that the properties most affected by the thinning will be along Dunraven Glade Road where thinning will be done on National For-

est land on the north-facing side of Triangle Mountain.

The question of mountain pine beetle invasion was raised. If the Forest Service cuts the smaller trees and MPB destroys the larger trees, what would be left? The Forest Service is taking this into consideration.

There is no definite plan at this time. Alternatives are being considered. Information can be found at: www.fs.fed.us/r2/arnf/projects/ea-projects/clrd/glenhaven/index.shtml.

You may also contact me at peggyaburch7@q.com and I will send you the notice and attachments.

While we all know that our forests are too thick and present a fire hazard to all of us, everyone should be made aware of the thinning project.

Home Protection/Light Pollution

See "The Dark Side", an informative Aug. 20, 2007, New Yorker article by David Owen (use those key words to search the Internet); and the Web sites of the International Dark-Sky Society (www.darksky.org) and the separate Dark Sky Society (www.darksksociety.org).

Retreat property owners know how fortunate we are to be in a place that's more natural than many others.

But we are not all aware of the impact of *incorrect* outdoor lighting.

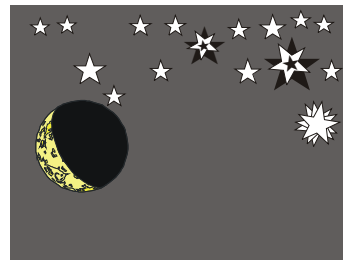
It damages humans and animals; it wastes money; and it's a visual assault on neighbors.

And, it fails in the primary purpose for which it is intended, **safety**;

Picture these two scenarios:

1) **Bright light shining all night outside your house.** A burglar easily skirts the light on the ground, breaks in, ransacks and steals your belongings.

2) **Natural darkness around your house.** A burglar approaches; a shocking flare of light pinpoints him, alerts your neighbors, and sends the burglar tearing away, your belongings untouched.



Human eyes are so sensitive they can take up to an hour to recover full function after exposure to something as mild as a desk lamp. A painfully bright light can actually *protect* a criminal by blinding observers.

The simple change from an always-on, dusk-to-dawn light to a rarely-on, *motion-sensitive* light protects your property much more effectively and much less expensively.

Research and observation of the destruction of nighttime darkness by astronomer David L. Crawford in-

spired him and a colleague to persuade the city of Tucson to adopt an ordinance governing exterior lighting.

It also inspired Crawford and another friend to form the nonprofit International Dark-Sky Association. In 2007, the IDA had 11,000 members in the U.S. and members in 78 other countries.

You can become a member of the separate Dark Sky Society, based on Long Island, New York, at no cost, to support its goal of "preserving the natural star-filled night sky and fighting the intrusion of light pollution."

THE RETREAT Landowners Association

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Glen Haven, CO 80532-0160

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