



The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

Opening Note from Board of Directors

Crossroads. That is how I picture the Retreat at this time. As of 18 Jan 2013, we have not heard from 96 members/owners on the consent forms. The Retreat belongs to all of us, and we must work together in making it a viable and tranquil place to live. Please return your consent forms by Jan 31. Make your voice count!

As I read the past newsletters, I noticed perennial issues - wildfire preparedness, mountain pine beetle, noxious weeds and roads. Any concerns by the members are welcome. My thanks to Peggy Burch for her tireless effort in educating us on our environmental issues over the years.

There were also the fun items such as picnics, hikes, trout stocking, and many historical notes contributed by Duke Sumonia. Any suggestions or newsworthy articles are encouraged. Thanks to all who have made the Retreat a special place to live. Welcome our new neighbors and start better times for all of us.

Respectfully submitted,
Peg Sloan, Vice President and "Temporary" Editor

Board Meeting, December 15, 2012; 10:00 a.m.

Danny Perugini's Residence, Dunraven Glade Road

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Kent Mills, Amanda Gordon, Linda Lambert, Danny Perugini, Cody Sanders, Peg Sloan

Also Attending: Mary Nolan, Peter Sinnott, Duke Sumonia, Howard Pomranka, Carl Heinley

Glen Haven Area Volunteer Fire Department – Fire Chief Jason Gdovicak reviewed with the Board the available water sources in the Retreat which include the dry hydrant on Miller Fork, 10,000 gallon storage tank on Bulwark Ridge and the pond formerly owned by the Lindseys. Materials are available to install additional dry hydrants and Jason agreed to work with the Retreat Road Committee to get them installed next summer. Jason also reported that 45 emergency calls have been received this year.

The meeting was then called to order, the agenda was adopted as modified, and the minutes of the meeting held September 15, 2012 were approved as submitted.

Board Members Comments – Grant Dickson submitted his resignation from the Board. The Board decided not to fill the position at this time.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services for December 13, 2012 which showed a checking account balance of \$10,082.68 and money market account balance of \$56,013.46. Five properties have sold since September 13, 2012. Several homeowners are still confused about the new fiscal year of August 1 – July 31 and the Bylaws will need to be amended to reflect the change in fiscal year.

Architectural Control Committee – A written report from Dennis Bicknell stated that there are currently no applications filed or pending.

–Meeting - Continued on Page 2

Roads Committee – New tires were purchased for the road grader.

Environmental – No report. The Board decided to consider an environment improvement plan when planning the next budget.

Website – The website has been rebuilt. The President will request Hoberts to put a counter on the website to help determine the interest in the website.

Legal – The Court of Appeals upheld the District Court's original ruling which was in favor of the RLA. The Court did not allow for the RLA legal expenses to be paid by the Plaintiff. The ruling is available on the website. The lawsuit filed in July is still pending.

OLD BUSINESS:

Covenants Revisions – The "Proposed Amended and Restated Declaration of Protective Covenants of the Retreat Landowners Association" were sent out to the membership and 57 replies have been received with 53 in favor of the revisions. A postcard reminder will be sent shortly to encourage responses from those who have not responded yet.

Newsletter – Peg Sloan volunteered to do the January newsletter with assistance from Linda Lambert. Information to be included in the newsletter should be sent to Peg by January 1st.

NEW BUSINESS;

Road Moisture Treatment – Rich Gilmore is researching methods of moisturizing road surfaces to suppress dust, especially if the lack of moisture continues.

Gate Lock Combination – It was proposed that the combination of the lock on the gate crossing Miller Fork Road be changed to discourage access. The Board unanimously decided to remove the lock and leave the gate open as it is legal access.

Miller Fork Trail Access – Peter Sinnott, Howard Pomranka and Carl Heinley questioned the restriction of access to the trail by limiting parking on Miller Fork Road at the trailhead. Most of the time parking is not a problem, but a few times a year numerous cars and horse trailers congest the area. The Board wanted to look into widening the road near the trailhead to better handle the parking. Peter Sinnott agreed to meet with Rich Gilmore to explore the possibilities.

Real Estate Bulletin Board – The Board discussed installing a large bulletin board to allow real estate sales and community events postings as a substitute to the numerous unsightly "for sale" signs. Mandy Gordon agreed to research the design and costs of such a bulletin board at the Retreat main entrance.

Winter Potluck – Winter potluck is scheduled for Saturday, February 2nd at the Glen Haven Town Hall. Peg Sloan (with the help of Mary Perugini) agreed to help coordinate the event.

Payroll – Anita Meis will no longer be doing the payroll for the RLA. The Board discussed the possibility and desirability of having a contract labor relation with Rich Gilmore rather than an employer/employee relationship. Kent Mills agreed to research this.

Landowners' Comments – Duke Sumonia mentioned the public meeting with the US Postal Service regarding reducing the hours of operation of the Glen Haven Post Office. Duke suggested that the RLA conduct all of its mailings and postage purchases through the Glen Haven Post Office (instead of the Estes Park Post Office) to help maintain and possibly increase its revenues.

Next Board meeting is March 16, 2013 at 10:00 am at Linda Lambert's home.

Meeting adjourned at 11:55 am.

ENVIRONMENTAL REPORT - JANUARY, 2013 - MARCH, 2013

In the spring, summer and fall of 2012, we experienced heat, drying winds and very little moisture. These factors stress the trees and vegetation. Add Mountain Pine beetle and ips beetle, along with other insects and disease, and the result is that we have lost many trees and other types of vegetation. Some of our Ponderosa pines lost their second year needles along with the customary third year needles, leaving many trees with "poodle" branches. This is caused by drought. This loss of older needles is more noticeable in the Ponderosa, although other types of evergreens lost some of the older needles, leaving many almost bare branches.

What should we expect for 2013? 2013 was predicted to be cold and dry and so far it is. But the new growth of trees is determined by the weather of the previous spring and summer. Therefore, we can probably expect less new growth on our evergreens and deciduous trees in 2013 than in some years when we had adequate moisture. Signs of drought: needles look dehydrated; deciduous trees and shrubs develop leaf scorch or lose new leaves; flowers don't develop beyond the bud stage. During drought, the newer needles on fir trees might change color to a reddish tint in late summer. Spruce might look kind of purplish on the newer needles. Lodgepole pine cones might not develop fully and Ponderosa needles turn straw colored at the tips or all the new growth turns

—Environmental - Continued on Page 3

yellow. It is possible that the older needles will again drop off the evergreens if there is not enough moisture during the first months of 2013. Drought is difficult to manage, but there are some things that we can do. Eliminate all unnecessary or unwanted shrubs and weedy growth. These use precious moisture. Keep your most valuable trees as healthy as you can during summers and consider supplemental watering. In winter, supplemental watering should be done when air temperature is 40 degrees or higher and there is no snow cover and the water can penetrate into the soil. If you shovel snow from decks, walkways and patios, consider placing the snow around your shrubs and trees as supplemental water. It melts slowly and naturally. Be sure that no snow melting chemicals have been used and that the snow is kept about 6" away from the trunks of the plants to avoid vole damage. **Fact sheet; fall and winter watering -7.211. For info concerning drought, input drought management in the search area.**

The best time to remove or prune trees is in the first few months of the year. The trees that have been killed by mountain pine beetle or ips beetle must be removed to prevent the larvae from maturing and flying to new trees during the summer of this year. Obviously to avoid the possibility of starting a wildfire, do the work while there is snow on the ground and use your chain saw carefully. The easiest and, sometimes best, option is to call an arborist. This would also be a good time to remove limbs that are infested with dwarf mistletoe. The dwarf mistletoe is a parasite and uses moisture and nutrients

that the tree needs. This parasite can spread to other trees. Limbs can be taken to The Retreat slash pile. The boles (trunks) of the trees can be cut into shorter pieces and taken to the Loveland Recycle Center for a fairly minimal charge, depending on the size of the load. Neighbors can work together to make the whole job easier. **Fact sheets: MPB – 5.528, IPS – 5.558 and dwarf mistletoe 2.925**

Look your property over carefully and decide which trees are most important to you. Make sure those trees appear to be healthy. Spraying for beetles is the only scientifically proven way to stop mountain pine and ips beetles. If you are going to use a professional to spray for beetles in the spring, get your name on a list as soon as possible as they get very busy. Remember that Ips beetle fly sooner than mountain pine beetle.

While you are evaluating your property try to remove any invasive weeds that are just waiting for a few warmer weeks to start growing very rapidly. Cheat grass, mullein, Myrtle spurge and musk thistle are some that start early and are already showing above ground. These are noxious weeds that invade areas rapidly.

For Fact Sheets from CSU Extension: type www.ext.colostate.edu/pubs/html , select yard and garden and enter fact sheet # or key words in search area.

2013 Winter Environmental Report by Peggy Burch, 577-1912; peggyaburch7@q.com

The weather of the previous spring and summer sets up the growth for the following year.

NOTICES

NEWSLETTER EDITOR NEEDED

Stephanie Sinnott has retired as Newsletter Editor. The editor collects the material to be published, then sends it to Hobert Office Services, who compiles and mails the actual product. If you would be willing to serve in this position please contact the Board.

BOARD MEMBER NEEDED

Currently there is an opening on the Board. All interested parties please contact one of your board members. Current board member names are located at the end of the newsletter. Thank you.

OWNER CONSENT TO THE PROPOSED AMENDED AND RESTATED DECLARATION OF THE PROTECTIVE COVENANTS OF THE RETREAT LANDOWNERS ASSOCIATION

is due by January 31, 2013. Please send in your consent form as we would like to have 100% participation.

RLA Board of Directors

PROPERTY SALES SINCE JULY 2012

Josephine Gray and George Cutich purchased 1: [23] from Hans and AJ Gerthe
Ruperto Alba purchased 1: [69] from Clifton and Adina DeWitt
Christian and Diane Collinet purchased 1: [90] from Zodiac Construction (Jim Scudamore)
John and Jean Leitenberger purchased 4: [06] from Rob and Kathy Squire
Michael and Kerrie Steinbach purchased 1: [91] from the Family of Albert Dill
Harley and Gail Lyons purchased 1: [29] from Dennis and Marclyn Hoshiko
Mircea and Laura Cormos purchased 5: [10] from Guy and Kathleen Wagner
Kenneth N. and Laura Hubbard Bickers purchased 3: [41] from Tien Hsing and Pei Hsing Wu
Terence M. and Andrea R. Cooney purchased 1: [77] from Joe Barraclough and Laurene Nicholl

NON-OFFICIAL SECTION

WILDFIRE PREPAREDNESS

Wildfire is a big concern in our area. We are fortunate to have an excellent volunteer fire department nearby and other fire departments that will respond in an emergency situation. But each of us is ultimately responsible for making sure that our homes and properties are as Firewise as they can be. While no mitigation plan is ever certain, taking steps now is better than doing nothing. This is a good time to start the evaluation of fire safety for your property. We need to understand how fire behaves, develop objectives, schedule activities and implement plans.

Know the basics of defensible space; make the home less vulnerable to fire and take measures that will help others to defend your home against a wildfire. Your wildfire mitigation plan should be reviewed annually. Our forests are changing constantly and your plan should be revised accordingly. This will be the first in a series of articles dealing with wildfire preparedness.

Defensible space is divided into three areas: the first 15 feet on all sides of your house is zone 1. Zone three has no specified size. It extends from the edge of your defensible space (zone 2) to your property line. This area can have many management possibilities. Zone 1 and 3 will be covered in later articles. The series of articles is starting with Zone 2, the 75 to 125 feet around your home.

Zone 2 is the transitional zone and an area of fuel reduction designed to lessen the intensity of a fire that might be approaching your house. This area should typically extend at least 75 to 125 feet depending on the amount of slope on your property. Fire travels faster uphill so the areas downhill from your home can be crucial. Zone 2 can make a difference when it comes to saving your home in a wildfire event.

Zone 2 will possibly necessitate some cutting of trees.

This is the safest time of year to do this, both for fire prevention and also to keep sap flow to a minimum while Mountain pine beetles are dormant.

Zone 2 Evaluate your property.

January through March - Estimate the amount of slope, both uphill and downhill from your home? On a 20 degree slope, the minimum distance for defensible space is 90 feet uphill and to the sides and 104 feet downhill from your home. A slope of 40 degrees would require defensible space of 110 feet uphill and to the sides and 170 feet downhill.

- Look at all trees in the zone. Mark for possible elimination: dead trees, trees with extensive mistletoe, trees showing signs of beetle invasion. Also consider trees that are too close together. There should be at least 10 feet between the widest parts of the crowns. Save the healthiest and best placed.

- Clean up the area. Remove fallen timber. If the fallen tree has already started to decay into the soil, leave it there. Remove dead parts of shrubs. Rake up needles and cones, while leaving duff in place. It protects roots and will protect the soil in a moderate fire.

- Remove ladder fuels: Carefully prune trees to be retained to a height of at least 10 feet above ground. Remove shrubs growing under these trees as they are also ladder fuels.

- Small clumps of 2-3 trees may be kept as long as the tree crowns have more space from the next closest trees.

- Isolated shrubs may remain as long as they are not under the crowns of retained trees but trim off any dead portions.

- Where shrubs and /or aspens are the primary fuels, special considerations may apply. See Wildfire Defensible Spaces fact sheet 6.302.

- Keep grasses short- a maximum of 6 to 8 inches.

Retreat History by Duke Sumonia

In the years 1871 and 1872, two men came to the "Retreat", one to stay forever, and one to return many times. They both left their names on the land that has become home to some of us.

On May 17, 1871 Charles D. Miller and his close friend Charles W. Dennison, were hunting deer, when Dennison's gun accidentally discharged, fatally wounding Miller. In those days there were no roads and few trails into this area, and it was impossible to remove the body, so his dear friend layed him to rest near the spot where he died.

Miller thereby became one of the first recorded deaths in the Estes Park area, buried near our own Retreat. In 1929, Harold Marion Dunning and Lucus Brandt of Loveland, located his grave and erected a monument to Miller's memory, on the Brandt property, described as "about five miles above the Forks Hotel" (Drake). This historical site is on private property at the Streamside Drive entrance to the Retreat. Miller Fork Stream and Miller Fork Road live on in his memory.

Another early Retreat resident, was Windham Thomas Wyndham Quin, better known as Lord Dunraven of County Limerick, Ireland. In 1872 he came to the Estes Park area, and in what many think was a fraudulent scheme, acquired nearly 15,000 acres for his

private hunting reserve. In 1879 he built a cottage, which still stands about one mile up Fish Creek from Hwy 36, and a fifty room English Hotel nearby, which burned to the ground in 1911.

He is reported to have built his personal hunting lodge, his own Retreat, along Dunraven Glade in 1874. Local history records a rumor that he also built a whiskey cellar (cave) next to his lodge. Some describe the site as being near where the Deserted Village is found today, however Joseph G. Krapp in his book The Glen Haven Story, reports that his uncle took him on hikes along Dunraven Glade, and pointed out where the lodge had once stood. For years local folks have been trying to find the "Whiskey Cave", but no one has ever recorded a find. Maybe someday a Retreat landowner may uncover or discover this historical site, while hiking, or while building their own "Retreat."

In 1877 Dunraven was run out of the area by mountain men and settlers contesting his land claims. Eventually he gave up on his dream and in 1908 sold his land in Estes Park to F.O. Stanley and B.D. Sanborn.

Lord Dunraven left his name on our beautiful glade, and on a mountain and lake at the end of the North Fork, and on a pass in Yellowstone National Park.

ANNUAL POT LUCK DINNER

Please Join Your Neighbors
ANNUAL POT LUCK DINNER INVITATION

The annual pot luck dinner will be held at the Glen Haven Town Hall. **The party will be on Saturday, February 2nd from 5:00 p.m. to 8:00 p.m.** Please bring a dish to share with your neighbors! Plates, napkins, utensils, coffee, tea, soft drinks and water will be provided by RLA. Please remember **NOT** to park your vehicle in the area reserved for the Inn at Glen Haven.

We look forward to seeing you there.

Sincerely, RLA Board of Directors

—Wildfire - Continued from Page 4

- Remove any brush or slash piles
- Stack firewood in places that are clear of flammable vegetation
- It is acceptable to have some ornamental plants in this area. Keep them more than 15 feet away from the house, Keep them small and well-watered and in small groups with pathways, patios, rock walls ,etc. separating them. See Fact Sheet 6.305 Firewise Plant Materials

- Keep a list of evacuation measures handy.

There is an abundance of Firewise material available on the Internet. Check it out. Defensible space, Zone 1 will be the next article.

Please contact me if you have any questions.

Peggy Burch, 577-1912 peggyaburch7@q.com

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

**Next Board Meeting
will be held on
March 16, 2013 at
Linda Lambert's Residence**

**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



Mel's Kitchen & Bathroom remodel
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The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

Opening Note from Board of Directors

Moving forward is our next goal. The Retreat had an 80% return on the covenant consent forms. I would have preferred a much higher percent, but we still had 68% of the members in favor. No matter how you voted or even if you didn't vote, I would like to know your concerns.

We need to improve on what we have to make this a better place. We still need a Board Member, a Treasurer, a Newsletter Editor and a Road Committee Chairman. We hope to begin work on 4 areas of roads in the Retreat. We will be looking for volunteers to assist Rich Gilmore on the Road Crew.

Individually we can work on our own land. There is an excellent environmental article by Peggy Burch. With increasing drought conditions, we need to decrease our chances of fire danger. The Estes Park Weed Roundup will be held again this year on July 27th at the Town Recycle Center from 9:30 to 1:00 pm. They prefer that you put your weeds in paper bags so that bag and all can be thrown into the incinerator.

Our greatest ally to fighting fires is our own GHAVFD. Make sure they have your correct email! The fundraisers include the Duck Race in May, the Garage Sale in June and the Pancake breakfast in July. Unfortunately we were unable to have it the same weekend as our Annual Meeting. But, you can start the weekend with pancakes, spend the week hiking, and end the next weekend with wine, cheese and the Annual Meeting. Hope to see you out and about!

Respectfully submitted,
Peg Sloan, Vice President and still "Temporary Editor"

Board Meeting, March 16, 2013; 10:00 a.m.

Linda Lambert's Residence, Dunraven Glade Road

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Peg Sloan, Amanda Gordon, Linda Lambert, Chuck Reynolds, Cody Sanders

Also Attending: Peggy and Vernon Burch, Rich Gilmore, Mary Nolan, Duke Sumonia

The meeting was called to order, the agenda was adopted, and the minutes of the meeting held December 15, 2012 were approved as submitted.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services for March 13, 2013 which showed a checking account balance of \$1,162.62 and money market account balance of \$54,020.36. Five properties have sold since December 13, 2012. Several assessments are still outstanding and after the Bylaws are revised, reminders will be sent out with a final deadline prior to lien filing.

Roads - Dick Boggs resigned as Chairman since he will be travelling. Rich Gilmore distributed a map outlining proposed road improvements (adding recycled asphalt road base) for late spring/early summer. First priority is .2 miles on Coyote Court, second is .2 miles of Streamside Drive on the steep portion just off of Miller Fork Road, third priority is .3 miles of Streamside Drive just east of the Black Creek Dr. junction, and fourth is .3 miles of Copper Hill Road going up the hill from Black Creek Drive. The Board agreed that all the recommended improvements are necessary and will review the budget to see what can be implemented and approve such via email. Rich reported that the hydraulic hose and grader blades have been replaced on the grader and gave expected maintenance expenses for the next budget year. No one agreed to serve as Chairman of the Roads Committee at this time.

Architectural Control - No new report.

—Meeting - Continued on Page 2

Environmental - Peggy Burch submitted a written report which covered several topics including the added stress to the plant life due to the drought. Mountain pine beetles may fly earlier because of the warmth, IPS beetles tend to attack stressed trees but most of the trees are becoming stressed, and aphids will be a problem this year. Another problem insect is the Pine Needle Scale that sucks sap from needles which usually doesn't cause much damage unless continued for a long time. White spots on needles are a sign of the beetle. Peggy reported that she attended a class which discussed the shallow root systems of trees or root plates that are very subject to drought since they are so shallow. It is better to water trees in the fall and spring as they are better able to absorb moisture than in the winter. The 2012 Colorado State Forest Service Forest Health Report has been released and is on the internet at http://csfs.colostate.edu/pdfs/137233-Forest_Report-12-www.pdf.

Website – Hoberts reconfigured the RLA website and gave it a new look. There was some discussion of adding to the website The Retreat story and information on local hiking trails and/or linking youtube videos.

Nominating – A notice will be put on the website inviting persons interested in running for the next election to contact Amanda Gordon.

OLD BUSINESS:

Board of Directors – In early January 2013, Chuck Reynolds was appointed to fill the vacancy on the Board of Directors caused by Danny Perugini's resignation.

Covenants Revisions – The final tally on the mailed out "Proposed Amended and Restated Declaration of Protective Covenants of the Retreat Landowners Association" is: 68% in favor; 11% not in favor; 1% abstained; 20% no reply.

They are adopted and will be signed, notarized, and recorded.

Newsletter – Peg Sloan agreed to do the next newsletter, but welcomes any volunteers.

Miller Fork Trail Access – Rich Gilmore said that parking is not generally a problem at the trailhead, but that the area around the dry hydrant needs to stay clear to allow trucks to park close to it. Mary Nolan and Chuck Reynolds agreed to coordinate obtaining "no parking" signs for the area near the hydrant. It was moved, seconded and carried that guest passes be allowed to non-residents who are maintaining the trail and that the "no parking" signs be purchased for the hydrant side of the road.

Miller Fork Road Gate – It was agreed that locking the gate should be reviewed closer to summer if the fire danger is high and campers need to be discouraged.

Bulletin Board – Initial research into costs of a bulletin board was \$1000-\$2000 so more economical alternatives will be researched.

Lorenz vs. RLA – On February 5th District Court Judge Dave Williams issued an Order that stays the

lawsuit Ms. Lorenz filed in July 2012, and defers a ruling on the Motion to Dismiss same until the appeal by Ms. Lorenz (regarding the dismissal of her 2011 lawsuit) is finally determined. Previously the Court of Appeals had issued its opinion upholding the District Court decision, but Ms. Lorenz has stated that she intended to file a petition with the Supreme Court regarding that opinion. [Per the Order, "The parties are directed to keep the Court apprised of progress in that case. No additional pleadings, motions, or other documents shall be filed in this case, except to inform the Court regarding the appeal in Lorenz Case II, until such appeal has been decided."]

Additional Dry Hydrants – Chuck Reynolds will contact the Fire Chief about installing new dry hydrants.

NEW BUSINESS:

Bylaws Revisions – Article 6, Section 1, paragraph 9: It was moved, seconded and carried to allow the Board of Directors to retain its authority to grant variances.

Article 8, Section 7: It was moved, seconded, and carried to change "The secretary and treasurer can be the same person" to "Board members may hold no more than two (2) offices at any one time."

Article 8, Section 8: It was moved, seconded, and carried that the reference to the President and Vice President being familiar with Robert's Rules of Order be removed as it is no longer applicable with other revisions.

These Bylaw changes will be sent to the attorney for review.

There are minor changes to the Policies regarding mail-in ballots which will be posted in the newsletter which will allow time for responses and voting.

Budget Meeting – This will be scheduled and Board members notified via email.

BROA – There are two sets of maps for the Bulwark Ridge area which show different properties included in the BROA so further review will be necessary.

Dunraven Glade Road - Two Board members and Duke Sumonia met with the County Commissioner regarding maintenance of Dunraven Glade Road and the general response was that the County is lacking funds for road maintenance and Dunraven Glade Road is not a high priority at this time.

Landowner Comments – Mary Nolan reported that the Glen Haven Area Volunteer Fire Department has established a new contact email: GHAVFD@msn.com

Owners should contact the department through that email if desiring to receive fire notice updates.

Next Board meeting is June 1, 2013 at 10:00am at Peg Sloan's home.

Meeting adjourned at 12:10pm.

Joan Van Horn
Meeting Recording Secretary

POLICY ON MANAGEMENT OF MAIL-IN BALLOTS

• **This is the new proposed mail-in ballot policy, which the Board will adopt at the end of April. If you have any comments, please send them to the Board before that time.**

Use of: Any action that may be taken at any annual, or special meeting of members may be taken without a meeting if the Association delivers a written ballot to every member entitled to vote on the matter. Action taken under this section has the same effect as action taken at a meeting of members.

Initiation: A mail-in ballot nomination may be initiated by any member in good standing, subject to approval by a majority of the Board of Directors.

Distribution: All members in good standing shall be sent, by first class mail, a ballot for voting. The ballot shall state each proposed action, provide an opportunity to vote for or against, and be accompanied by sufficient information to permit each person to reach an informed

decision on the matter. Ballots shall also state the number of responses necessary to reach a quorum and the percentage of affirmative responses required for the measure to be approved.

Receiving: Return ballots will be sent to the Corresponding Secretary for collection and must be received before the deadline specified in the cover letter accompanying the ballot to be counted.

Counting: The Board shall appoint a panel of three members in good standing, one of which shall be a Board member and the other two non-Board members, to count the ballots. Approval by written ballot shall be valid only when the number of votes cast equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at such a meeting. All ballots will be retained for one year after the count.

Notification: Results will be posted in the next newsletter and on the Association website.

NOTICES

Vacancies

• Board of Directors

There is currently one vacancy on the Board of Directors. If you would like to be considered for appointment to fill this position, please email the Board.

• Newsletter Editor

Would anyone like to volunteer to edit our newsletter this year? The editor collects the material to be published, then sends it to Hobert Office Services who compiles and mails the actual product. If you would be interested, please contact the Board.

• Roads Committee

The Retreat needs a Roads Committee chairman. Duties are to supervise the grading/ snowplowing of the roads, schedule roadbase laydowns, and ensure required maintenance is performed on the vehicles and culverts. Please contact the Board if you are interested in performing this vital function.

The Board will have two, possibly three, vacancies to fill at the annual meeting this July. Please consider stepping up to fill one of these positions. Everyone should take their turn on the Board if it is at all practical for them to do so. Don't assume there will always be "someone else" to take up the slack. Please contact Amanda Gordon so that your nomination can be included in the Annual Packet.

JULY 27 ANNUAL RLA MEETING

The annual meeting is at 1 pm, Saturday, July 27, in the Estes Park Conference Center. Sign-in begins at noon, when you can pick up a new Landowner Directory, voting forms, and a Retreat decal for your car.

ENVIRONMENTAL REPORT

**FIREWISE DEFENSIBLE SPACE
(second of three articles)**

Defensible Space- Zone 1

Zone 1 is the space immediately around your home. For Firewise purposes, any attached decks, sheds, fences or any other attached structure that is flammable are considered to be part of the basic footprint of your house. The size of zone 1 is measured from the edges of this footprint. Some Firewise publications indicate that the defensible space is 15 feet beyond this footprint. Other Firewise publications state that the defensible space is 30 feet beyond the footprint. For our purposes, look at each side of the footprint individually. If one or more sides are on almost level ground, use 15 feet as the defensible space. If there is a slight slope on one or more sides, increase the defensible space to 20 – 25 feet. If the defensible space is on a hill or downhill from the structure, use 30 feet as the defensible space.

In the designated area, plant nothing within 3' to 5' of the structure, particularly if the structure or any part of it is wood. Decorative rock can be used within these areas. If the structure has non-combustible siding, it is permissible to use widely spaced foundation plantings, which could consist of low-growing well-trimmed and watered shrubs or Firewise ground covers. Keep the plantings away from areas directly below windows and away from foundation vents. There should be no continuous grass areas next to plantings in this area. Decorative rock mulch, such as small pebbles with some rocks mixed in can be used for these plantings. Rock mulch is entirely acceptable for plants that grow well in our decomposed granite soil (sandy/rocky). The mulch should be about 2 inches thick. Put plants in small islands with barriers/firebreaks such as pathways or rock walls between them. Do not have large areas of vegetation and do not use wood mulch. Stone patios within this zone will help keep fire from getting to your home. Zone 1 does not have to look sterile. With some planning, it can be very attractive.

Firewood should be kept at least 30 feet from the dwelling. Ideally, there should be no large trees within this defensible space. If there is a tree that is to be kept, treat it as part of the dwelling and keep all combustibles away from the tree. Prune the tree at least 10 feet above the ground and remove any branches that are within 10 feet of the chimney or overhang any part of the roof. Remove all ladder fuels from beneath the tree. Do not use the area under decks for storage. Use gravel as a ground cover under decks. If it is at all possible, enclose the decks or use metal screening to

cover the open area of the decks. Firebrands can become lodged under decks and have been known to smolder and eventually start the house on fire. Propane tanks should be located 30 feet from the structure. While



this is not always possible, at least keep all vegetation and flammables away from it. Eliminate all debris that could be flammable.

Inspect the roof for



missing shingles. Cover any exterior attic vents with wire mesh and enclose under-eave and soffit vents with metal mesh to prevent ember entry.



Keep your driveway clear of all impediments so the firefighters can reach your home, if necessary. The driveway should be at least 12 feet wide with a vertical clearance of 15 feet. Make sure your home address is clearly marked. The Glen Have Fire Department can order reflective house numbers for your driveway if you don't already have it marked. Your defensible space requires maintenance to keep it Firewise. Keep nasty weeds out of the area. Russian thistle (tumbleweed) and cheat grass grow fast and become a fire danger. Cheat grass grows fast in the early spring, goes to seed and browns faster than other weeds. A patch of cheat can catch fire easily and can produce flames to 10 feet high. Don't let debris accumulate. Dried pine needles are very flammable. Keep gutters, roofs and areas under decks clean and free of litter. Water vegetation when it is dry and keep grasses cut to 6 inches. Any vegetation that has dried or is dead should be cut back or removed.

A good defensible space around your house can work as a firebreak. Homes have been saved this way. Be sure to take time to work with your family and have a disaster plan in place.

The third article will cover zone3 of your defensible space, disaster plans and what to do if a fire is close to your area.

Peggy Burch 577-1912

Firewise Plant Materials Fact Sheet #6.305

NOXIOUS WEED ALERT

MUSK THISTLE

Do you know what a Musk Thistle is? Scary-looking thing, very spiky, and as tall as a person with a deceptively-pretty pink flower on top. You won't be pulling this invasive species with your bare hands. In fact, chemical warfare is the easiest way to reduce this monster to dried, brown corpses. If you don't want to use Roundup, just spray them with vinegar, but you'll have to do it for several years because the seeds are persistent. Don't do it and you'll be saturated with them in no time.



RUSSIAN THISTLE

Have you seen those dried-up tumbleweeds about the size of a beach ball rolling down the roads of the Retreat? Ever tried to pick one up? They're very prickly and painful to the touch. Russian Thistle is an invasive species that starts life as a soft, green, bushy plant on bare-soil embankments. Towards the end of summer it dies, dries out, detaches, and rolls around spreading its seeds everywhere it can. It's incredibly resilient and often grows where nothing else can. It's also very hard to exterminate; those seeds are everywhere and it takes years of pulling up the seedlings before you're free of it. Take a good look around this spring and yank this sucker out before it can spread any farther. Don't let it take over our home!



NOXIOUS WEED ALERT

COMMON MULLEIN

You've seen them, I know you have. Those tall, green stems with the cluster of yellow flowers on top and the soft, fuzzy leaves below. I call it "hiker's toilet paper," but it's really an invasive species called Common Mullein. While not really noxious in the same way cheatgrass and Russian Thistle are, it still doesn't belong here and can take over a meadow with time. Mullein has a 2-yr lifecycle that is easily disrupted by pulling the plant at any stage before the seeds mature, but those seeds are long-lived, up to 80 yrs, so you'll be pulling Mullein for a long time before you're done. But if you don't pull them, they will eventually take over your open areas; so after every rain when the ground is nice and soft, yank those bad boys out. It's not hard to keep this weed under control.



CHEAT GRASS

You know that green grass with the reddish stems that pops up first thing in the spring? It looks so lush and soft, and it is... for a while. Then it dies about halfway through summer, leaving enormous patches of dead vegetation that's just asking for a fire. It's called cheatgrass and it's a noxious weed. It spreads on animals and your socks when you walk through a patch. Seen those large, brown seeds with the spiky ends? That's it. Fortunately, cheatgrass is an annual and can be taken care of by cutting it while it's still green, before the seeds mature. Do that a few times with a weedeater and it's gone. Fail to do it and it'll take over your property.



NOTICES

GHAVFD NEWS

"If you are not receiving updates from the Glen Haven Fire Department and would like to, please send an email with you email address to GHAVFD@msn.com and you will be added to their mailing list."

The Fire Department will be offering property inspections to homeowners to help them be more aware of what should be done to be Firewise. This will start sometime early summer. There will be a sign-up sheet in the Post Office

MAY 4 - ITS ESTES PARK DUCK RACE TIME AGAIN!

Support your local community. Win prizes like TV's, laptop computers, cameras etc. Duck "adoption" tickets are available for \$20 each from 63 different non-profit organizations within the Estes Valley. However, if you buy your tickets from GHAVFD firefighters, volunteers at the Glen Haven Post Office, or online at www.epduckrace.org (\$21 online) - \$19 of every \$20 ticket is returned to our Fire House Building Fund. What a great deal that is! Buy early and buy often!!!! For additional information call Tony or Sarah Fink at (970) 586-6032.

SUMMER GARAGE SALE JUNE 21- 22nd

The Glen Haven Volunteer Fire Department is looking forward to its second annual Garage Sale June 21st and 22nd, 2013 at the Glen Haven Community Building and Fire Station. Proceeds will bolster the building fund for the new fire station. General garage sale fare including household items, knick-knacks, antiques, toys, furniture, small appliances and small electronics, yard and garden implements, bicycles, sporting equipment, tools, and unsoiled, wearable clothing are needed. It is imperative that all items be in clean, working condition. Since there is no water in either building we are unable to clean donations and would have to pay to dispose of items not in salable condition.

Donations will be accepted between the hours of 10:00 a.m. and 3:00 p.m. on June 18th, 19th and 20th at the Community Building. Donations will not be accepted after 4:00 p.m. June 20th. To arrange local pick-up of large items, or schedule alternative drop-off times, or store items prior to the drop-off dates, please call Sarah Fink at 586-6032 or Jo McFadden at 577-0571.

WEED ROUNDUP JULY 27th in the morning.

PARKING NOTICE

Summer season is fast approaching. Due to the expected increase in hikers and a dry summer, we are going back to getting everyone to use the Retreat sticker for their automobiles. If a car is parked without a sticker in the Retreat, they will receive a Red Card. Please keep emergency vehicle areas clear.

ROAD CREW VOLUNTEERS

The Road Committee will need volunteers this summer to lay down recycled asphalt in 4 sections of the Retreat. Rich Gilmore has tentative dates June 3-7. Check the website for details.

JULY 20 PANCAKE BREAKFAST & ARTS AND CRAFTS MARKET

The GHAVED's annual Pancake Breakfast is scheduled for 20 July, 7-11am (Sat). Proceeds go towards operating expenses of the fire department.



The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

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

**Next Board Meeting
 will be held on
 June 1, 2013 at
 Peg Sloan's Residence**

Mel's Kitchen & Bathroom remodel
 Home Improvement Window & Door replacement
 Vinyl Flooring
 Carpentry
 Countertops
 Handyman Services Trim • Hauling
 Painting
 Small Jobs
Mel Seanor
(970) 667-9131

B&J SEPTIC SERVICES
 (970) 213-5114
 Craig Carmon
 739 Carson Ct.
 Loveland, Co 80537
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Nominating
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The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

Opening Note from Board of Directors

Appreciate what we have been blessed with here in the Retreat. Let's work together to keep improving on what we have.

Thanks to all that have returned their bylaw consent forms.

We need new board members. We know it can seem like a thankless job, so I Thank Everyone that has served on the board since the Retreat began. I would also like to give a special thanks to Mandy Gordon, who has spent hundreds if not thousands of hours working for the Retreat during her 3-year tenure. She will be missed.

The slash pile is growing. Thanks to all who have contributed. This helps with our fire mitigation. Even though we have had more precipitation this year than last, we must still be prepared. Peggy Burch has the third installment on Firewise in this Newsletter. In addition make sure the GHAVFD has your contact information.

We have been working on the roads. A total of one mile recycled asphalt was completed the first week of June. Thanks to Rich Gilmore and Chuck Reynolds for a fine job. In addition, Commissioner Donnelly has informed us that the county has applied for a grant to improve Dunraven Glade. We are looking into ways of improving Dunraven Glade as well as options to reduce the dust.

In the meantime, please SLOW DOWN.

Respect your money - faster speeds contribute to washboarding and other damage.

Respect your neighbors - it helps keep down the dust.

Respect the wildlife - you never know what's around the bend.

Respect your car - the wildlife around the bend can be bigger than your car.

Respectfully submitted,
Peg Sloan, Vice President

Board Meeting, May 18, 2013; 10:00 a.m.

Peg Sloan's Residence, Miller Fork Road

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Peg Sloan, Amanda Gordon, Alan Podolsky, Chuck Reynolds, Cody Sanders

Also Attending: Dennis Bicknell, Marv and Charlotte Gee, Duke Sumonia

The meeting was called to order at 11:06, the agenda was adopted with several additions, and the minutes of the meeting held March 16, 2013 were approved as submitted.

Amanda Gordon moved that Alan Podolsky be appointed to the Board of Directors to fill Grant Dickson's vacancy. The motion was seconded and unanimously passed.

REPORTS:

Treasurer's report – None.

Roads – Chuck Reynolds agreed to serve as the Roads Committee chairman. Road base improvements are scheduled for June 3-7. A request was received from Christy Schmuhl for recycled asphalt to be applied on the portion of Streamside Drive in front of her property. Amanda Gordon moved, and it was seconded and carried,

–Meeting - Continued on Page 2

that a cost estimate of the labor and materials involved be determined, that the estimated amount be paid by Ms. Schmuhl in advance, and that she also be responsible for the expenses should they exceed the estimate. It was suggested that some recycled asphalt be stored at the barn for interim potholes and washouts.

Architectural Control Committee – Written reports dated April 28 and May 15, 2013 were submitted by Dennis Bicknell and are posted on the website.

Environmental – The unofficial report (third installment of Firewise) was submitted and is posted on the RLA website.

Website – Videos on the Retreat history and hiking trails are now hosted on the website instead of on You-Tube. The Landowner's Directory is also available on the RLA website (password protected).

Nominating Committee – No nominations for candidates to fill the upcoming vacancies have been received. There are no current vacancies.

OLD BUSINESS:

Covenants – The revised covenants have been signed and recorded. They are available on the website.

Bylaws – The bylaw amendments are ready to be mailed out and will also be posted on the RLA website for review.

Mail-in Ballots policy – Minor revisions were made to the "Policy on Management of Mail-in Ballots" at the last board meeting and it was moved, seconded, and unanimously carried that the revised policy be adopted. A copy of the revised policy is attached to these minutes.

2013-14 RLA Budget – The Board met and finalized the 2013-14 budget on April 27. It is similar to last year's budget, but without the \$5,000 for the equipment reserve. In addition, nothing is budgeted for road base materials next year because of expected litigation expenses and the RLA's large insurance deductible of \$15,000.

Dry Hydrants – The fire dept determined that slightly altering part of Miller Fork Trail where it crosses Streamside Drive to provide access for a portable pump would be the best alternative to a dry hydrant at that location. The creek level is too far below the road to make a dry hydrant possible.

Newsletter – Laura Cormos has agreed to be the editor for the RLA newsletter.

No Parking Cards – Some cards have been drawn up to remind unauthorized drivers parking on Miller Fork Road to use the Dunraven Glade trailhead parking lot instead.

Miller Fork Road Gate – Several property owners beyond the gate at the end of Miller Fork Rd prefer that it be locked to protect their property and prevent possible fires from unauthorized camping. The lock has been reinstalled.

RLA Website Password – It was moved, seconded and carried that the website password be changed annually and that the new password be included in the annual meeting packet.

Bulletin Board – Cody Sanders agreed to contact various real estate agents in the area to determine their resistance to using a bulletin board at the Retreat main entrance instead of multiple realtor signs. The goal is to make the neighborhood look more attractive to potential buyers.

BROA – The map of the Bulwark Ridge area, "Exhibit A", was obtained from Van Horn Engineering and is currently being reviewed by RLA attorneys, along with other BROA merger documentation. It will also be posted on the website.

Lorenz vs. RLA – There is no change since the last meeting report. All parties continue to await the decision of the Colorado Supreme Court on the last appeal.

NEW BUSINESS:

Annual Meeting Packets – The Board reviewed the information to be included in this year's annual meeting packets which need to be distributed at least 30 days prior to the meeting on July 27, 2013. The conference room at the Estes Park Conference Center has already been reserved for the 2014 annual meeting with the tentative date of 7/19/14. Amanda Gordon recommended that the Board meet earlier in the quarter that precedes the annual meeting so there is adequate time to prepare the meeting packets.

Road Equipment – Some members of the Board brought up the idea of selling the road equipment to a private party, and then storing it and renting it back to the RLA when needed. Such a plan would distribute the costs of equipment maintenance and make the equipment available to private landowners for rental, but the availability of the equipment for immediate RLA use might be compromised. Chuck Reynolds agreed to discuss the idea with Rich Gilmore.

Policy regarding Assessment Collection – Reference to collection dates in the Collection Policy needs revision, along with adding a policy on how members might submit changes to the new covenants. It was suggested that member changes to the covenants follow the same procedure as used for bylaw amendment submissions. These changes will be drafted by Amanda Gordon and presented to the membership in the next newsletter for comment. The Board will act on them at the next board meeting.

Rules Committee – Cody Sanders and Amanda Gordon agreed to serve on the Rules Committee, if one is later needed to bring the old policies into alignment with the new governing documents.

Vote Count – The procedure for counting the votes on the bylaws changes is detailed in the mail-in ballot policy. It requires one board member and two non-board members to tabulate the votes. Peg Sloan and Amanda Gordon volunteered to share the board member duties, while the non-board members are yet to be determined.

Sumonia Email – Peg Sloan addressed the numerous concerns contained in an email sent to the RLA Board from Duke Sumonia and which is attached to these minutes as landowner written comments.

Landowners' Comments – Duke Sumonia submitted written comments (above) and asked that they be included in the body of the minutes of this meeting. This, however, is not in accordance with Robert's Rules so his written comments are attached instead.

Marv and Char Gee expressed appreciation to the members of the Board for their time and service.

Meeting adjourned 11:41am.

Joan Van Horn, Meeting Recording Secretary

Policy on Management of Mail-in Ballots

18 May 2013

Use of: Any action that may be taken at any annual or special meeting of members may be taken without a meeting if the Association delivers a written ballot to every member entitled to vote on the matter. Action taken under this section has the same effect as action taken at a meeting of members.

Initiation: A mail-in ballot nomination may be initiated by any member in good standing, subject to approval by a majority of the Board of Directors.

Distribution: All members in good standing shall be sent, by first class mail, a ballot for voting. The ballot shall state each proposed action, provide an opportunity to vote for or against, and be accompanied by sufficient information to permit each person to reach an informed decision on the matter. Ballots shall also state the number of responses necessary to reach a quorum and the percentage of affirmative responses required for the measure to be approved.

Receiving: Return ballots will be sent to the Corresponding Secretary for collection and must be received before the deadline specified in the cover letter accompanying the ballot to be counted.

Counting: The Board shall appoint a panel of three members in good standing, one of which shall be a Board member and the other two non-Board members, to count the ballots. Approval by written ballot shall be valid only when the number of votes cast equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at such a meeting. All ballots will be retained for one year after the count.

Notification: Results will be posted in the next newsletter and on the Association website.



Notice : 2 Proposed Policy Changes

Member Submission of Covenants and Bylaws Amendments Policy

XX Aug 2013

A proposal for a covenant or bylaw amendment may be submitted by any member to be voted on by the general membership at any regular or special meeting of the Association or by mail-in ballot. The application shall include a petition signed by at least 20 voting members in good standing of the Association.

The petition shall comply with the following requirements:

The petition shall be submitted using the "RLA Petition Form" posted on the RLA website.

Each form shall include the article and section number of the covenant/bylaw to be changed, the original wording of the covenant/bylaw, the proposed new wording of the covenant/bylaw, and the accompanying signatures.

Each signature line shall include the member's printed name, filing and lot number, phone number, signature, and the date of signature.

The petition shall be delivered to the Board at least 2 weeks prior to the Notice of Meeting to allow for the membership to be given notice of the proposal.

If the petition requires both a covenant and a bylaw amendment to be effective, then the covenant amendment must be approved by the membership first before pursuing the associated bylaw amendment. This is because of the differing criteria for amending each document.

Collection Policy

XX Aug 2013

Due Dates. The annual assessment shall be due in its entirety on the first day of the fiscal year. Any assessments not paid within 60 days of the start of the fiscal year in which it is due, and any other assessment or charge that is not fully paid within 10 days of the due date as established by the Board, shall be considered past due and delinquent.

Interest Charges. Any past due assessment shall bear interest at a rate of 18% APR from the due date until paid.

Return Check Charges. A fee to recoup bank charges, not to exceed \$20, shall be assessed against any Member whose check or other payment instrument is not honored by the bank or is returned for any reason. If two or more of the Member's checks are returned within a 12-month period, the Association may require that all future payments by that Member be by certified check or money order for a period of one year.

Attorney Fees on Delinquent Accounts. The Association shall be entitled to recover its attorney fees and any other collection costs or fees incurred in the collection, handling, and processing of delinquent accounts.

Application of Payments. The Board reserves the right to apply all payments received from any Member first to the payment of any legal costs, then to collection

enforcement expenses, interest, returned check charges, lien fees, and other costs incurred in the collection of the payment, and then finally to the amount originally owed to the Association by the Member.

Collection Letters. Once a payment becomes 60 days past due, and prior to turning over the account to an attorney or a collection agency, the Board will send a notice of delinquency to the owner of record. If payment is not received within 30 days of the notice of delinquency, the Board shall send a notice of default to the owner.

The notice of delinquency shall include the following information:

The total amount due, with an accounting of how the total was determined.

Whether the opportunity to enter a payment plan exists and instructions for contacting the entity to enter into such payment plan.

The name and contact information for the individual the owner may contact to request a copy of the owner's ledger in order to verify the amount of the debt.

What action is required to cure the delinquency and that failure to do so within 30 days may result in the owner's account being turned over to a collection agency, a lawsuit 1 being filed against the owner, the filing and foreclosure of a lien against the owner's property, or other remedies available under Colorado law.

Liens. Within 90 days of a Member's failure to pay any assessment or other charge, the Board shall cause a notice of lien to be filed against the property of the delinquent Member. The lien shall include fees, charges, attorney fees, fines, and interest owed by the Member.

Payment Plans. Prior to turning over a collection account to an attorney or collection agency, the Board shall send a notice to the Member offering to enter into a payment plan to pay the delinquent balance over a period of at least six months. This written offer shall also advise the member that failure to cure the delinquency or enter into such a payment plan within 30 days of the offer may result in the Member's account being turned over to the Association's attorney or a collection agency for further collection efforts.

Referral of Delinquent Accounts. The Board may refer delinquent accounts to its attorneys for collection. After the account has been referred, it shall remain with the attorney

until it is settled or written off. All payment plans involving referred accounts shall be set up and monitored through the attorney. After consultation with the Board, the attorneys shall be authorized to exercise all available remedies to collect amounts due, including judicial foreclosure and appointment of a receiver of the delinquent Member's property. The Board must formally authorize, by recorded vote, the filing of a foreclosure action on a case-by case basis against specific lots.

Referral to Collection Agencies. The Board may assign delinquent accounts to a collection agency for resolution.

Waivers. Nothing in this policy shall require the Board to take specific actions other than to notify Members of a delinquency. The Board has the right to evaluate each delinquency on a case-by-case basis and grant a waiver for any provision herein upon petition in writing by a Member showing personal hardship. Such relief shall be documented with the name of the person(s) representing the Board in granting the relief and the conditions of the relief. In addition, the Board may also extend the time for filing lawsuits and liens or otherwise modify the procedures contained herein.

Certificate of Status of Assessment. For a reasonable fee, the Association shall furnish to a Member, or the Member's designee upon written request, first class postage prepaid, return receipt, to the Association's agent, a written statement setting forth the amount of unpaid assessments currently levied against the Member's property. However, if the account has been turned over to the Association's attorney, such request may be handled through the attorney.

Communication by Owners. Members may communicate with the Association in any manner they choose including email, text, fax, phone, or in writing, when available. However, in doing so, the Member acknowledges that the Association and/or its agents may communicate via the same method unless otherwise advised.

Credit Report. In the event a Member becomes delinquent in the payment of assessments pursuant to the Declaration and Colorado law, the Member acknowledges and agrees that the Association may cause a credit report to be pulled via an agent, in order to facilitate the collection of unpaid assessments.

ANNOUNCEMENTS

ANNUAL MEETING - JULY 27

The annual meeting is at 1 p.m., Saturday, July 27, in the Estes Park Conference Center. Sign-in begins at noon, when you can update your contact information, pick up a new Landowner Directory, voting forms, and a Retreat decal for your car.

WINE AND CHEESE PARTY

The annual Wine and Cheese Party will be held at the Glen Haven Town Hall from 5-7 p.m., Friday, July 26th. Please bring a bottle of wine to share, cheese and snacks will be provided. Please remember NOT to park your vehicle in the area reserved for the Inn at Glen Haven. Try carpooling with your neighbors instead. We look forward to seeing you there.

ENVIRONMENTAL REPORT

FIREWISE DEFENSIBLE SPACE

(third of three articles)

Defensible space Zone 3 and Preparation for wildfire/evacuation

Zone 3 has no specific size. It is the remainder of your property beyond zone 1 and zone 2. There should be a gradual transition from zone 2 to zone 3. Zone 3 is an opportunity to enhance the aesthetics of your property, improve the health of your forest, and provide barriers against wind, noise, dust and visual intrusions.

Consider the following objectives for zone 3- While removal of trees is not required, don't forget the hazards of ladder fuels. Trees with higher canopies reduce the chance that a surface fire could become a crown fire. This is especially important if the area is steep. The healthiest forests include trees of multiple ages, sizes and species in an area that is sufficient for growth. A few snags for wildlife can be left in zone 3. Just make sure there are no electrical lines or access roads that could be blocked if a snag should fall. Pruning along access roads may be necessary for safety matters. Mowing of grass is not necessary in this zone. Dispose of any slash in an appropriate manner.

NOTE: The Fact Sheet (6.302) which provided me with much of the information in these 3 articles has been discontinued and recently replaced with a fact Sheet from the Forest Service. The new Fact Sheet has specific recommendations for forests of different types. This includes Aspen, Lodgepole pine and juniper forests. Please refer to [www.csf.colostate.edu FIRE 2012-1](http://www.csf.colostate.edu/FIRE_2012-1) if your land includes these types of forests.

Annual Fire Safety Checklist- to be done at least once each year:

- Don't wait until a fire is approaching to take care of these tasks. Remember the fire at the Dunraven trail head on September 8, 2009? It jumped the road quite suddenly and residents of homes along Dunraven, Bulwark Ridge and others were evacuated with very little warning.
- As part of the annual checklist, have an emergency plan in place and update it as necessary. Discuss with family members where you will meet if you get separated during an evacuation. Know evacuation routes from your home. Make sure house numbers are clearly marked and visible, even in smoky conditions. Post emergency telephone numbers in a convenient place and on your cell phone.
- Have a disaster supply kit organized and ready to go. Re-evaluate your emergency kit each year.
- Circumstances change and so should your emergency kit. A list of items which should be included in your emergency kit is attached separately. This list has been provided by the Red Cross.

- Thin trees and brush each year.
- Remove trash and debris from around the property.
- Tree limbs that have grown too close to the house or deck should be removed.
- Make sure that the roof and gutters are free of needles, leaves and debris.
- Stack all firewood uphill or on a contour away from the home.
- Install shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Clear vegetation from around propane tanks, cisterns and well caps (well caps and pumps can be damaged in a fire).
- Enclose sides of stilt foundations and open decks with wire mesh or screening.
- Make sure an outdoor water supply is available with hoses attached.
- Have ladders, fire tools and extinguishers handy.

If you are told to prepare for evacuation:

- Keep telephone on hand for information. Check on-line info for updated reports.
- Confine pets to one room and have their supplies ready to go.
- If possible, arrange temporary housing with a friend or relative. Leave a note in a prominent place that says where and how you can be located.
- Check your emergency supplies to make sure you have included necessary medications, extra set of car keys, credit cards, eyeglasses, and other special items for children, elderly or disabled person. Important papers, mementoes should be packed along with items that will be necessary if you must leave your home. Be sure to include a supply of drinking water and one complete change of clothing for each member of the family. Include a sleeping bag for each person.
- When evacuating, Make sure each member of the family is wearing non-flammable clothing, a long-sleeved shirt, long pants, sturdy shoes, gloves and has a handkerchief to cover their face and nose, if necessary.
- Before leaving the property, be sure to turn off the gas at the outside meter of the propane tank.

While you are on notice for evacuation but do not have to leave immediately, complete as many of the following as possible but do not jeopardize your life. Material possessions are not worth losing your life.

- Wear fire-resistant clothing and protective gear.
- Close inside blinds, heavy drapes or fire-resistant window coverings. Remove any window coverings

— Defensible Space - Continued on Page 6

that are light and flimsy.

- Move overstuffed furniture into the center of the house, away from windows and sliding glass doors.
- If you have flammable cushions/furniture on decks, move them into the interior of the house also. Many wildfires have progressed to the home when a firebrand flared up in outdoor furniture.
- Turn on an inside light in each room and all outside lights and leave them on even in the daylight.
- Close all windows and doors but do not lock them.
- Remove combustible materials from around structures.
- Close any outside vents and shutters.
- Position garden hoses so that they reach around the entire structure and make sure they are charged with an adjustable nozzle but turned off.
- Place a ladder against the roof of the house on the opposite side of an approaching fire and place a prepared (as above) garden hose nearby.
- Fill the bathtubs and also any large containers outside with water. Small rugs and large rags can be soaking in the containers to aid in putting out small spot fires.
- Place portable water pumps near available water (pools, hot tubs or creeks).
- Make sure extinguishers and fire fighting supplies are at hand.
- Park your car in the garage, facing out. Close the windows but do not lock the doors. Leave the keys in the ignition.
- Close the garage door but leave it unlocked and disconnect the automatic garage door opener.
- Before leaving check again to make sure the gas is turned off at the outside meter of the propane tank.

The ideas presented in the three articles for protecting your home from a wildfire disaster might not be easily accomplished by all residents. If there is just one thing you can accomplish, protect the 30 feet (Zone 1) around the home. In many cases, the home has been saved by doing just that much.

Peggy Burch 577-1912

PARKING NOTICE

Summer season is fast approaching. Due to the expected increase in hikers and a dry summer, we are going back to getting everyone to use the Retreat sticker for their automobiles. If a car is parked without a sticker in the Retreat, they will receive a Red Card. Please keep emergency vehicle areas clear.

IDEAS FOR EMERGENCY KIT(S) FROM THE RED CROSS

At a minimum, you should have the basic supplies listed below:

- Water—one gallon per person per day (3-day supply for evacuation. 2-week supply for home)
- Food—non-perishable, easy to prepare items (3-day supply for evacuation, 2 wk supply for home)
- Flashlight
- Battery-powered or hand-crank radio (NOAA weather radio, if possible)
- Extra batteries
- First aid kit
- Medication (7-day supply) and medical items
- Multi-purpose tool
- Sanitation and personal hygiene items
- Copies of personal documents (medication list and pertinent medical information, proof of address, deed, lease to home, passports, birth certificates, insurance policies)
- Cell phone with chargers
- Family and emergency contact information
- Extra cash
- Emergency blanket
- Maps(s) of the area

Consider the needs of all family members and add supplies to your kit. Suggested items to help meet additional needs are:

- Medical supplies (hearing aids with extra batteries, glasses, contact lenses, syringes, etc.)
- Baby supplies (bottles, formula, baby food, diapers)
- Games and Activities for children
- Pet supplies (collar, leash, ID, food, carrier, bowl)
- Two-way radios
- Extra set of car keys and house keys
- Manual can opener

Additional supplies to keep at home or in your kit based on the types of disasters common to your area:

Whistle, N95 or surgical masks, matches, rain gear, towels, work gloves, tools/supplies for securing your home, extra clothing, hat and sturdy shoes, plastic sheeting, duct tape, scissors, household liquid bleach, entertainment items, blankets or sleeping bags

JULY 20 PANCAKE BREAKFAST & ARTS AND CRAFTS MARKET

The GHAVED's annual Pancake Breakfast is scheduled for 20 July, 7-11 a.m. (Sat). Proceeds go towards operating expenses of the fire department.

NOTICES

GHAVFD NEWS

If you are not receiving updates from the Glen Haven Fire Department and would like to, please send an e-mail with you e-mail address to GHAVFD@msn.com and you will be added to their mailing list.

The Fire Department will be offering property inspections to homeowners to help them be more aware of what should be done to be Firewise. This will start sometime early summer. There will be a sign-up sheet in the Post Office



FIRE at 719 STREAMSIDE DRIVE

There was a house fire at 719 Streamside Drive very early in the morning on April 30th. The GHAVFD got there within minutes of being called and was able to stop the fire from spreading, but the inside was totally gutted. Suspected cause was a faulty wood stove and the owners plan to rebuild. Sadly, it was the oldest permanent cabin in the Retreat.



New owners since July 31, 2012

Josephine Gray and George Cutich purchased 1:[23] from Hans & AJ Gerthe

Ruperto Alba purchased 1: [69] from DeWitt

Christian & Diane Collinet purchased 1: [90] from Zodiac Construction (Jim Scudamore)

John & Jean Leitenberger purchased 4: [06] from Squire

Michael Alan & Kerrie Lynn Steinbach purchased 1: [91] from Dill

Harley & Gail Lyons purchased 1: [29] from Hoshiko

Mircea & Laura Cormos purchased 5: [10] from Wagner

Kenneth Bickers & Laura Hubbard purchased 3: [41] from Wu

Terence & Andrea Cooney purchased 1: [77] from Barraclough/Nicholl

Shores LLC purchased 1: [51] from Musick

Kathleen & Michael Miller purchased 1: [51] from Shores LLC

J. Kent & Susan Lowry purchased 3: [03] from Mischke

Garbage Kills Bears

Standard metal or plastic trash cans won't keep out bears. Buy a bear-proof container, build a bear-proof enclosure or install an electric fence.

One study showed that simply putting trash out the morning of pick up cuts the chances of a bear visit from 70% to 2%.

Bears that learn garbage = food sometimes come inside homes looking for more. Keep bear-accessible windows and doors in your home and garage locked. Clean containers regularly with ammonia or bleach.

ESTES PARK WEED ROUNDUP July 27

9:00 am – 1 p.m.

Estes Park Old Larimer County Landfill

Bring at least one full trash bag of weeds and the first 150 attendees get a free "Pulling for Colorado" item! Learn how to identify common weeds in the area, and win prizes for correctly identifying them in the Weed ID game! Prizes will be awarded to those that bring in the most bags of weeds and the biggest weed specimens. Experts will be on hand to identify mystery plants. Come pick up free educational materials and a 30 gallon paper lawn bag for future weed collection.

Sponsor: ELSA

Contact Name: Shannon Clark

Phone: 970-586-3749

E-mail: office@macgregorranch.org

The RETREAT Landowners' Association

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Glen Haven, CO 80532-0160

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**Next Board Meeting
 will be held on
 August, 2013 date TBD at
 Peg Sloan's Residence**

Mel's Kitchen & Bathroom remodel
 Window & Door replacement
 Vinyl Flooring
 Carpentry
 Countertops
 Trim • Hauling
 Painting
 Small Jobs

Home Improvement

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The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

Opening Note from Board of Directors

A New Chapter

I would like to welcome the new board even though no one is new, just wearing a new hat. There is a board opening and we would welcome a new perspective. Please consider volunteering, if not for the board maybe a committee.

The Covenants and ByLaws are up to date and the policies have minor changes to bring them into alignment. We can now proceed on day to day issues. Please let me know of your concerns. This aids us in knowing what most members think, not just a few.

Thanks to everyone for their work on fire mitigation. This year we have had some help from the rain gods, but remember one year will not cancel the previous drought years. It will however increase the number of noxious weeds that need to be removed.

Enjoy the sunshine when you can!

Respectfully submitted,
Peg Sloan, President

Annual Meeting, July 27, 2013; 1:00 p.m.

Rocky Mountain Park Inn & Conference Center, Estes Park, CO

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Kent Mills, Amanda Gordon, Alan Podolsky, Chuck Reynolds, Cody Sanders, Peg Sloan
Also Attending: 86 Members (representing 51 properties and 26 proxies), Joan Van Horn

The 42nd Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Kent Mills. A moment of silence was observed in memory of RLA members and relatives who had passed on this year.

The agenda was accepted with the addition of Bo Winslow providing information about the August 24th bike race. The Meeting Standing Rules were approved, a quorum was established, and the minutes of the 2012 Annual Meeting held July 21, 2012 were approved. Kent Mills and Chuck Reynolds honored the many volunteers who served this past year.

REPORTS: Written reports from each committee were included in the annual meeting packet.

Glen Haven Area Volunteer Fire Department – Chuck Reynolds reported that the department has 14 active members and 4 members in training, has responded to 29 calls so far this year and had 45 calls last year. He thanked the RLA for its continual support of the GHAVFD operations.

Pro Bike Race – Bo Winslow, Special Events Director for the Town of Estes Park, discussed the August 24th bike race which will involve 100-130 bicyclists making up 16-20 professional teams. The course will begin in Loveland at 11:35 am and will head up US Hwy 34 to County Road 43, through Glen Haven between Noon and 1:30 pm, and continue to Estes Park and return to Loveland via US Hwy 34. County Road 43 will be closed during a portion of the race and heavy attendance can be expected.

President's Report – Kent Mills reported that the revised covenants were approved as well as the bylaws which will be recorded soon. He also reported on behalf of the Fire Department that the fundraising for the new fire station is within \$50,000 of the goal. Kent also suggested that customers wishing to continue their trash

—Meeting - Continued on Page 2

service with Atlas Disposal contact Atlas directly to make arrangements.

There were no questions or comments on the written committee reports.

2013-14 Budget – There are no funds budgeted for road base this next year in order to keep the budget balanced. The lien filing process will begin July 28, 2013. The RLA’s insurance has a \$15,000 deductible because of past lawsuits. If legal issues continue, a special assessment may be necessary. The assessment for 2013-14 is \$300 with \$100 going to the GHAVFD.

LANDOWNERS COMMENTS & QUESTIONS:

Comments included:

- Letter submitted by Duke Sumonia dated July 23, 2013 and attached to these minutes.
- If a dumpster is located within the Retreat, it should be bear-proof.
- Ken Cooper announced that the book he wrote while recovering is titled “The Discombobulated Development of the CPR” and is available at the Estes Park Library.
- Washed out driveways cannot be maintained with RLA equipment but Rich Gilmore can be contracted to do such work with his own equipment.
- The fire station has not yet been painted.
- President Kent Mills requested input on desired frequency of the newsletters.
- Friday evening’s Wine and Cheese was enjoyable.
- GHAVFD was complimented for its prompt and dependable service in emergencies.
- Jim Boyd is no longer on bear patrol with the Division of Wildlife.

NOMINATING COMMITTEE/ELECTION:

The terms of Amanda Gordon and Chuck Reynolds (recently appointed to fill the term of Danny Perugini) expire and Chuck Reynolds was nominated for a three-year term. Nominations were requested “from the floor” and none were received. The nominations were closed and it was moved, seconded and carried (by showing of hands) that Chuck Reynolds be elected to the Board of Directors. One vacancy still remains.

There were no ballot issues or further business and so it was moved, seconded and carried that the meeting adjourn at 2:08 pm.

**Board Meeting, July 27, 2013;
Immediately following Annual Meeting**

Rocky Mountain Park Inn & Conference Center, Estes Park, CO

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Peg Sloan, Kent Mills, Alan Podolsky, Chuck Reynolds, Cody Sanders

Also Attending: Joan Van Horn

The meeting was called to order. The following were unanimously elected to office:

President	Peg Sloan
Vice President	Cody Sanders
Secretary	Linda Lambert
Treasurer	Kent Mills

The next board meeting was scheduled for Saturday, September 14, 2013, 10:00am at Chuck Reynolds residence on Fisherman’s Lane.

Meeting adjourned.

ANNOUNCEMENTS

- The next board meeting is scheduled for 10 a.m. September 14, 2013 at Chuck Reynold’s cabin.
- We still have one Board vacancy to be filled. Please contact the Board if you wish to be considered for appointment to this position.
- Changes to the Collections Policy and Member Submission of Changes Policy will be voted on at the next board meeting. Proposed changes are on the website.

GET THOSE WEEDS!

This is the time. Right now. Remember those noxious weeds in the April newsletter? They've been growing all summer and now they're ready to seed. Don't let them!

The Russian thistle is just starting to show its true colors. It starts life soft and green and kind of pretty, then gets spiky and seeds up just before turning into a brown, brittle seed fortress. It infests our road embankments, crowding out native plants and spreading its filth wherever it can find bare ground. You do not want this for a neighbor.

The musk thistle is also seeding up. The bees have been busy on those pretty purple flower heads and now they're fluffing out. Dispose of the seed heads in the trash, then cut those puppies down so they can't make any more. A single plant can produce 20,000 seeds and they remain viable for up to 10 years so it'll take some persistence to completely wipe them out.



Musk Thistle



Cheatgrass



Brome



Russian Thistle

The mullein is about halfway through its flowering cycle. It's another biennial plant, like the musk thistle, but its seeds can last 80 years. You'll probably be pulling it up the entire time you live here, but if you don't, it'll take over your acreage. For a taste of what can happen, hike up the Bulwark Trail from Dunraven Rd. There was a fire there some years ago that let the mullein take over. There's almost nothing else up there now.

And then there's the cheatgrass. You should have pulled it long before this, but it's not too late. It's easy to spot now that it's brown; however, pull it very carefully to avoid dislodging the seeds. But there's good news! Cheatgrass seeds only remain viable for 2-3 years so this is one pest you can slay with just a little determination. And you should slay it; cheatgrass fires have been known to reach heights of 8 feet and

travel 4 mph under typical conditions. But don't confuse cheatgrass with brome, a much taller and desirable roadside grass.



Mullein

As more members develop their lots and live here full-time, they bring invasive species with them. It's not their fault, we all do it, and it will take all of us to control these pests. If you let your property go, it will become a seed island that contaminates neighboring lots. We are the only ones who can protect our beautiful ecosystem; no one is going to do it for us.

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

**Next Board Meeting
will be held on
September 14, 2013 10 am
Chuck Reynold's Residence**

**Ernie Conrad Real Estate
Glen Haven/Retreat Properties**

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Nominating