



Newsletter

May 1990

Marv & Char Gee, editors

Viewpoint

"It's a Partnership"

I have always enjoyed the story of the urbanite who, while driving through the mid-west countryside, stopped to visit with a farmer who was weeding his corn field. The urbanite remarked, "Didn't God create a masterpiece when making this piece of land!" The farmer replied, "Yes, but I don't believe He knew much about farming; you should have seen it when He was handling it alone!"

Much like the farmer's "piece of land," our own *piece of land* within the Retreat does not take care of itself. Once man decides to use the land, he has entered into a partnership of care. Perhaps a piece of land in a wilderness area can be completely ignored and still retain its value; but a piece of land in the Retreat is NOT wilderness. When 1,600 acres is subdivided into two to five acre lots, a "mountain community" has been created, not a wilderness retreat.

Retreat landowners who use their land minimally or not at all, may be like the urbanite who was not aware of the whole story. There are, we understand, absentee landowner's who have expressed a reluctance to pay their annual assessment since they do not "use" their land.

The daily care of the Retreat falls on the permanent and local area (mostly Colorado) residents. This care is accomplished with enthusiasm, cooperation, coordination, shared expertise, as well as, much human energy and time. It is fortunately not left to the board of directors or even just a few residents. There are many who willingly get involved, most of whom still hold fulltime jobs.

Let's discuss two major examples of caring for this land.

Fire protection is provided by the Glen Haven Area Volunteer Fire Department and a

-continued on page three...

Annual Meeting

Saturday, July 28, 1:00 pm

All members of the Retreat Landowners Association are urged to include the annual meeting in their summer plans. The business session will begin promptly at one o'clock in the Glen Haven Community Building. Each member has a vested interest in the business affairs of the Association.

Everyone is invited to share in the picnic supper which will follow the formal meeting. The next issue of the *Newsletter* will carry full details on both the meeting and picnic. But make sure that you have the date reserved in your calendar now.

Board Member Candidates Now Being Enlisted

Two vacancies will be occurring on the Retreat board of directors this year. Anyone who is interested in being considered for one of these positions should contact Graham Fowler or one of the other current board members. The term of office is for three years. A brief biography on each candidate will be printed in the next *Newsletter*.

The board is charged with the responsibility of transacting the Association's business on behalf of the landowner members, between annual meetings. The more qualified persons who serve in this role the better for all of us.

Fire Days

June 29 & 30

Friday

- * Dinner and dance
- Fireman's Appreciation Award

Saturday

- * Raffle with 12 or more prizes
- * Activities for all

Call Duke Sumonia, 586-8505, to volunteer to help; watch the *GHAVFD News* for more details.



RETREAT LANDOWNERS ASSOCIATION, INC.

PRESIDENT'S REPORT

Almost all of the snow is gone and the Retreat is showing signs of spring. I am looking forward to fishing and hiking around the Retreat again this summer.

The Retreat board of directors met April 21 to finalize items to be put before the membership at the annual meeting. The board feels this will put to rest the issue of assessments and how they should be collected. The board sought the assistance of a committee formed to make recommendations to the board. This committee was chaired by Jim Persichetti and copies of their report are available upon request. Other landowner comments that the board received were also considered.

After much thought the board first went through the budget and looked for items that could be trimmed or eliminated. We then decided to start enforcing a bylaw that allows the Retreat to collect a \$100 transfer fee whenever a lot changes ownership. This is to be collected at the closing. Second the board felt that the \$100 assessment limit should be raised to \$150. This item will be put to a vote at the annual meeting. This does not mean that the assessment will be raised to \$150 the first year. Things look pretty good for 1991 but the budget has not yet been completed. We were shocked by a \$700 increase in insurance this year.

The next item to be voted on is the idea of one lot, one assessment. This would not take effect until 1/1/91 excluding current multiple lot owners. Each membership would still only be allowed one vote.

The last item we would like to present for a vote is that any current multiple lot owners that put a dwelling on any additional lot would then pay an additional assessment on those lots. Each membership would still only be given one vote.

We feel these are the best solutions and will present them for a vote at the annual meeting.

There are two vacancies on the board this year and we have openings on several committees. If you are interested in any of these positions, please write a short letter of interest and forward it to me as soon as possible. We are thinking about increasing the board to seven from the current six positions.

I would like to see more community activities year-round. If you have any ideas please let me know. This could include tree planting parties to rock raking after the roads have been plowed.

As always the board is open to your suggestions and comments at any time and would like to hear from you.

Respectfully submitted,

Graham J. Fowler, president
Board of directors

The Best Surprise is No Surprise!

5/90

The Protective Covenants are a integral part of the Retreat having been established for the mutual benefit of all landowners. Such rules exist in order to help maintain the integrity of the subdivision and its property values. They provide an assurance to each one of us that certain standards will be observed and enforced.

As a reminder to all of us, we wish to quote a part of one section from the Retreat's Protective Covenants. "2. Architectural Control: No building or other structure, including but not limited to dwellings, sheds, garages, out buildings, and fences, shall be erected, placed, or altered on any site until the plans and specifications and a plot plan showing the location of the structure have been approved by the Architectural Control Committee..."

Retreat bylaws state that the board of directors is responsible for the enforcement of these covenants. The board is, therefore, always disappointed when a landowner chooses to disregard these regulations. How much better it would be for all concerned if landowners would seek approval from the Architectural Control Committee **before** going to the county with their plans or variance requests. County approval does not take the place of Retreat approval; both are required.

By cooperating together, we can preserve and enhance our environment.

WELCOME, New RLA Members

Elgin Kuhlman
Lincoln, NE
(II, lot 40 from Hutchinson)
John and Janet Manchester
Windsor, CO
(II, lot 46 from Hirth)
Ronald and Sylvia Seaton
Loveland, CO
(I, lot 17 from Sanford)

Quote: "The person who uses a portion of his leisure to the unselfish service of his fellow-man finds in his purposefulness that he can influence and change existing circumstances for the better."
- Ethel Percy Andrus

"It's a Partnership"...continued

cooperative, reciprocal agreement with the Estes Park Fire Department. Many local residents have chosen to be volunteers, taking indepth training, retraining and are willing to be "on call" all the time. Others serve as board members assisting with the funding challenges. Retreat residents actively participate in the annual fund raising event (Fire Days) by donating talent, running booths, stands and concessions as well as spending generous amounts of money on raffles, etc. Fire department personnel are also very much involved in the delivery of emergency medical services to the community.

Environmental protection and control is also provided to the benefit and gain of *all* landowners. Retreat forest land has been successfully preserved by the control and eradication of insects that can completely destroy a forest. (Other lands in Colorado did not survive these infestations as well as the Retreat.)

In the Retreat we share the responsibility and much is accomplished by research, individual expertise, walking the land and checking individual trees for many, many seasons. (One collective effort was done in an April fog so dense that special precautions had to be taken not to become lost.)

Reforestation along road cuts, after the flood and in especially hard hit areas of tree kill has been done by local residents. (Planting hundreds of seedlings in a spring snow/sleet storm is hard work. Retreat weather is not always perfection!)

The trail along Miller Fork becomes clogged with downed trees and debris from high water. Without fanfare, someone faithfully clears it, leaving nice log bridges across the stream.

The list could go on and on...

The point is simply this: after almost two decades of use, the Retreat is still "a great piece of land to live with" because many are in the partnership of caring.

-Mary Purinton, landowner

The RLA landowners who notify the office when there is a change of address or a change of ownership help in a significant way to keep Association records up-to-date.

Thank you.

Board of Directors, 1989-1990

Graham Fowler.....president
800 Elliott Street
Longmont, CO 80501
651-3887 *

Duke Sumonia.....vice-president
317 Dunraven Glade Road, Box 114
Glen Haven, CO 80532
586-8505

Dice McKnight.....treasurer
2118 24th Street Road
Greeley, CO 80631
353-1044

Hugh Beckham
318 Dunraven Glade Road, Box 71
Glen Haven, CO 80532
586-6931

Maggie McDonald
946 Elkridge Drive, Box 110
Glen Haven, CO 80532
586-3063

Mary Purinton
705 East Drake Road, #38
Fort Collins, CO 80525
226-3370

Committee chairs, officers

Dennis Bicknell.....Architectural Control
2315 Fairplay Drive
Loveland, CO 80538
667-9465

Jim Persichetti.....Environmental Concerns
2042 Salisbury Court
Lafayette, CO 80026
665-3034

Ray Tallman.....Road Maintenance
2244 Miller Fork Road, Box 117
Glen Haven, CO 80532
586-2261

Carol Fulton.....Recording secretary
120 Elkridge Drive, Box 112
Glen Haven, CO 80532
586-8225

Marvin Gee.....Assistant treasurer
722 Miller Fork Road, Box 51
Glen Haven, CO 80532
586-5485

* all telephone numbers are area code 303



THE RETREAT
Landowners Association, Inc.
Post office box 55
Glen Haven, CO 80532



Duke & Jewel Sumonia
P.O. Box 114
Glen Haven, CO 80532-0114

Address correction requested



THE RETREAT

Newsletter

July 1990

Marv & Char Gee, editors

BEFORE.....

.....starting to build upon, alter or improve your lot in any way, please seek approval for your plans from the Architectural Control Committee.

The "Protective Covenants of the Retreat," pages 18-20 of the Retreat Landowners Association Handbook (1986), details 17 items that are covered by protective covenant. These covenants were put in place when the Retreat property was platted and are an integral part of the deed to each lot. All landowners (both present and future) are bound by these restrictions which, by their very nature, are enforceable by law.

For the benefit of all, two paragraphs from the covenants are quoted here:

"#2. Architectural Control: No building or other structure, including but not limited to dwellings, sheds, garages, out buildings and fences shall be erected, placed or altered on any site until the plans and specifications and plot plan showing the location of the structure have been approved by the architectural control committee, and which plans, among other things, shall show the type of exterior material, exterior design, existing structures and location of the structure with respect to the topography and finished grade elevations.

#10. Clearing of Trees: Approval shall be obtained from the architectural control committee to cut down, clear or kill any trees on any tract except those trees which are located on that portion of a parcel of land which will be occupied by a dwelling which is approved by the architectural control committee."

Any landowner needing a copy of these covenants can obtain a handbook by writing to post office box 55 or telephoning 303/586-5485.

RLA 19th Annual Meeting July 28, Saturday, 1:00 pm Glen Haven Community Building

All landowner members of the Retreat are invited to attend the 19th annual business meeting of the Association. In accordance with the bylaws, this important yearly session is being held the last Saturday in July.

The Glen Haven community building will be open at twelve o'clock for registration and conversation. In the best interest of everyone's time, the business meeting will be called to order promptly at 1:00. You will find a copy of the agenda on the *Newsletter* insert.

The strength and vitality of the Association has a direct bearing on the real value of all our Retreat property. We are called upon to transact our affairs in a courteous, business-like manner, considering other persons and their point of view in the same way we expect to be treated.

In order to properly complete the business docket, a block of time has been allotted to each agenda item. Members wishing to take part in the discussion of motions on the floor are asked to: (1) stand, (2) wait to be recognized by the presiding officer, (3) state their name and (4) speak directly to the motion. A parliamentarian will be present to help keep our proceedings on track.

Picnic Scheduled

Association members and their families will gather at six o'clock for a picnic, following the annual business session. The picnic will be held on national forest land at the trailhead on Dunraven Glade Road.

Each family is asked to bring all of their own food, utensils, chairs and/or blankets. Due to the fire danger this year, no charcoal grills will be used. The Retreat will provide soft drink beverages but no beer. Though the picnic is not planned as a pot-luck, families may wish to share some of their food with others if they choose.

This informal time provides a good opportunity for us to get to know each other a little better. We hope all present at the annual meeting will plan to attend.

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RETREAT LANDOWNERS ASSOCIATION, INC.

July 1990

PRESIDENT'S REPORT

I am looking forward to seeing as many of you as possible in Glen Haven at the annual meeting on July 28th. Let's hope the weather cooperates with our picnic!

Our roads have recently developed some trouble spots. During the year there has been some decaying of the cribbing surrounding a couple of culverts. These are below the road and are not easy to see. The old cribbing, put there when the roads were built, has finally rotted away allowing the dirt it was holding back to slide. Normally grass and trees should grow in these areas and nature takes over when the cribbing finally gives out.

To repair these completely will take lots of money since we do not have the equipment to dig them out. Instead of this expenditure, posts have been placed along the edge of the road to keep traffic away from the edge. We are now planning to seed and fertilize the weakened slope to see if we can't help mother nature along.

In addition to these two projects another trouble spot will be getting a new culvert as well as also continuing our on-going project of adding more roadbase this summer. The base we used last year is holding up very well
As you see there is a lot to do on the roads!

Difficulties with assessment collections and covenant irregularities have been minimal so our legal expenses this year have not been as much as we anticipated. The Board recently voted to transfer \$3,000 from legal expenses to road maintenance.

Our back-hoe should be completely overhauled by the time you read this. That was our major project this year. Money was set aside for this so we should be able to see many more years of service out of our equipment. Our next priority should be for some type of shelter for our equipment.

Please keep in mind that none of us on the Board are experts. We all come to the Retreat with different backgrounds and insights. I feel as a Board we do the very best for the Retreat, always with the best interest of the Retreat in mind when we make the decisions that you elect us to make.

Please look over the enclosed bylaw changes carefully. The Board feels that these are the best choices to make to keep the Retreat the "RETREAT". We know that we cannot please all the people all of the time but we do try. All of us are a part of the Retreat and I hope you would want to keep it that way.

See you at the Annual meeting. We will have full reports from all our committees.

Respectfully submitted,

Graham J. Fowler,
President, R.L.A.

Agenda

**Retreat Landowners Association
NINETEENTH ANNUAL MEMBERSHIP MEETING
JULY 28, 1990**

GLEN HAVEN COMMUNITY BUILDING

REGISTRATION: 12:00 TO 1:00 PM

- | | |
|--|---------|
| 1. Call to order and distribution of proxies | 1:00 pm |
| 2. Approval of minutes of 1989 meeting | 1:15 pm |
| 3. President's report, Graham Fowler | 1:25 pm |
| 4. Treasurer's report, Dice McKnight | 1:40 pm |
| 5. Architectural Control, Dennis Bicknell | 1:50 pm |
| 6. Road Maintenance, Ray Tallman | 2:15 pm |
| 7. Refreshment break | 2:30 pm |
| 8. Environmental Concerns, Jim Persichetti | 2:45 pm |
| 9. Election of board members | 3:05 pm |
| 10. Old business | 3:20 pm |
| 11. New business | 3:40 pm |
| 12. Landowner's comments
(limited to 3 minutes per member family) | 4:00 pm |
| 13. Adjournment | 4:30 pm |

Note: discussion may be limited to maintain suggested schedule.



Ballot for Board of Directors

Vote for two: (3- year term of office)

Marlan McMahan	_____
Duke Sumonia	_____
Marylouise Widmaier	_____

**Bring this section
with you
to the annual meeting!**

NINETEENTH ANNUAL MEMBERSHIP MEETING

I will not be able to attend the annual meeting this year. Please assign the following proxy and cast the ballot for board of director candidates as marked.

PROXY AND BALLOT FOR RLA ANNUAL MEETING

JULY 28, 1990

I, _____, being an active member in good standing of the Retreat Landowners Association, under the bylaws governing said Association, do hereby grant my proxy to (name) _____. (You may designate any active member who is in good standing of the Association. If you choose a board member, they are Hugh Beckham, Graham Fowler, Maggie McDonald, Dice McKnight, Mary Purington, Duke Somonia.)

This proxy is being executed for the July 28, 1990 scheduled Nineteenth Annual Meeting and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit on other business as may come before the meeting.

Date: _____

Lot and filing _____

(signature)

(signature)

COMPLETE this PROXY and BALLOT and RETURN FOR THE MEETING

TO:

Retreat Landowners Association
% Marvin Gee
PO Box 55
Glen Haven, CO 80532

Ballot for Board of Directors

Vote for two: (3-year term of office)

Marlan McMahan _____

Duke Sumonia _____

Marylouise Widmaier _____

Business items to be voted on at the annual meeting

At the annual meeting, the board of directors will be placing before the membership some suggested changes in the RLA bylaws. These proposals are presented here so that you may have an opportunity to think about them prior to the meeting. *If you will not be in attendance at the business session, you may mark this form and mail it with the proxy ballot included in this newsletter.*

Article VII, Assessments, Section 1. c., currently states:

"The annual assessments shall not exceed \$100 per family membership without the approval of a majority of the members present at a meeting called in accordance with the provisions of these bylaws."

The board, based on the report from the Committee to Study Assessments, is recommending a change in the maximum assessment and the basis on which the assessment is determined, effective January 1, 1991. The board recommends this section of the bylaws be amended to read:

YES NO (Vote 'yes' or 'no' on each of the three motions)

- _____ c. "The annual assessments shall not exceed \$150 per assessment unit without the approval of a majority of the members present at a meeting called in accordance with the provisions of these bylaws.
- _____ (1) Effective January 1, 1991, the basis of calculating the assessment unit shall be changed from per family to per lot. (Multiple lots owned by members prior to the effective date are exempted. The right to vote will continue to be by family membership.)
- _____ (2) Landowners who build an additional dwelling on an exempted multiple lot, will be subject to an additional assessment.

Note: The exact amount of the annual assessment is determined by the Retreat's budget each year. The total needed for operating expenses is simply divided by the number of Association members. The board anticipates that the 1991 annual assessment will remain at the same level as this year.

RETREAT LANDOWNERS ASSOCIATION

TREASURER'S REPORT
FOR JUNE 2, 1990

	Budget 1990	Expenses Through June 2, 1990	Expenses March 15, 1990 to June 2, 1990
(AC) Accounting Audit	190.00	215.00	215.00
(MT) Annual Meeting	200.00	--	--
(D) Donations - GHVFD	500.00	500.00	500.00
(EC) Environmental Control	1,000.00	80.00	80.00
(ER) Expense Reimbursement	250.00	93.85	34.65
(EQR) Equipment Repair	2,500.00	--	--
(IN) Insurance	2,350.00	2,500.00	--
(LG) Legal Services	3,000.00	712.63	361.86
(MD) Membership & Corporate Fees	180.00	--	--
(MISC) Miscellaneous	300.00	115.00	--
(OS) Office Supplies	1,250.00	333.93	196.44
(TX) Property Taxes	100.00	120.68	120.68
(RM) Road Maintenance	6,500.00	1,682.38	1,225.00
(SS) Secretarial Services	550.00	160.00	40.00
(TEL) Telephone @ Firehouse	800.00	293.91	112.38
(TS) Trout--Stocking	750.00	--	--
Reserve	1,000.00	1,000.00	--
TOTALS	21,420.00	7,807.38	2,886.01

CHECKING ACCOUNT		MMDA	
<u>3/31</u> Beginning Balance	5,028.84	<u>3/31</u> Beginning Balance	14,168.98
<u>5/3</u> Interest	72.59	<u>4/4</u> Interest	56.07
Assessments	<u>5,145.00</u>	<u>5/3</u> Interest	<u>56.53</u>
TOTAL	10,246.43		
Expenses	2,886.01		
BALANCE	7,360.42	BALANCE	14,281.58

Board Candidates

MARLAN McMAHAN

Retreat Filing 5; Lot 14
Aurora, CO

It is my desire to be a member of the RLA Board of directors. I am presently working as Educational Specialist for Children's Hospital in Denver, CO.

I have a degree in theology, biological science, special education, and health education. I served for a number of years as Chairman of the Board of Deacons in a Denver Church and am presently qualified to teach for the American Red Cross, Colorado Division of Wildlife and the University of Colorado Health Science Center.

My wife, Anita, and I have a deep love for the Retreat and have been coming to this area since 1956. (landowners since 1983) We had the opportunity recently to serve on the RLA assessment fact finding committee which was very rewarding. It is our plan to build our permanent residence in the Retreat within the next 20 years.

Now having finished graduate work, I would appreciate the opportunity to be more involved in the RLA Association. I feel I could use my skills in leadership, first aid, biology, ecology, health, and my connection with the Colorado Division of Wildlife as an RLA Board member.

DUKE SUMONIA

Retreat Filing 1; Lot 33-34

Home: Dunraven Glade
Glen Haven, CO

Duke and Jewell purchased their lot in 1972 and camped on it until they retired and became permanent residents in 1986. Duke retired, after 34 years, as a Cartographer in the Defense Mapping Agency, Kansas City, Mo.

He has a B.S. in general engineering and a Masters Degree in public administration from the University of Missouri (Kansas City). Presently he serves as Vice President, Estes Park Area Historical Museum; Assistant Treasurer, Elizabeth Guild Hospital Auxiliary, Voluntary Coordinator- Glen Haven Volunteer Fire Department Fire Days last two years; Past member of GHVFD Board.

As a history buff and "Local Historian" he maintains the Glen Haven and Retreat scrapbooks.

Duke currently serves as Vice President of

RLA and says "I want to serve the Retreat for three more years!"

MARYLOUISE WIDMAIER

Retreat Filing 2; Lot 45
Cabin: Miller Fork Rd.
Greeley, CO

Marylouise and her husband Bill purchased their lot in 1985 and built their cabin home four years ago. They have two children: Ann, attending the University of Puget Sound and Beth, an 8th grader at John Evans Jr. High in Greeley. The family are members of First United Presbyterian Church. She is a native Coloradan having grown up in Eaton.

Marylouise attended Nebraska Wesleyan and graduated from UNC, Greeley where she has also completed graduate work. She is presently working as Director/teacher of the Trinity Episcopal Preschool where she has been the past nine years. Her hobbies include art related areas, stained glass and sewing.

Enthusiastically willing to run for the board Marylouise feels her past leadership roles will be helpful and that "serving will be both interesting and enjoyable"



Bag Worms Seen

This spring several RLA members observed the presence of bag or tent worms at the very top of a number of ponderosa pine trees. According to information obtained through the Estes Valley Improvement Association, these are tiger moths that lay eggs in the "tent." When hatched, the moths fly away; the limb may die but there is no continuing damage to the tree.

History and Hike Offered

Saturday afternoon following the annual business meeting, Duke Sumonia has offered to present his slides which chronicle the historical development of Glen Haven and the Retreat. Anyone interested in learning more about this area should remain for the showing.

On Sunday morning, Duke will be glad to lead a hike up Crosier Mountain to Piper Meadow for anyone who would like to make the trek. (Last year's hikers reported a good time was had by all.) Please speak to Duke on Saturday if you would like to join the outing party.

Board of Directors, 1989-1990

Graham Fowler.....president
800 Elliott Street
Longmont, CO 80501
651-3887 *

Duke Sumonia.....vice-president
317 Dunraven Glade Road, Box 114
Glen Haven, CO 80532
586-8505

Dice McKnight.....treasurer
2118 24th Street Road
Greeley, CO 80631
353-1044

Hugh Beckham
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** all telephone numbers are area code 303*

THE RETREAT
Landowners Association, Inc.
Post office box 55
Glen Haven, CO 80532

Bulk Rate
U.S. POSTAGE
PAID
Permit No. 4
Glen Haven, CO
80532

Address correction requested



THE RETREAT

Newsletter

September 1990

Marv & Char Gee, editors

Minutes

The Nineteenth Annual Meeting
Retreat Landowners Association
July 28, 1990
The Glen Haven Community Building

The meeting was called to order by President Graham Fowler. The Board of Directors introduced themselves, at which time Graham thanked Maggie McDonald for her work on the Board, completing the position vacated by Tim Stolz. The Landowners introduced themselves giving their home addresses as well as their Retreat addresses. There were fifty land-owner units present. A total of twenty-six proxies and absentee ballots were distributed.

PRESIDENT'S REMARKS

Graham apologized for the condition of the roads, explaining that they had been worked on, but because of the recent rains, all the work had been washed away. He announced that at the Board meeting in the morning, the Board had decided to make the roads the #1 priority for next year. He said both the grader and backhoe have been repaired and are in service. He said the other goal set for last year was to build the reserve to \$10,000, and that we are well on the way in accomplishing that goal. In getting the legal issues resolved, he said that one problem moved away, and the land went back to the original owner, and that the other legal issue should soon be resolved between our attorney and their attorney.

Graham reiterated that since our last year's goals are nearly completed, the Board felt that the roads should be the main goal for the coming year. The roadbase put down last year has stood up almost as if it is paved, but there are other sections, especially on Miller Fork Road that are deteriorating. He said that the entire \$6000 in Road Maintenance will be used this year to help get the roads in shape. Graham asked for people to be on the Road Committee, explaining that they would make the policies and recommendations, relieving Rock Tallman and Jim Boyd of the responsibilities of making decisions. He explained that they are often the brunt of complaints. Graham reminded the membership that at present the policy is to plow snow when it is six inches deep, and to wait until the snow is over, but that the committee could re-evaluate this. He said that the number one complaint is snow removal, how it's done, and how long we wait; and encouraged the membership to get on the Road Committee.

Graham said that besides the roads, the next big item is enforcing the Covenants. He said that as more and more people move into the Retreat, it is very important that the Board keep on top of Covenant violations, if we want to keep the Retreat as nearly like it was when we bought.

Graham said that the Board tried to cut the budget as much as possible; trout stocking was reduced to \$600, saving \$150. Smaller trout were put in, but a few larger ones were added by the company as a bonus. The pay phone will be taken out at the end of the year since there are now so many private phones in the Retreat. It is an \$800 a year expense, and those who have phones are willing to let the summer people who need phones use theirs in emergencies. Also, it is only two miles to the pay phone in Glen Haven.

Graham explained the three issues on the ballot which were in the Newsletter: item

#c - raising the limit to \$150 doesn't mean the Board immediately will raise it to the full amount. The budget is determined by the expenses and divided by the number of RLA voting members. Graham anticipates that the assessment can stay at \$100 for 1991, but this would give flexibility to raise if necessary. He feels that the \$150 limit could last through the next ten years. He mentioned the Pine Beetle reoccurring, the wear and tear on the road equipment (the grader is a 1947 model) and the chance that we might need new equipment. He explained that the reserve fund might be needed for such items. Item #1 - Graham explained this issue is a basis of calculating assessment, and a way of increasing revenue. This would be based on acreage rather than membership. Item #2 - Graham said, as an example, that if you own six lots, have a house on one, and build another house on a second lot, you would pay full assessment for the second house. The reasoning behind this is that it would recoup monies that would otherwise have been paid for, had another person owned that lot.

Graham said that a transfer fee of \$100 will be collected any time a lot changes hands. This is usually paid by the seller, collected by the title company, collected at closing. He said our attorney said that it is legal.

Noting that we all come from different backgrounds, Graham encouraged the members to run for the Board. He asked everyone to talk over their problems during the year, that all are invited to attend the Board meetings. The dates are published in the first Newsletter of the next year for the entire year. The rest of the 1990 Board meetings are August 25, October 27 and December 1. Because the Board meets in different homes, he said to call one of the Board members to get the location, if you wish to attend.

Charlotte Gee asked that everyone make certain their addresses are correct, as some Newsletters come back to them.

APPROVAL OF THE MINUTES OF THE 1989 MEETING

C. L. Williams moved, I.B. Muller seconded to approve the minutes of the 1989 Annual Meeting. The motion passed.

TREASURER'S REPORT

The treasurer's report was passed out. Dice McKnight explained the two reports, one being the auditor's report, and the other the treasurer's report. He explained the columns on page 1: the budget for 1989, the expenses through December 1989, and the budget for 1990. He went on to say that the following pages were a complete breakdown of all expenses through 1989. He said that LG (legal expenses) were about various issues that involved Covenant violations and the costs in trying to get them resolved. He noted that it cost \$953.02 to collect the assessments, that some members were late in getting their assessments in, and we had to use legal help in getting them collected. Marvin Gee explained that there were fifteen members, but we are down to one member at this time, who has not paid the assessment. Graham pointed out that if members pay their assessments on time, we won't have that expense. Asked what happens to the money recovered on liens, Dice said it goes into the general fund. It is hoped that \$1400 will be recovered from a legal procedure soon. As delinquent assessments are collected, the money is recovered. It was suggested that in future reports the money recovered from delinquent accounts and legal expenses be shown, as it "leaks" out of the attorney's fund, but doesn't show that it "leaks" back in, when collected. This should help the membership realize that the legal fund is recouped.

Questioned why the audit is necessary, Dice explained that we have to have the books audited to "keep us honest", because we are a non-profit organization. Mr. Widmair, a CPA, said the audit is really a review.

I.B. Muller moved, C. P. Williams seconded to accept the treasurer's report. The motion passed.

Dice explained the last page of the report which is the report the Board received at their meeting. It explains the 1990 budget, expenses through 7/15/90, and expenses from the last Board meeting (6/2/90) to 7/15/90. Copies will be sent to those members who sent proxies and absentee ballots. There was applause for the work Dice has done.

Graham said that it is becoming apparent that the RLA needs a Financial Committee, and asked that any CPA or banker be willing to help us deal with the financial affairs of the Retreat.

ACC

Graham welcomed Steve Little as our new ACC chairman. Steve read a letter from Dennis Bicknell former ACC chairman, explaining the transition from a chairman outside the Retreat to one living in the Retreat, and asked for people to be on the committee. There is one cabin being built in the Retreat at present. In speaking of landscaping Dennis recommended that the membership observe what John Carroll and his neighbors have done along Black Creek.

Steve went on to ask for new members on the ACC, and said he has a phone now, #586-9051. Steve read Covenant number two, to remind everyone that they must go through the ACC to build, or change anything on their land. This includes putting in driveways, fences, additions to homes, TV dishes and other structures. Steve asked that members contact him first, rather than he having to find out that one has already started an alteration, and then discover it is in violation of the Covenants, or perhaps not even on one's own lot. His philosophy is that since we have almost 100 cabins built, and around thirty full time residents, we are probably going to continue in the direction we've been going, that is, growth. He explained that we are not a wilderness, though to those who live in the cities may think so. He feels that one of the jobs the ACC must promote, is to keep as many aspects of wilderness alive as best they can, while the Retreat continues to develop. He calls this a "commons approach", citing what we have in common - roads, the trees, sky, air, lights, darkness, noise (they'll try to keep this down) and eyesores ("if someone builds something that looks terrible, we all share it"). He pointed out that many of the things we value about the Retreat are held in common, and abuse of that commonality is what the ACC is trying to control, through the Covenants. Steve stressed that if you are planning to do anything on your land, read the Covenants first, or again, then contact him by phone, or see him at 189 Fisherman's Lane, so the plans will mesh with the Covenants, and everyone will be satisfied. It was noted that often the landowners assume that the contractor has notified the ACC, when in fact they haven't, and Covenant violations occur because of that. Steve emphasized that landowners themselves make the ACC contact early, and added that the committee has lots of ideas, helps and information regarding weather, placement of structures, reseeding and the like. Marlan McMahan remarked that those who have built in the Retreat, or are building, could be of great help to point out the problems they have encountered, and their solutions.

GHAVFD

Graham introduced Steve Childs, Firechief of GHAVFD. Steve thanked everyone who participated in Fire Days. He reported that they made \$8000, and was pleased with the community spirit. It was noted that the feeling is that it is our department rather the department.

Steve said that in 1989 they had twenty-five calls - 28% medical, 52% fire calls, 3% mutual aid (with Estes Park) and car accidents with or without injuries, 8%. So far this year, 1990, there have been nineteen calls - 43% medical, mutual aid with Estes Park, one call, 38% fires which were grass or abandoned campfires, and miscellaneous calls (drunk and disorderly, propane tanks). He said that with more people moving into the area, and more traffic on the roads, they expect more calls this year. There are five EMT personnel, three who are IV certified.

He explained that the "ambulance" next to Firehouse #1 is not an ambulance, but a "quick response rescue unit". The department was able to secure the unit through Ron Bachel of the Retreat for \$4300, as opposed to \$12,000 for a used ambulance. Through the auction of an old Dodge truck, the department was able to place an order for \$1700 worth of emergency medical equipment (splints, extrication gear, IV materials, etc.) for the vehicle. EPMC has donated \$500 to \$600 worth of equipment to help get the vehicle ready for emergencies. He said it is a basic life-support-system vehicle, and that the GHAVFD is now able to take care of strokes, heart attacks, broken bones, unconscious non-breathing problems, infections, snake bites and so forth. They are in the process of working out a procedure with EPMC so that seriously ill patients can be transported to EPMC. He said this piece of rescue equipment is sorely needed in this area, and has already been used three times since June. The response time is three minutes.

The task now is to pay for the vehicle by late September. At Fire Days \$500 was

donated specifically to help pay for it. The department is asking the various organizations, including the RLA, to donate. With donations in so far, they need about \$3500 to get it paid for. Steve explained that an addition to Firehouse #1 will house "Rescue One", which this vehicle is now called.

Steve stressed that in an emergency to call 911, rather than neighbors, as they will get the message more quickly, and can respond earlier.

ROAD REPORT

Jim Boyd, speaking for Rock Tallman, explained that there were 90" of snow last year. In past years the average has been 106". There was one 24" snow in March, and we've had 14" of rainfall. He said that the twelve miles of roads in the Retreat means twenty-four lane miles. Now that the backhoe and grader are repaired and running, he and Rock will be dragging ditches and working on the roads to get them in better condition for winter. Roadbase will be put down in the fall when there is less traffic, and when the weather will be a help in settling it. They are going to install one culvert near Marvin Gee's place on Miller Fork Road, and will stabilize the two other areas on Miller Fork where the road is deteriorating. He explained that Fisherman's Lane was scrambled both in the fall and the spring by the phone company, and they are asking the phone company to come in and clean it up, and then Rock and Jim will finish the job.

Jim asked that people become members of the Road Committee to help establish guidelines and criteria for when the roads are plowed.

Frank Revier complimented Rock for the work he has done. There was applause.

Mr. Williamson reminded people to drive more slowly on the roads.

Marlan McMahan said that in the last month Jim Boyd has done volunteer work on the roads, so he asked for recognition of Jim's work. There was applause.

Hugh Beckham said that even though the Retreat was snowed in, in the 24" snow, we were out and about a full five days before Denver was plowed out.

ENVIRONMENTAL REPORT

Jim Persichetti called the membership's attention to some exhibits he had prepared, which were attached to the blackboard. He reported that the bagworms are causing no problem except for being unsightly, no Spruce Budworm problems, and that the Mountain Pine Beetles and Douglas Fir Beetles have overlapping lifecycles. Rock had cut and treated 160 trees until they ran out of money last year. This year only 40 trees have been cut and treated. Jim said that Rock, on direction from the Board, did go in on lots on which permission was not given, and had cut and treated the trees which were infected, leaving the trees. Jim said that after trees are cut and treated, they should be left for a month at least before using. He said that at the present they are ahead, budget-wise. Jim said that Lindane is used to treat trees by the Forest Service, but only professionals should use it. They suggest using "Sevin" to spray the trees for preventative measures, and by increasing acidity of the PH level to 6 by adding vinegar, five months at least would be added to the life of the trees.

In controlling Dwarf Mistletoe, the recommended spray is "Florel", using a high pressure spray. This is about 50% effective, and will need to be done often.

Jim said that the biggest problem in the Retreat is still the dead trees, and he strongly recommends that the landowners be encouraged to take care of them, leaving a few for woodpecker and other bird holes.

He noted that noxious weeds (Canada Thistle and Spurge) should be sprayed early in the season, which is early June and July at this altitude, and that the County has sprayed along Dunraven Glade Road. He suggest "Round-up", "Weed-be-Gone" and "Gordon's Trimec". be used to spray these noxious weeds. He said that EVIA will lend sprayers and solution and these can be obtained from Hobart Enterprises on Manford Avenue in Estes Park. Jim said Aspens are infested with aphids. and recommended to thin them out, cutting the Mother root, which will help them recover, or to use "Sevin" with a high pressure sprayer, being sure to spray under the leaves.

Jim asked the membership to check their preferences to see if they wanted to change their indications as to whether they would cut their infested trees, or if they wanted Rock to harvest them. There was applause.

ELECTION OF BOARD MEMBERS

The three candidates introduced themselves, told a little about themselves, and explained why they wanted to be on the Board.

Regula Hauser from Switzerland moved to augment the Board immediately to seven members instead of six. It was seconded. In the discussion that ensued, Graham explained that the Board felt it was unfair to the people who had sent in proxies and had already voted, and that under New Business the Board was going to propose that we do go to a seven-member Board, but that it not go into effect until next year, giving the entire membership a chance to think about it. More discussion brought out the Board's intent to let the entire membership know ahead of time all items to be voted on, so they can be voted on, by absentee ballot, proxies or in person.

It was moved and seconded to call for the question. Passed. The motion to increase the Board immediately, was defeated.

It was moved and seconded to close the nominations. Passed.

The new Board members are Marlan McMahan and Marylouise Widmair.

Graham thanked Duke Sumonia for his work on the Board. There was applause.

OLD BUSINESS

A. Assessment Committee

Jim Persichetti as chairman, explained the history and reasons for having the committee. he said that all their recommendations came before the Board. One item was that all items coming before the Board should be brought to the membership at the Annual Meeting, that By-law changes be made by the total membership. He read a letter from our attorney referring to items #2 and #3 concerning whether they are legal or not. He also read a letter from Horace Rhodes, a corporate lawyer who owns land in the Retreat, explaining why he was against items #2 and #3.

Jim went on to say that the committee had agonized over the problems of modifying the assessments, in order not to fragmentize the community spirit of the Retreat. Graham reiterated that the Board is trying to keep the Retreat a community, and had asked for many differing opinions from the Assessment Committee.

Discussion was held on Item #c. John Barlow clarified that a yes vote on item #c (raising the cap to \$150) means the cap is raised to \$150, and a no vote means it would stay at \$100. After lengthy discussion it was moved and seconded to end the discussion on Item #c. Passed.

Item #1: Because only voting members of the Retreat have the right to speak, it was moved, seconded and passed to grant Ernie Conrad the privilege to speak. Ernie said that out-of-state owners are concerned about the cost going up, and that there are about thirty lots for sale in the Retreat. He said that some of his people whom he represents, are afraid to buy a second lot because they would have to pay assessments for a second lot if this item passed.

Duke Sumonia explained again, the idea of combining two contiguous lots as one for tax purposes only. (Refer to the 1989 Annual Meeting minutes).

Sy Kleinman said "What we're really trying to do is find an equitable way of sharing expenses in the cost of running the Retreat. We're exploring schemes by which these equitable ways can come about. Why is it more equitable to tax people on the basis of the number of lots they own, than perhaps the number of people who live on them? Why is it more equitable for us to take a certain amount of dues because I live near to the entrance of the Retreat, than he does when he has to go so many miles back there, making more use of the roads? We can come up with innumerable schemes by which we try to make an equitable way of paying the expenses of the Retreat. Since the beginning, I've been in the Retreat, and we've found a reasonably good way to share expenses, and I don't think any of us has been overburdened. We're exploring ways to increase the maintenance and preservation of the Retreat, what we really haven't paid a lot of money to do. Every time somebody buys an additional lot, who already owns a lot, I find that a welcome thing. First of all, we're getting to be very intense in the Retreat, - there are more and more people. If people buy multiple lots, there will be less people living here, which really means it carries out the intention of why we come to the Retreat. If I could afford to buy a lot of lots around me I would do that. Why should I have to pay a penalty to do that, because I think I'm helping out a lot of people by doing it? I'm very grateful to Mr. Angell who's next to me, who bought several lots, because I know there are not going

to be other buildings down there where I can see them. I think if we do this thing now - to tax people because they bought multiple lots, we're going to pay a penalty. We're going to create two classes of citizens, and we're going to start to antagonize each other. I think we have a system that works well. Until we come to the point where it will be a real burden, when we have so few landowners and so much money to pay, (and we haven't nearly approached that) I think this is a very unwise change in the By-laws, and I would urge you to think very carefully before voting on this item, because doing this is going to create greater intensity in the Retreat, create two classes of citizenship. It's not going to create a lesser way of sharing expenses appreciably, and it's going to upset the system that's worked very well for us over the past sixteen and seventeen years. So I really am against this proposal." There was applause.

Jim Persichetti, as chairman, explained that having been on the committee for six months, he found Sy's remarks heartwarming, because this was a problem the committee had grappled with - how to generate more money to pay the expenses. The committee was worried about fragmenting ourselves and putting ourselves in two separate distinctions for the assessment. He said we have a system of per membership that has stood the test of time in over eighteen years. He said that though the recommendations came from the committee, he felt that the committee itself felt that if we're big enough to accept a \$150 cap and stay with a membership basis, each membership having a vote, taking Sy's and Gloria Benson's and I.B. Muller's suggestions, turning down this item, it satisfied Mr. Rhodes' letter.

Ed Richards moved to end the discussion on Item #1. It was seconded and passed.

Item #2: After trying to clarify what Item #2 really meant, and a discussion, I.B. Muller moved that Item #2 be tabled until next year until it could be clarified, and the results of #c and #1 votes are known. It was seconded, and passed by hand vote.

It was moved to end the discussion on Item #2. Seconded and passed.

The chair ruled that Item #c needed a 51% majority to pass, since it is specific, but a 2/3 majority is needed for Item #1 as it is an addition to the By-laws.

The results were that Item #c, raising the cap to \$150 passed. Item #1 was defeated.

NEW BUSINESS

A. By-laws

Graham said our attorney has recommended that we rewrite our By-laws and rewrite our Covenants. He said we may set case-law to rewrite our Covenants, because to do so would mean that every RLA landowner would have to agree so it would be 100%. Changing the Covenants may not be a task we could do, for that reason, but a By-law committee should be formed to write and change the By-laws as needed, then have them reviewed by our attorney to be certain they're legally sound. he said it may take several years to complete.

Jim Persichetti moved to form a By-law Committee, which would present its findings at the next Annual Meeting. Seconded and passed. Graham appointed Jim as chairman of the committee.

B. Historian

Joan Persichetti mentioned that we have an official historian for the RLA as an appointed position, to keep the record of the RLA.

C. Seven-member Board

Regula Hauser moved to increase the Board to seven members. The motion was seconded and passed.

LANDOWNER COMMENTS

Cathy Hubert talked about the actions of a doe in protecting her fawn against two coyotes, and how interesting it was.

I.B. Muller moved that the Retreat donate \$500 to Rescue One out of this year's budget. It was seconded and passed. Hugh Beckham noted that this comes to about \$2.10 per membership. It is understood that this is a one-time project, and Graham encouraged the membership to donate individually, as the note is due in September.

Mr. Satterfield read in the Handbook on page 3, that there should be no shooting or hunting on the property and wondered if it is correct. When told yes, several members said there has been a lot of shooting lately in the Retreat, up above Benson's and along properties on Solitude Court. Concern is that with so many people in the Retreat, bullets can ricochet and injure people. It was noted that no hunting is allowed in the Retreat.

When asked if the sheriff's department can do anything about it, Jack Benson, a Deputy Sheriff of Larimer County, said that they cannot enforce as long as the bullet ends up on the shooter's own property, but they can enforce the no hunting law. It was suggested that this concern be made a By-law rather than a General Guideline.

Concern over the speed of the Cheley Camp drivers was expressed. Graham will talk to them. It was suggested that a speed limit sign be posted several times along the road. It was mentioned that it isn't only the Cheley drivers, but members of the Retreat who speed, as well as outsiders going to the trailhead. It was asked that discussion of this be made in the Newsletter for members, and to ask the County to put a speed limit sign at the trailhead so people coming down Dunraven Glade Road will see it.


Ron Bachali, citing the negative feelings of the membership at the last two Annual Meetings, complimented the Board and the members present on the congeniality of this meeting. There was enthusiastic applause.

Because of the rain, it was decided to have the picnic in the Community Building. Duke said chips and pop are provided.

Cathy Hubert thanked the Board for their efforts in trying to keep the expenses down, and reminded the members that every year there are two openings, and that if others are elected, they too, should try to keep the expenses down.

It was moved, seconded and passed to adjourn.

Respectfully submitted,



Carol Fulton, Recording Secretary

In the short meeting of the New Board held after the Annual Meeting, Graham Fowler was re-elected President, Mary Purrington Vice-President, and Marylouise Widmair, treasurer.

News Notes

There have been reports this summer of two landowners discharging **firearms** on their property. The RLA General Guidelines clearly state: "There will be NO hunting or shooting on the property."

Such action endangers life and property while demonstrating a lack of concern for one's neighbors.

Financial information. distributed at the annual meeting, will be mailed under separate cover to those members who submitted proxys.

Call 911 in an emergency! This is the fastest and best way to reach fire, sheriff and ambulance.

The next meeting of the **RLA board of directors** will be held on Saturday, October 27, 9:30 am, at the Gee's, 722 Miller Fork Road.

The Glen Haven Area Volunteer Fire Department (GHAVFD) has secured a **quick response rescue vehicle** that will be stationed at the Glen Haven fire house. The purchase price of the former ambulance was most reasonable but funds are still needed to

complete payment. Please send you donation for this important community resource to the GHAVFD, Box 53, Glen Haven, CO 80532. All contributions are tax deductible as provided by law.

Retreat residents and guest are sometimes seen travelling at **speeds** that are unsafe for everyone. Please drive carefully - for yourself and others.

We welcome these new landowners:

Verna and Jackie Heidebrecht

801 N. Washington
Hutchinson, KA 67501
F 2, lot 52 & F4, lot 22

Maury and Sharon Boney

2126 S. Douglas
Loveland, CO 80537
F1, lot 87

Dennis and Patricia Olson

5250 5th Ave NW
Naples, FL 33999
F1, lot 40.

Board of Directors, 1990-1991

Graham Fowler.....president
800 Elliott Street
Longmont, CO 80501
651-3887 *

Mary Purinton.....vice-president
705 East Drake Road, #38
Fort Collins, CO 80525
226-3370

Marylouise Widmaier.....treasurer
2106 40th Avenue
Greeley, CO 80634
330-3281

Hugh Beckham
318 Dunraven Glade Road, Box 71
Glen Haven, CO 80532
586-6931

Dice McKnight
2118 24th Street Road
Greeley, CO 80631
353-1044

Marlan McMahan
3124 Wheeling Street, Box 31193
Aurora, CO 80041
364-7362

Committee chairs, other officers

Stephen Little.....Architectural Control
189 Fishermans Lane, Box 37
Glen Haven, CO 80532
586-9051

Jim Persichetti.....Environmental Concerns
2042 Salisbury Court
Lafayette, CO 80026
665-3034

Ray Tallman.....Road Maintenance
2244 Miller Fork Road, Box 117
Glen Haven, CO 80532
586-2261

Carol Fulton.....Recording secretary
120 Elkridge Drive, Box 112
Glen Haven, CO 80532
586-8225

Marvin Gee.....Assistant treasurer
722 Miller Fork Road, Box 51
Glen Haven, CO 80532
586-5485

** all telephone numbers are area code 303*

THE RETREAT
Landowners Association , Inc.
Post office box 55
Glen Haven, CO 80532

Bulk Rate
U.S. POSTAGE
PAID
Permit No. 4
Glen Haven, CO
80532

Dushan(Duke)/Jewel Sumonia
P.O. Box 114

Glen Haven, CO
80532

Address correction requested



THE RETREAT

NewsLetter

December 1990

Marv & Char Gee, editors

Viewpoint

"The Retreat as a Common Area"

In America we have tended to ignore our responsibilities to provide for the parts of our environment that are held in common by all of us. Now we are becoming more aware of the problems of air and water pollution and land use as a "commons" problem (many of us are here in the Retreat to escape just these problems); but other "commons" exist (and are under attack even here): the noise (pollution) commons, the light (pollution) commons, and even the wildlife and wilderness commons.

What exactly is a commons? It is a thing or quantity that is held in common by a group of people (in sizing up to even a global commons, such as the air we breathe). A problem with commons is that people who violate the use of the commons usually gain much more advantages than they lose as individuals. An example would be a factory that doesn't install air pollution equipment: they gain greatly because they don't pay for installation and maintenance of the pollution equipment, and they do not lose much in air quality at their site (especially if they have a tall smokestack!) The people who live downwind do almost all the losing, and get little or no gain. It can even be this way in the Retreat: a motorcyclist with a noisy machine gets all the fun, but the neighbors suffer the noise pollution; or a person with bright outside lights on every night may gain (an illusion of) security, but his neighbors lose their use of a dark sky in which to enjoy stars.

...continued on page 2

Assessments Due in January

RLA assessments for 1991 are being maintained at the current level of \$100. Invoices will be mailed to all landowner members near the end of December.

According to the bylaws, assessments are due each year on January 1 and become delinquent on March 1. The bylaws also specify that interest be charged at the rate of 18% per annum on delinquent assessments. The RLA board has voted to enforce this provision.

The assistant treasure is responsible for collecting assessments each year. If you have any questions please feel free to contact him (see directory of the back page).

Rescue One

Fire chief Steve Childs, members of the Glen Haven Area Volunteer Fire Department (GHAVFD) and the board of directors asked Ron Bachali, Retreat resident, to "keep an eye out" for a used ambulance. (Ron works in Denver for the Colorado Department of Corrections selling surplus government equipment to qualified organizations.)

Ron was able to secure a good vehicle at auction for \$4,300. Stationed in Glen Haven, an addition to the current fire house will be built for proper storage. It will be used basically for rescue purpose and area emergencies. The Estes Park Medical Center (EPMC) donated many supplies to equip the van.

Proceeds from Fire Days and special donations paid for the vehicle. A contribution of \$1,000 from the Elizabeth Guild, EPMC volunteer auxiliary, helped significantly in making the final payment. Duke Sumonia, Retreat resident and active Guild member, handled the contribution request.

A big "thank you" to all who contributed to Rescue One. Gifts for the operating budget of GHAVFD are always welcome.

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Here are several commons that I can point out that we enjoy in the Retreat and some suggestions as to how we can make our impact less intrusive:

1. **LIGHT POLLUTION:** Astronomers have long known this problem, and there are currently no sites in the entire USA that are free of all traces of light pollution. The Retreat is fairly dark so far, but it is not hard to see the glow on the southern horizon from Denver and Boulder. Many people do not realize that it takes about one-half hour to become fully dark adapted at night. Even a second of exposure to bright lights will force your eyes to start all over again. When I have walked about The Retreat on a dark night, I have sometimes easily seen shadows cast by someone's floodlight over one half mile away. I have also observed houses with bright outside lights to have an aura or haze around them that extends out and up for hundreds of feet. The solution: point outside lights down toward the ground or put a shield on them so they don't radiate directly up into the sky. You do not gain anything by illuminating the sky!! A good practice is not to leave outside lights on unless you have an immediate need for them, especially don't leave them on if you are not occupying your cabin. I assure you that your neighbors will be much happier. The security gained by perpetually leaving lights on is really an illusion in the Retreat.....it is much better to have friendly neighbors to keep tabs on your property.

2. **NOISE POLLUTION:** In our modern society some noise is a part of our lives, even in the Retreat. The only way to minimize noise pollution is to be as considerate of your neighbors as possible. Motorcycling, hammering (I plead guilty), sawing, and general rabble rousing should be done as discretely as possible. We are fortunate that noise is not yet a large problem in the Retreat, and most of the "noise" I hear is wind and stream noise.

3. **WILDLIFE AND ENVIRONMENT COMMONS:** We all came here to enjoy the trees, flowers, streams and wildlife of the Retreat but we inevitably have "polluted" the (semi-) wilderness that was here and changed it by our increasing presence. Keeping of pets that kill or chase wildlife, not only away from your lot but from neighboring lots, clearly affects the environment. The ill-considered location of a TV-dish, an outbuilding, or even a cabin also produces changes that affect many of us adversely, com-

pared to the gain for the one person. One must consider the result of one's actions not only for ourselves but also for the community of people who live here. This is also why we have covenants and an ACC: to attempt to preserve the wilderness character of the Retreat as much as possible for all of us and to make the development of the Retreat as orderly as possible.

Before I am accused of not only sermonizing, but long-winded sermonizing, I had better quit. Can you think of any other commons areas that we hold jointly in the Retreat? Let me know.

Steve Little



The BIA
board of directors
and officers
wish you
and your family
a very
Merry
Christmas
and a
Happy
New
Year

Propane Tanks in Retreat

In the Retreat we have been rather neglectful of the requirements for propane tanks spelled out in the Covenants. Covenant #9 reads (in part) "All ...propane tanks must be underground or placed in walled-in areas so that they shall not be visible from adjoining properties or from public streets." Many of our propane tanks are quite easily visible from a distance and are not at all shielded. While your propane tank may be a thing of beauty and potential warmth and food to you, it is probably an eyesore to your neighbors who don't have those associations (at least with your tank!). Consider also that if you have concealed it from your own eyes, that it might be glaringly visible from some of the high roads that we have in the Retreat.

Conventional wisdom seems to be against burying propane tanks (your dealer must order a special tank which costs more, and there are also excavation costs). The recommended solution is to put a section of board fencing around the tank leaving a 3' access around the tank for inspection and filling. The fencing should be high enough to screen the tank even as seen from the high places in the Retreat, or possibly a top cover should enclose the tank. Painting the tanks is not recommended since dark colors cause heat buildup and needless venting of propane, and light colors don't really disguise the tank much. Although, a combination of evergreens around the tank and a tan paint is relatively successful. The evergreens do need to be high enough to disguise the tank as seen from above.

I would like to invite people whose tanks are in violation (and you know who you are) to put a cover over them during the coming year. We plan to enforce this covenant in the future and would like the Retreat to be as consistent as possible. If you have any suggestions or comments please call me (586-9051)

Steve Little, chairperson,
Architectural Control Committee

News Notes

Effective January 1, the pay telephone at the fire house in the Retreat will be removed. Approximately \$800 from the landowners' budget was spent each year to subsidize service. With many additional phones now available in the Retreat, the board felt this was an unnecessary expense to the Association. In an emergency, you should feel welcome to use any resident's phone.

Speaking of emergencies, when you need an ambulance, fireman or sheriff **always dial 911.**

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After the first of January, a \$100 transfer fee, paid at closing, will be charged to the seller when property in the Retreat is sold. The provision for this fee has been in the bylaws for a long time. Upon recommendation of the Committee to Increase Revenue for the RLA, the board is invoking the provision.

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The RLA board of directors has scheduled the following meeting dates: December 8, February 23, April 27, June 29, July 27 (**annual meeting**), August 24 and October 26.

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The RLA bylaws need to be up-dated. If you have any suggested changes, please pass the information on to any member of the board.

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All new wood burning stoves, purchased for use in this area after January, must be equipped with a catalytic converter.

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The Retreat is currently well represented on the GHAVFD board of directors. Members are Jim Boyd and Tim Stoltz along with Ron Bachili, Dorothy Mills, Duke Sumonia and Ron Tate who were recently elected.

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We welcome these new RLA members:

Peter P. Schulz
Omaha, NE
(F4, lot 35 from VTN Corp.)

Gregory & Linda Goff
Dodge City, KS
(F1, lot 23 from Olson)

Richard & Sandra Stolte
Greeley, CO
(F1, lot 46 from Duncan)

Board of Directors, 1990-1991

Graham Fowler.....president
800 Elliott Street
Longmont, CO 80501
651-3887 *

Mary Purinton.....vice-president
705 East Drake Road, #38
Fort Collins, CO 80525
226-3370

Marylouise Widmaier.....treasurer
2106 40th Avenue
Greeley, CO 80634
330-3281

Hugh Beckham
318 Dunraven Glade Road, Box 71
Glen Haven, CO 80532
586-6931

Dice McKnight
2118 24th Street Road
Greeley, CO 80631
353-1044

Marlan McMahan
3124 Wheeling Street, Box 31193
Aurora, CO 80041
364-7362

Committee chairs, other officers

Stephen Little.....Architectural Control
189 Fishermans Lane, Box 37
Glen Haven, CO 80532
586-9051

Jim Persichetti.....Environmental Concerns
2042 Salisbury Court
Lafayette, CO 80026
665-3034

Ray Tallman.....Road Maintenance
2244 Miller Fork Road, Box 117
Glen Haven, CO 80532
586-2261

Carol Fulton.....Recording secretary
120 Elkridge Drive, Box 112
Glen Haven, CO 80532
586-8225

Marvin Gee.....Assistant treasurer
722 Miller Fork Road, Box 51
Glen Haven, CO 80532
586-5485

** all telephone numbers are area code 303*

THE RETREAT
Landowners Association , Inc.
Post office box 55
Glen Haven, CO 80532

Bulk Rate
U.S. POSTAGE
PAID
Permit No. 4
Glen Haven, CO
80532

Dushan(Duke)/Jewel Sumonia
P.O. Box 114

Glen Haven, CO
80532

Address correction requested