



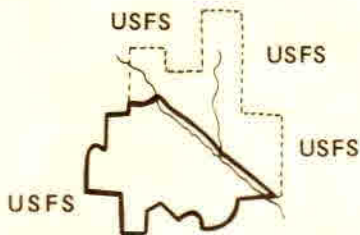
# the Retreat newsletter



Courtesy of Escape Properties, Ltd. 1966-13th St., Boulder, Colo. 447-2180 or 586-3015 April 1972

## PROGRESS AT THE RETREAT

1. In December 1971, F. M. Fox and Associates of Denver was engaged by Escape Properties to conduct a study of the quality and availability of ground water in The Retreat, Filing 1. The conclusions of this report are summarized on page 2. Also, Escape Properties commissioned a Boulder Environmental Engineering Consultant, David Mann, to prepare an environmental protection report. On page 3 is a summary of Mr. Mann's recommendations for protection of the ecology at The Retreat. (A copy of each report will be sent to landowners upon request.) As a result of the study on environmental protection, Escape Properties has begun preventative measures as suggested by Mr. Mann in his report. Details of these procedures are included in a statement by Lynn T. Wells, President of Escape Properties, which follows the summary of the geological study.
2. 1971 property taxes for The Retreat, Filing 1, have been paid by Escape Properties and the landowners will not be assessed for last year's property taxes.
3. With each contract closing, a warranty deed for the purchased lot is placed with the United Bank of Denver. Transamerica Title Insurance Co. handles the title insurance for all completed contracts.
4. A Vacation Homes brochure is being mailed to each landowner. This publication contains many useful ideas and information on cabin-building and decorating.
5. Landowners ready to build on their property should obtain an Architectural Control approval form from their sales representative or the main office in Boulder. The form requests the landowner to list pertinent information about the proposed cabin, water well, and sewage disposal system (refer to item No. 2 of the Protective Covenants).
6. Surveying for road construction in the second filing has been completed. The cutting of these roads will begin in late March. In the drawing below, the location of the second filing is shown by the broken lines. The "U.S.F.S." represents the Roosevelt National Forest.



7. Two-thirds of the first filing has been sold. This represents approximately one-half the available acreage within the first filing.
8. Personalized "sold" tags have been designed and will be attached to the appropriate lot signs.

9. Escape Properties and the Estes Park Power and Light Company are presently working together on a proposed design for the installation of power facilities. This design attempts to position power poles in places where integration with the trees and landscape can be achieved. It is also anticipated that the poles will be of a moss green color so that they will blend with the trees.
10. A well was drilled in March on one of the stream-side tracts. At 35 ft. the well produced 500 gallons an hour. ●

## A Sad Case in Point

by Lynn T. Wells  
President of Escape Properties, Ltd.

Recently I visited an 11,000-acre mountain property development in Utah which was being sold in 10-acre parcels. In talking with the developers, I discovered a terribly shoddy operation being conducted there. I think that everyone who is concerned about mountain property development will be greatly saddened, as I was, by the way this project was being handled.

Each lot had been "designed" through the use of what can only be called a stencil. This stencil was made up of several rectangles. The stencil had been placed over a map of the raw land — and the rectangles from the stencil had been traced onto the map. Predictably, each lot wound up being identical to all the other lots — long rectangles, each one representing 10 acres.

The result, then, was a map characterized by perfectly uniform lots. Lot shapes had been forced onto the land. Very little, if any, consideration had been given to the natural boundaries suggested by the land features themselves.

I noticed that in such a mountainous area as this, roads could be cut only in very particular places and yet most lots did not have road access. When I asked the developers about access to these lots, they told me the purchasers had to give the developers the right to cut roads across their lots, if necessary. Most lots did not have roads across them at this point in the 9-month old development. Nevertheless, the developers have the exclusive right to decide where the roads will be cut.

While inspecting the land, I noticed that the roads which had been constructed were actually "pilot roads" — that is to say, dirt roads which had been passed over by a bulldozer once or twice. I asked the developers why the County had (apparently) accepted this rather low-level quality of road construction. The reply was that as long as the minimum size of the tracts was 10 acres, there were no county standards for roads. Thus, the existing roads have no grade requirements and no drainage facilities.

By keeping their lots above 5 acres, the developers legally avoided having to register with the U.S. Department of Housing and Urban Development (H.U.D.). There is, therefore, no property report of the development.

I asked the developers if they furnished a lot owner with a warranty deed when the lot was a cash purchase. The reply: they gave a cash buyer a warranty deed but it is for a piece of

## Ground Water Study Completed

Last fall, Escape Properties, Ltd. hired F. M. Fox & Associates, Inc., independent geologists from Wheatridge, Colorado, to undertake a ground water study of The Retreat, Filing 1. This study was not required (or even suggested) by any governmental regulatory agency; however, we at Escape Properties believe that each purchaser and prospective purchaser is entitled to the information contained in such a study.

Results of the study were presented in a 6-page detailed, technical report to Escape Properties on December 8, 1971. The salient conclusions were collected and are presented below verbatim.

### Conclusions

1. "The quality of the ground water on the subject tract is expected to be very good. Mineral constituents in the water will probably be limited to minor amounts of iron and calcium carbonate (lime)."
2. "It is our opinion that properly located wells will yield a minimum of 30 gallons per hour within a maximum depth of 350 feet. The actual depths of the wells will probably vary from less than a hundred feet to as much as 350 feet as a result of topographic and geologic conditions."
3. "Randomly located water wells on the subject tract would have a 50 to 70 percent probability of success. Water wells located by a competent water geologist... should have a probability of success in the range of 95 to 98 percent."
4. "Because of the topography and the very shallow bedrock conditions seen on much of the property, it is very important that sewage disposal systems on individual sites be very carefully located and constructed. It is strongly recommended that consideration be given to using either evapo-transpiration type systems or aeration systems on some of the lots where shallow bedrock conditions would allow septic system effluent to discharge directly into fractured bedrock."
5. "All structures and water wells should be protected from lightning."
6. "It is strongly recommended that all water wells and septic systems be located by a ground water or engineering geologist familiar with the conditions."

Escape Properties, Ltd. will gladly provide any purchaser with a permanent copy of the complete report upon request.

### Company Attitude

The Retreat is truly beautiful land. The views, trees, rock outcrops and streams all contribute to the beauty and solace that each of us finds on the grounds. Each of these amenities deserves our respect and protection equally. There is one amenity, however, virtually hidden to us, which is the most valuable of all — ground water. Its value is immeasurable since it is essential for life support. Its high quality must be preserved.

The relatively large tracts (4 acres average) will result in, at most, a low density population which should have negligible impact on the quantity of ground water.

The main threat to the quality of the ground water can only come from septic tanks. Again, this threat is greatly minimized by the generally large tracts which limit the density of septic tanks in the area to a very acceptable level. Yet, Escape Properties has always encouraged its purchasers to seek types of sewage disposal systems other than septic tanks. An alternative solution, such as an aeration system, produces a much purer effluent and is not dependent upon immediate topographic and geologic conditions for filtration.

Escape Properties fully endorses the county's decision to disallow septic tanks on those lots fronting Miller Fork Creek. This decision is essential to sustain the purity of the water and

its trout population. However, the only alternative proposed by the county thus far is sealed vault systems. Frankly, this proposed alternative disappoints us and we wish to encourage all landowners to apply for an aeration system permit when they are ready to build. We invite your comments and we are ready to help you obtain the cleanest sewage disposal system possible at an economic price.



"When will the Retreat Landowners Association be formed and what will its functions be?"

Every person who buys a tract at The Retreat automatically assumes membership in the Retreat Landowners Association (R.L.A.). The first official meeting of all members of The Retreat, Filing 1, is expected to be held next October. At that time, the structure and responsibilities of the Association, as presented in the Articles of Incorporation and By-Laws of the Retreat Landowners Association, will be discussed and approved or amended.

The R.L.A. will be the self-governing body of The Retreat. The rules and regulations contained in the By-Laws provide the democratic framework for the governing functions of the R.L.A. The R.L.A. must also support the Protective Covenants which are a legal part of each contract and the recorded plat for Filing 1.

A key provision of the Covenants is the existence of an Architectural Control Committee, presently headed by Escape Properties principals. The A.C.C. reviews all proposals which have a direct or indirect bearing on the use of the land (cabin-building plans, sewerage systems applications, color of cabin and roof, etc.) and in general assures that the restrictions and requirements of the Protective Covenants are observed.

Decisions by the A.C.C. must satisfy Larimer County standards whenever such standards are in existence. The A.C.C., however, may establish regulations which are stricter than those required by the County if it feels that these regulations represent the majority interest of Retreat landholders. For example, the Covenants stipulate that no resubdivision is permitted except on the prior approval of the A.C.C. Larimer County recently passed a non-retroactive bill limiting the minimum lot size for all new parcels to 2.29 acres. The A.C.C., however, could establish a minimum lot size larger than 2.29 acres and this ruling would be binding on all Retreat landowners who might wish to redivide their lots and sell each parcel individually.

The R.L.A. will have one Annual Meeting, to be supplemented as the need arises with Special Meetings (on a 30-day notice). Each member has one vote, regardless of the size or number of tracts he may own. Amendments to the By-Laws may be voted on during either an Annual or Special Meeting provided that a quorum is present and a majority vote delivered.

It is expected that the Retreat Landowners Association will begin functioning in 1973. Duly nominated and elected members will assume the directorship of the A.C.C. Other members will be elected to represent the entire member body as officers of the Retreat Landowners Association.

Escape Properties has given much consideration to the creation of the foundations for future self-government at The Retreat. We are enormously pleased with the interest and enthusiasm the landowners have shown about their property and the project. It is our sincere belief that this interest and enthusiasm will produce a responsible Association that will protect the land and each member's investment and maintain a high level of enjoyable mountain living.

# Meet The Members



*The Bakers gather on No. 26 after just having constructed a cedar foot-bridge across the stream. Shown are Shirley and Melvin Baker, two of their 3 sons, Brian and Stephen, and Gini Ingraham (foreground), a family friend.*

- ☞ Shirley and Melvin Baker. (Tract No. 26). The Bakers are formerly from Fort Lee, Virginia and have been Boulder residents for 4 years. They bought their tract "at first sight because it was so beautiful." They also like the "particularly interesting terrain on No. 26." Family activities include hiking, ice skating and gardening. The Bakers have three sons: Stephen, 21, Brian, 19 and Mark, 15. They plan to build a cabin in the summer of '73. Mr. Baker is a logistician.
- ☞ Marion and Walter Boyd. (Tract No. 64). The Boyds, who are originally from North Dakota, have been Greeley residents for many years. Dr. Boyd, a surgeon, likes fishing, photography and gardening. Mrs. Boyd (who formerly worked for the Y.W.C.A.) enjoys gardening, too, as well as reading and travelling. The Boyds have two married daughters: Patricia and Janet and two young grandsons. They like the philosophy of The Retreat, "quiet mountain living, cooperation with nature."
- ☞ Rose and Don Carlson and Larry and Michael ("Mike") Carlson. (Tracts No. 5 and 6). Don Carlson is an engineering services manager and his wife, Rose, is "the household executive!" They have two married sons, Larry and Robert, and are "natives" of the Loveland area.
- Larry Carlson is an engineer with Hewlett Packard Co. His wife, Michael, was a teacher until recently. They have 2 small children: Neil, 2 and Brian, who's "brand new", just having been born in February.
- All the Carlsons love the view from their property. They also like the fact that their property is "close enough to Loveland that we can look forward to enjoying our own private piece of the mountains often."
- ☞ Susie and Arlen Chenot. (Tract No. 48). The Chenots, who live in Ft. Collins, enjoy most outdoor recreation activities. They also enjoy remodeling and decorating. While they do not plan to build a cabin right away, they have a "nice sized A-frame in mind for the future." Mr. Chenot, a postal carrier, and his wife like the "sunny exposure of their tract and the general location of The Retreat." They hope that Escape Properties is planning an annual picnic for Retreat members and friends. (Ed: we are). The Chenots have 4 sons: Gordon, 11, Marc, 8, Glen, 6 and Michael, 1.
- ☞ Viola and Albert Dill. (Tract No. 91). The Dills are formerly from Greeley and have lived in Johnstown for the past 25 years. They have 2 sons, Allen, 24 and Gary, 18. Mr. Dill, a mechanic, and his wife enjoy hunting, fishing and sight-seeing. They have no definite plans underway for cabin-building this summer - "maybe in '73."
- ☞ Ann and Kenneth Forshay. (Tract Nos. 46, 47). Formerly from Poughkeepsie, N.Y., the Forshays have been Boulder residents for the past 6 years. Mr. Forshay is a World Trade Representative with IBM and Mrs. Forshay is a bookkeeper for Credit Union. When they are not golfing, fishing, travelling, watching football games or camping, Mr. Forshay tinkers around with home repairs while Mrs. Forshay "gets into" puzzles and good books. All 3 of their children Robert, 19, Bruce, 17 and Evelyn, 14 - enjoy music. Robert and Evelyn go in for skiing in particular and Bruce likes the theatre and gymnastics. The Forshays think The Retreat is "peaceful and beautiful, some of the best land we've seen in Colorado."
- ☞ Joan and Richard Gracen. (Tract No. 74). The Gracens are originally from Chicago, Illinois and now live in Denver. Mr. Gracen, District Manager for Dayton Tire and Rubber Co., likes to fish, hunt and golf. Mrs. Gracen, a part-time secretary, enjoys travelling, decorating and cooking. Both are jazz enthusiasts, too. They have 2 children: Susan, 17 and Jim, 23, who is married. The Gracens "think the area is great and love the view from their tract." They hope to build a cabin in the very near future.
- ☞ Georgiana and Carl Larson (Tract No. 30). Formerly from Milwaukee, Wisconsin, the Larsons are now Denver residents. Mr. Larson, a professor at Denver University, and his wife both enjoy bowling, fishing and bridge. They have 3 children: Mike, 11, Laurie, 9 and Doe, 5. They are planning to build a cabin soon on their property.
- ☞ Laurene and Willard Nicholl. (Tract No. 77). The Nicholls lived in Greeley for 12 years and are now recent residents of Ft. Collins. Dr. Nicholl, a physician and Mrs. Nicholl, a primary teacher, share an interest in tennis, hiking and fishing. More leisurely activities include reading for Dr. Nicholl, sewing and painting (not houses!) for Mrs. Nicholl. They are extremely enthusiastic about their property: "The views west, north and east are fabulous. Our tract is the 'best one' - of course, everyone else has 'their best!' It's an exhilarating feeling to walk on *your* land - it makes nature's wonders seem to immediately real!" The Nicholls plan to build a cabin in 2 or 3 years - "if we can stand the wait!"
- ☞ Evelyn and Ted Paull. (Tract No. 31). The Paulls are originally from Normal, Illinois and have been residents of Ft. Collins for 5 years. Mr. Paull is a Jr. High School teacher; Mrs. Paull is an Industrial Nurse with Aqua Tee. Both enjoy camping, reading and bridge. They have 2 sons, Douglas, 12, who likes to hike and fish, and Michael, 9, who "just likes to play." The Paulls "have always wanted a summer and weekend retreat in Glen Haven since spending a summer there in 1958." They plan to build a cabin in about 1 year.
- ☞ Emily and Floyd Reis and Yvonne and Roland Wagaman. (Tract No. 29). Mr. and Mrs. Reis have been Loveland residents for 4 years. Mr. Reis is employed with Hewlett Packard and Mrs. Reis, a housewife, enjoys collecting salt and pepper sets as a hobby.
- Also Loveland residents, Mr. and Mrs. Wagaman are originally from Chamberlain, South Dakota. They have 4 children: Nova, 17, Crystal, 16, Billy, 14 and Darcie, 12. The Wagamans think "it's beautiful, not just our tract but the whole area. The perfect spot to run away from home to!" The Wagamans and the Reises do not anticipate cabin-building for this year.
- ☞ Judith and William Ryan. (Tract No. 53). The Ryans now live in Ft. Collins and are originally from Steamboat Springs, Colorado. Mr. Ryan, a teacher, enjoys working on cars and motorcycles. Mrs. Ryan, who is also a teacher, likes horseback riding. The Ryans find the topography of their tract and the area in general to be "varied and interesting." They have 2 daughters: Sheryl, 10 and Joanne, 8.

Ⓢ Jean and Bruce Slade. (Tract No. 3). The Slades are formerly from New Jersey and now reside in Golden. Mr. Slade, an economist and mathematician, has his own operations and market research firm, Halverson/Slade, Inc. In his free time, he likes to work on old cars, while Mrs. Slade, a registered nurse, enjoys gardening and listening to music. The Slades have 5 children, ranging in age from 10 to 23. They like the "peacefulness" of The Retreat and "the smell of pine trees" in the air. They have no plans to build a cabin at present but "are giving the idea much thought."

Ⓢ Liz and Fred Smith. (Tract No. 19). The Smiths are formerly from Palo Alto, California and have been living in Ft. Collins now for 4 years. Mr. Smith, a professor of electrical engineering at Colorado State University and his wife, a speech clinician, just had their first child in February, a daughter. No cabin-building plans have been made for the immediate future. In the meantime, the Smiths plan to pursue their favorite outdoor activities at The Retreat: Hiking, picnicking, camping and gardening. They "love their tract — especially the stream."



Linda and "Tommy" Tomlin recently enjoyed a sunny weekend on their property, tract No. 79.

Ⓢ Linda and O. S. "Tommy" Tomlin. (Tract No. 79). The Tomlins, who have been looking for mountain property for several years, think their tract "is just what we've been looking for." As a Special Sales Representative with Husky Industries, Mr. Tomlin gets to travel all over the U. S. by plane. His interests include fishing, camping, hiking and snow shoeing. Mrs. Tomlin pursues art interests, such as oil-painting and pottery. They have 2 married daughters.

Ⓢ Gertrude and Albert Traylor. (Tract No. 56). The Trailors have been living in Denver since 1956 and are originally from Dallas, Texas. Mr. Traylor, who is employed with Continental Can Co., and his wife, a veri-typist for an engineering firm, are both bowling enthusiasts. They have 2 children, Randy, 13 and Pamela, 14. The Trailors think The Retreat is a very nice area, a "Good place to get away from things." They do not have any immediate plans in mind for cabin-building.

Ⓢ Betty and William Walters. (Tract No. 57). Mr. Walters is a Budget Officer with the Institute for Telecommunications Sciences and works on model railroading in his spare time. Mrs. Walters is a part-time secretary at the University of Colorado where she is also a student taking courses in field botany. They have 4 children: Laurie, 15, Lisa, 14, Charles, 12 and Lynda, 10. The entire family enjoys hiking and backpacking. The Walters think that The Retreat is very beautiful now and hope it "will not be substantially altered and certainly not degraded by our separate and combined intrusions!" The Walters are formerly from Oregon and now live in Boulder.

## PROFILE:

### Lynn T. Wells, President of Escape Properties, Ltd.



Lynn T. Wells, who is originally from Utah, now lives in Boulder with his wife Carolyn and their 4 children: Tami, 14, Roxi, 12, David, 8 and Brian, 6. After graduating from the Univ. of Utah with a B.S. in Mechanical Engineering, Wells joined the engineering staff of Bell Labs in Columbus, Ohio in 1961. During the next 10 years, Wells successively obtained his M.S. and Ph.D. degrees in Engineering Mechanics, taught math and engineering courses at the Labs and Ohio State University, raised his growing family and carried out his responsibilities as a staff engineer. When he heard that transfers to the Denver Labs were being offered, he "jumped at the chance to live in Colorado." After 10 years with the Labs, Wells left in 1971 to begin his own land development company. This past February, 1972, Wells obtained his broker's license for Colorado practice.

In his spare time, Wells actively pursues his many interests: basketball, football, tennis, bridge tournaments, skiing, hiking and hunting.

"Many people have commented favorably on the names you've chosen for your company and the land project. How did you decide on the names 'Escape Properties' and 'The Retreat'?"

It was Rod Romero who, even before he joined us as Sales Manager, came up with the key phrase that led to the naming of "Escape Properties." We had been discussing in detail the concept I envisioned for a mountain property development. And he, in summing up this concept, said, "What you're talking about then is mountain property people can escape to." All I did was turn those words around to get the name for the company.

Deciding on a name for the land project itself took a while longer. None of the suggestions that we came up with seemed just right. Then, one night, Rod and I got together socially with some friends and got everyone involved in trying to select a name for the land project. After a couple of hours, we were becoming "punchy" from all that name-suggesting. The names we started tossing around got to be pretty corny: "The Monastery," "Heavenly Haven," — that sort of thing. The sillier the name, the harder we laughed. At one point, someone suggested "The Refuge." That sounded pretty good and brought some seriousness back into our meanderings. All of a sudden though, my wife Carolyn burst out laughing and said that if you didn't pronounce those words just right, people would think you were talking about a pile of garbage. That started us off on a 10-minute comedy routine of all the possible repercussions we could expect if people mistook "Refuge" for "refuse." ("Good afternoon, The Refuge. Uh, no, ma'am. We are not a garbage removal service. Thank you for calling The Refuge." etc.).

Anyway, it didn't take long to get from "Refuge" to "Retreat" and by the end of the evening, we had names for both the project and the company. I think they fit the concept of what we're doing very well.

*"How did you, a Ph.D. in Applied Mathematics and an engineer with Bell Labs for 10 years, wind up in land development?"*

I transferred from Bell Labs in Columbus, Ohio to the Labs in Denver in 1970. Even before we were settled in Boulder, I told my wife that we should look around for 2 or 3 acres in the mountains, now that we were in a position to afford it. I started going through the real estate ads in newspapers each day. And every weekend, we'd pack lunches & snacks and tell the kids we were going on a picnic. Then we'd look over the property listed in those ads. The kids had a great time every weekend and we got to see a lot of property without a big hassle.

Around this time, I heard about some limited partnerships for large pieces of land in southern Colorado being discussed around the Labs. Two friends of mine at the Labs and I thought we might be able to raise enough money for one section of 640 acres of this property. As it turned out, I raised most of the money for 2 sections and managed to do it in 30 days. I was surprised to see how easy it was to raise so much money so quickly. Friends and business associates responded so enthusiastically to the limited partnership opportunity that there were many who were very disappointed they didn't get to put up their money for it!

I guess that was the first thing that really made an impression on me — the fact that so many people trusted me with their money for real estate investment.

*"But you didn't intend to develop that land in southern Colorado?"*

No, I just thought in terms of sitting on those 1,240 acres for investment purposes. But the experience I acquired in learning to set up limited partnerships proved extremely valuable. When it came time to set up limited partnerships for Escape Properties, I knew how to structure partnerships and had a good knowledge of the paperwork involved.

*"That brings us to Escape Properties. How did you find the property at Glen Haven? through a classified ad, too?"*

As a matter of fact, yes. That property in southern Colorado was too far for us to get to for weekend family recreation, so I kept right on looking for other property in the 2 to 3 acre range. When I read the ad in the Denver Post for over 1,600 acres in Glen Haven, I wanted to see the property more out of curiosity than anything else. Again, we made sandwiches, put on our hiking boots and took the kids out for more "picnics."

I thought the land in Glen Haven was incredibly beautiful and went back day after day to walk as much of the property as I could. In doing so, I started seeing the land's recreational potential — recreation of an "escape" nature. The concept for the future Retreat started to emerge during those walks on the property.

*"Did you start thinking 'Bye, Bye, Ma Bell' about that time?"*

Not exactly, not right away. There were still many factors to consider, like the very considerable down payment for the land. I actually thought that if this should work out, I would handle it in my spare time. I know that sounds pretty naive today, but back at the very beginning, I had no idea of the

amount of work required for land development. Each day that I became more involved with the Glen Haven property, however, I saw that this would be a full-time undertaking. By the time we settled the contract with Mr. Maitland, who was selling the land, and started to raise the money, I knew that land development would be, if anything, a 7-day a week job.

*"Well then, how did you, with no prior experience in land development and no start-up money at that point, even get Mr. Maitland to seriously consider your desire to purchase the land?"*

When I look back on this myself, I often wonder the same thing. I'm not sure what it is we said or did that convinced Mr. Maitland we had enough things going for us to make this a success. Even friends who were enthusiastic about the project seriously doubted that we could raise enough money for both the land payment and our projected first-year operation costs. I was so confident it could be done, however, that it was difficult for me to understand why others weren't as optimistic.

At first, Mr. Maitland and his lawyer chuckled good-naturedly at our ambitions. We talked, discussed and negotiated. Then Mr. and Mrs. Maitland invited my wife and me for dinner, to get better acquainted.

During the evening with the Maitlands, we discussed land development, of course. We also engaged in general conversation on many topics as well. The next day, Mr. Maitland's lawyer called me and said, "Go ahead. Start raising your money."

We were on our way. In 30 days, we raised the money from amongst friends, former professors and business associates. And our start-up capital included projected expenses for surveying, construction and general office business.

It was only later, once the project was well under way, that I looked back and realized how much of the drive behind our efforts was based on sheer confidence. Because of our lack of prior experience in land development, difficulties that we were faced with were not *recognized* as difficulties. They were simply situations that had to be worked out intelligently, that's all. Still, whenever I think about it, I'm truly amazed and appreciative of two things, above all: the amount of confidence Mr. Maitland must have had in us — and the trust that our investors placed in our personal and business abilities.

*"It sounds as if your not having any prior experience in land development produced the best results in a what-you-don't-know-won't-hurt-you situation."*

That can be a risky attitude to consciously adopt whenever you start a large undertaking. Obviously, it can backfire. But in our case, what we didn't know actually helped us. There was no "old way" to do things because everything was new to us. And because we knew we were inexperienced, we researched everything out carefully.

I can remember those early days when I wasn't at all clear on the precise meaning of much of the terminology used in land development. "Preliminary plat" is a good example. I spent hours in the C.U. Library trying to find books that even alluded to the "art of designing lots." Surprised at the lack of such information, I asked a County Commissioner how other developers designed their lots. "By the seat of their pants," was the reply.

One of the most valuable discoveries I made as a result of this learning process was that precedents I had hoped to find in

other land subdivisions were usually either unsatisfactory or non-existent. When we started The Retreat, all we had, really, was a concept, a dream of how a mountain retreat should be developed. The decisions that were made concerning the design and organization of The Retreat were based on personal taste and conviction (not to mention hard work).

Sometimes, too, the decisions we made turned out to be more important than we realized at the time we made them. I read recently that 90% of small businesses fail in the first year because a few right "key" decisions were not made. And in looking back over the first 10 months of our operation, I can think of a few of these "key" decisions that turned out to be very right for our project. I had insisted, at the beginning, that we start out with very sufficient capital support, this amount being determined by extremely conservative financial projections. I think a common reason why most businesses fail in the first year is that they are under-capitalized to begin with. We were not under-capitalized. Another key decision was the one to spend considerable time and effort walking the property, studying the terrain in order to come up with individually designed lots and roads. I think this has enhanced the quality of Retreat development immeasurably. Finally, another critical decision which comes to mind was when I decided to switch, in "mid-stream" as it were, to another surveying company. The one we were working with was inconsistent in meeting its deadlines. Had we not switched companies, we would not have had access provided to the lots as early as we did and sales would not have gone as well as they have.

*"Say, whatever happened to those 2 or 3 acres in the mountains you wanted for your family when you first moved to Boulder?"*

Never did get them. Ironic, isn't it?

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OUR APOLOGIES go to Dorothy & Don Kincaid (Tract No. 87). In the last Newsletter, we incorrectly spelled the name of their store in Loveland, which Mrs. Kincaid operates. The correct name is "Granny Gingham Gift Shoppe."

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## PROFILE:

### Walter Maitland:

### Rancher and Planning Engineer

Up until May of last year, the 1,650-acre property known as The Retreat was part of the extensive cattle ranch owned by Walter Maitland of Drake, Colorado.

In addition to being a rancher, Walter Maitland is also a city planning engineer and consultant. He majored in architecture at Princeton University in New Jersey and then studied housing and city planning at Columbia University Graduate School in New York City.

Prior to acting as planning consultant for the towns of Loveland and Greeley, Mr. Maitland served as Planning Director for Newport, Rhode Island, Bakersfield and Kern County in California. Even today, Mr. Maitland finds the time to do occasional designing for private subdivisions.

The history of the Mountain Home Ranch dates back to 1916 when Mr. Maitland's father, a mining engineer and physician, moved to Drake from South Dakota. He and two friends bought the 3,300-acre spread with the idea of developing a sheep ranch. In the succeeding years, the other two partners sold their interest to Dr. Maitland. The sheep ranch became a steer ranch and finally, in 1930, turned into a cow-calf breeding operation.

The ranch was subsequently acquired by Walter Maitland and his sister. In 1961, Mr. Maitland bought his sister's interest in the ranch and became its sole owner. Mr. Maitland also owns a farm and two ranches in the Loveland area where he raises Angus cattle, using the Mountain Home Ranch in Drake only for summer grazing.

The Mountain Home Ranch remained entirely intact until 1967 when 320 acres (just west of the Cheley Camp) were sold to the United States Forest Service. Then, in 1969, a road through the upper portion of the ranch (known as the Dunraven Glade Road) was declared public as a result of a quiet title suit. This presented numerous operational problems to Mr. Maitland as a rancher. Finally, Mr. Maitland decided to sell this portion of the property which was eventually purchased by Lynn T. Wells in the spring of 1971.

Given his background in architecture and land planning, Mr. Maitland was concerned about how the land would be used by the new owner(s). He did not wish to see it cut up into small parcels. He also recommended that once a final plan had been approved by the County Planning Commission, firm covenant restrictions be adopted to insure proper land development.

Although his personal inclinations lean toward modern architecture, Mr. Maitland appreciates "simplicity in design and uniformity of construction materials." He likes, above all, "buildings that express the environment around them."

Mr. Maitland approves of "Retreat-style" land use. He says, "A person should be able to have a place of his own where he can go, to get away from it all. Even in private ownership, though, land use should be regarded as a privilege, not a right. Protective covenants make people aware of this distinction, I think. The real challenge in land development is to satisfy people's need for peace and privacy and still protect the land. That's why I really like your motto: "a piece of earth to live with."

## Overdevelopment at The Retreat?

Several landowners have indicated in their Suggested Personal Introduction forms that they wished to see The Retreat avoid overdevelopment. Please refer to this issue's "Retreat Forum" which explains, in part, how the project has been set up to avoid overdevelopment.

## PROFILE: Harry Hersh, Well-Witcher and Driller



*Harry Hersh, well-driller, demonstrates how he uses his witching stick to find underground water.*

Harry Hersh of Loveland has been successfully witching wells in Colorado for the past 21 years.

Mr. Hersh got started in the well-witching and drilling business by accident. "I was driving trucks back in '49. We had a huge snow storm that winter and it looked as if I'd be unable to drive my truck for at least a week. So, I joined my father-in-law's drilling rig as a temporary thing. He witched all his wells. The first time I saw him do it, I thought he was nuttier than a fruitcake. Told him so, too."

Nevertheless, the consistently good results produced through well-witching convinced Mr. Hersh that this was no gimmick. He tried his hand at witching and found he had the knack. Two years later, Harry Hersh had his own well-witching and drilling business. "Now some people think I'm nuttier than a fruitcake," laughs Mr. Hersh.

According to Mr. Hersh, nobody really knows why witching works. August groups of geologists and hydrologists break about even in their views on well-witching. Some simply say they cannot explain it; others say that because they cannot explain it, it must not work.

Mr. Hersh feels it has something to do with the amount of electricity in the body. However, he cannot explain why, when you take a V-shaped willow stick (or any other kind of stick, for that matter), hold onto the "V" stems tightly, point the tip in the air and pass over a vein of moving water hidden beneath the earth's surface, the tip of the stick does a spectacular nose-dive to the ground. "The only thing that will prevent me from witching a vein is if I wear a watch that's not at least a 21-jewel watch. Don't ask me why. It's something I noticed a long time ago."

Mr. Hersh graciously obliged our request for a demonstration in the parking area near the sales cabin. It was a bit of a jolt to see a perfectly rational-looking man take a willow stick, point the tip skyward and then march forward with such obvious faith and confidence. By jove, the tip of that stick swept right down to the ground (and the hair on my head stood straight up!).

Mr. Hersh asked me if I wanted to give it a go. I was a bit dismayed to notice, as I passed over the spot where Mr. Hersh had "made contact," that the tip of the stick was still pointing up and felt as dead as a doornail. Mr. Hersh explained that I might not have held onto the stems tightly enough, but then again, "Some people have it, some people don't." Finally, Mr. Hersh repeated the process himself, with me standing at his side holding one of the "V" stems just below his hand. For all those who may be reading this with a skeptical smile, I'd like to say for the record that as we approached the same spot as before, the whole stick began to tremble very noticeably. Then, suddenly, the tip dipped down as if it had a will of its own. Mr. Hersh's arms, fingers and wrists had not moved or turned a fraction of an inch. I know. I was watching.

Mr. Hersh claims that most people have what it takes to become well-witchers. That is, most people, once they get the hang of it, can witch the general area where a vein is running

about under the surface. Pinpointing the exact spot for drilling, however, separates the amateurs from the professionals. "If you miss that point by a few inches," says Mr. Hersh, "you may as well have drilled your well a mile away. In most cases, you can't just call it close. You have to call it right on the nose."

page 4

## Tax Facts for the Landowner

"Taxes without representation..." was a familiar cause for revolution in 1776. If those early American citizens could only have envisioned what ultimate role taxes would play in the United States with representation, they would have been as dumbfounded as those fifth graders who recently tackled a form 1040 and discovered that tax forms were not an easy annual chore. In our present society, no business decision — and many personal ones as well — should be concluded without first determining the tax effects of the anticipated action.

As a landowner, you should know that certain items connected with your purchase are deductible. Interest you pay on the purchase and the property taxes on the land are both deductible on your personal income tax returns. However, if you determine that you would be better off not to itemize your deductions and claim the standard deduction, these costs are not deductible. If unproductive land is held for business purposes, you may possibly have the alternative of adding the interest and taxes to the cost of your land, thus decreasing any gain should you sell the land in the future. Your certified public accountants will be able to advise you on these matters.

If you are a businessman operating your own corporation with a properly qualified pension/profit sharing plan, you may possibly use your land costs as a means of funding your plan, which may result in the costs of the land being deductible as contributions to your retirement/profit sharing plan. Again, you should consult your tax counsel regarding this potential plan.

Frank Sullivan wrote that to prepare a tax return with meaning one must have lived — and suffered. We hope that when you face this year's tax paying season you will live much and suffer little.

## Environmental Protection Study

We at Escape Properties are acutely aware of our responsibilities and obligations to the environment at The Retreat. We were especially concerned about any possible environmental degradation along the Miller Fork Creek. We followed through with our concern by engaging Mr. David Mann, Environmental Engineering Consultant, from Boulder, Colorado. We asked Mr. Mann to identify existing environmental problems and propose remedies and guidelines to prevent environmental degradation as a result of future construction. This study was not required or requested by any agency, governmental or private.

In December, 1971, Mr. Mann presented a thorough and detailed 25-page report to Escape Properties. In his introduction, Mr. Mann expressed the following viewpoints: "In the writer's view, the judicious planning of lots and roads has preserved the natural visual amenity of the development. There is a clear chance for harming this amenity by incautious pipeline, power and communication services construction. Air pollution does not promise to be a problem. The most unique environmental asset in the development area is the Miller Fork. The Miller Fork is also the asset most vulnerable to environmental degradation associated with the development. Accordingly, this report includes recommended flow capacities and types of stream crossing structures, based on a hydrologic study; a study of the availability of excess runoff to fill a proposed recreation lake on the Miller Fork; and guidelines for erosion control and trout habitat improvement."

page 4

Sad case-cont'd.

property different from the one he purchased! The reason for this maneuvering was simply that the developers could give warranty deeds only on certain predetermined acres already released to them by the original owner of the entire land project. Then, in an unspecified number of years from now, when the original landowner has released to the developers all the land, the developers would presumably "unscramble" the warranty deeds and reissue them so that they correspond to the property actually purchased!

There is no limit on the number of unplatted lots which could be sold. "The County is easy to work with."

The developers could not tell me how many people had purchased ground, for how much, or how many cancellations they had had. They did agree, however, that "this is something we maybe ought to figure out."

Finally, there were absolutely no protective covenants. Debris, junk cars, tar paper shacks - anything, really - could be built or stored on the lots. Thus, the purchasers had no protection for their investment and very little chance for its enhancement.

I left the development shaking my head in disbelief. There was no way this project could now be salvaged and I felt ashamed to be in the same business.

While driving back to Colorado, I reminisced about how we evolved our concept of The Retreat and how we worked hard to make it real. Had we not felt a personal commitment to the Retreat concept, or had we taken the easy approach rather than the right one, we might have been tempted to follow the example of the Utah developers. Since we were inexperienced land developers when we began The Retreat, we used our genuine affection and respect for the land as constant guidelines. Our inexperience actually prodded us into doing the right thing as we saw it and to distrust the easy alternatives. It was a keen concern for the land that helped us determine what we should do, not simply what we could do. Land developers have been under close scrutiny in recent months, as they should be. Without claiming that The Retreat is the "Ideal Project," we do wish to convey most earnestly to all concerned persons that we are trying very hard to make The Retreat into one of the best mountain projects in existence.

Hersh-cont'd.

Techniques used by well-witchers to locate that exact point are highly individualized and therefore vary considerably. Mr. Hersh's witching experience has taught him that each step he advances in an area where the stick is responding represents a drilling depth of about 3 ft. ("give or take an inch"). Sounds easy, doesn't it? "Anybody can witch water. The trick is to pinpoint the exact spot, give an estimate for your drilling depth and guarantee a flow capacity." Knowing how to do this requires the skilled craftsmanship of a Master well-witcher. And Mr. Hersh, with 21 years of experience behind him and many very satisfied customers, is exactly that.

Some of the success stories Mr. Hersh can relate would fascinate a Ripley's Believe-It-Or-Not reporter. "A man I know was able to buy 80 acres for a song out northwest of Ft. Collins. Four dry wells had been drilled on that land and they told him there was no water on it. He had me go there to witch a well. I located a spot and told him he'd get plenty of water at 60 feet. And at 60 feet, he got 1,500 gallons an hour."

A rancher who lived in the same area heard of Mr. Hersh's success. He had had no luck at all with previous wells and asked Mr. Hersh to walk his land with his witching stick. Mr. Hersh did so and pointed to the spot his witching stick had guided him to. "We'll have to go 100 ft. for that one, but you will get a nice flow, all right." The rancher was highly skeptical since the spot Mr. Hersh had indicated was sitting smack in the middle of 4 dry wells. But he agreed. Mr. Hersh drilled the well 97 feet and the rancher got 300 gallons an hour. But that's not the end of the story. The rancher who owned land adjoining this particular property went to considerable length (an expense) to uphold his conviction that well-witching was hogwash. He suffered through the drilling of 9 dry wells before the 10th one, a 200-footer, produced water.

Mr. Hersh says that most of his business comes from referrals made by satisfied customers. Not that the general public distrusts the well-witching technique: "As a matter of fact, I'd say that over half the people that call me (who don't know about me), ask me if I witch wells. They don't want a driller that doesn't witch wells."

Other well-drillers who go solely by their knowledge of geological and hydrological features scoff at well-witching. "But they don't give a guarantee on their wells, now do they?"

says Mr. Hersh. "They'll charge you for each well drilled, regardless of whether it produces water or not. The way I work is I witch a well, give an estimated drilling depth and guarantee the water flow capacity. Only twice in 21 years did my witching fail to produce the guaranteed results. We'd gotten water both times at the predicted depth, but it wasn't a sufficient flow. So, I just packed my rig and didn't charge the people a dime."

Mr. Hersh does use his knowledge of geology and hydrology to help him select the area where he'll witch a well. "But if the terrain features say 'no' and the witching stick says 'yes', I'll always go by the stick. That's happened lots of times and the stick has always been right."

Mr. Hersh has already begun to drill wells that he's witched for 2 Retreat landowners and has water permits for several other landowners in the processing stage. So if you see a perfectly rational-looking man walking about with a V-shaped stick in his hands, and if you've been thinking about cabin-building and well-drilling, stop by and say hello to Harry Hersh. It will be a very interesting experience.

Environmental Study (continued)

The bulk of the environmental report deals with the preservation of water quality and visual amenity along the Miller Fork. Several guidelines to prevent erosion are proposed. Minimum requirements for bridge and culvert crossings are presented which accommodate the maximum expected flow capacity of the Miller Fork.

Also identified in the study were several areas along the stream which may be subject to future erosion. Mr. Mann proposed methods to prevent such degradation. These methods were discussed in great detail and involved use of rocks and logs already present in the immediate area.

Mr. Mann also presented guidelines for improving the trout habitat in the Miller Fork.

Company Attitude

We appreciate Mr. Mann's identification of present and potential problems along the Miller Fork. Escape Properties is planning to effect his proposed remedies for control and stabilization of erodable slopes along the Miller Fork. The company has invited bids from firms and plans to initiate the required work in the spring of 1972.



Like to learn more about THE RETREAT? For free brochure and color photos, cut along the dotted line and mail the coupon to:

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1966-13th Street  
Suite 75  
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# the Retreat newsletter



File 72

Courtesy of Escape Properties, Ltd. 3333 Iris Street, Boulder, Colo. 447-2180 or 586-3015 Vol. 3

## Roadbanks Seeded in Hydromulch Operation



If you drove into The Retreat right after the July 4th holiday, chances are you probably blinked a few times to be sure that what you thought you were seeing was real. For 2 days, the Dunraven, Elkridge and Miller Fork road slopes sported the brightest, most remarkably festive green color — the kind of green that reminds you of Walt Disney cartoons, not real live mountain property.

It was the seeding that did it. The main roads in Filing 1 having a southern exposure were seeded in the first hydromulch operation at The Retreat. Lew Hammer, Inc., a landscape company in Denver (Whose motto is "Imagination Makes the Difference") performed the seeding and mulching job.

 page 4

## Second Filing Opened

- ▶ Comprises 182 acres in 61 tracts.
- ▶ Stream tracts straddle the Miller Fork or Black Creek Streams.
- ▶ Many, many view tracts facing Long's Peak, the Mummy Range and the Dunraven Glade Valley.
- ▶ Many of the 61 tracts back up against the Roosevelt National Forest. In addition, a 40-acre parcel of National Forest is contained within Retreat boundaries.
- ▶ New road names are: Black Creek Drive, Copper Hill Road, Fisherman's Lane, Miller Fork Road, Corner Court and Saddle Court.


## RETREAT BECOMES PILOT PROJECT

The Soil Conservation Service has selected The Retreat as a pilot project for a resource conservation study.

The Retreat was invited to participate in the study after an Escape Properties' representative contacted the S.C.S. for advice on soil erosion control measures. The conservationists became interested in the Retreat's environmental protection program and concept of land use.

"We'd been keeping an eye out for a mountain property project still in the early stages of development," explained Ellis Sedgley, State Resource Conservationist. "We were also looking for one which showed proper concern for environmental protection while developing the land."

Traditionally, the Soil Conservation Service has helped ranchers and farmers protect their land, livestock and water resources. While the S.C.S. has aided other land developments with various studies, The Retreat is the first mountain property development to have a formal and thorough Conservation Plan prepared for it by the S.C.S.

 page 9



A stream-side tract in Filing 2 off Fisherman's Lane

# PROFILE

Joseph Fromme



## Retreat Project Manager

Joseph Fromme, a mathematician and aerospace research scientist, made the switch from missiles to mountain property when he joined the principal staff of Escape Properties last summer.

For Fromme, 35, the change from research scientist to project manager of The Retreat couldn't be more pleasing. "It's an all-around healthier, freer, more fun way to live," said Fromme, who is originally from Indiana.

As a scientist, Fromme spent most of his working time indoors. The outdoor life he now leads, however, is by no means a new experience for him. Fromme is an expert mountaineer, having scaled all the fifty-three 14,000 ft. peaks in Colorado within the past 3 years. In 1970, he led a climbing expedition to the tops of a few 19,000 ft. peaks in Mexico. Fromme also directed the Pikes Peak Mountaineering School in 1970 while serving a 2-year honorarium professorship in mathematics at the Cragmor Center, University of Colorado. During this time, he also organized and led several cleanup campaigns along the Pikes Peak Trail.

When Fromme joined Escape Properties, one of the first tasks he undertook was to set up a construction company as an exclusive service for Retreat landowners. In less than 3 months, Terrino Construction Company was not only conceived, organized and staffed under Fromme's direction, but actually functioning as well. The first cabin built by Terrino is now nearing completion (for Mr. and Mrs. Jack Flood, Tract 96, F.1). Several other Retreat landowners have engaged Terrino for their cabin-building plans this fall.

In addition to overseeing Terrino, Fromme will be involved with the preparation of land studies, surveying, lot designs, road planning and construction and plat preparations.

Fromme, a Ph.D., holds degrees in aeronautical engineering, engineering mechanics and mathematics.



First cabin constructed by Terrino (tract 96, F.1) nears completion. The view faces east.



"What do I have to do to get a well drilled and a sewage disposal system approved?"

### Wells

As a service to landowners, your sales representative will be happy to handle the details involved with obtaining a well permit and arranging to have your well drilled. Just contact him either at The Retreat or through the Boulder office and he will take care of the necessary procedures, as outlined below:

- 1) Filling out the application for a well permit (your representative has application forms on hand). Information required by the application includes the name of the well-driller, the location of the proposed well on a *sectional* map and a statement of the intended water use.
- 2) Upon completing the application, your representative will return the application to you for your signature with instructions to send the form, along with a \$25 application fee, to the Colorado Division of Water Resources in Denver.
- 3) In 4 to 6 weeks, your permit to drill a well will be issued to you and a copy of the permit sent to the well-driller named in the application. When you inform your representative that you have received your permit, he will then make arrangements to have the driller inspect your tract, locate a drilling spot and give an estimated depth and cost.

*Note:* A permit to drill a well is valid for 2 years from the date of issuance of the permit. If 2 years elapse and the well has not been drilled, the landowner must resubmit a new application for permission to drill a well.

- 4) Landowners should keep in mind that there can be a 1-3 month wait before a well is drilled. A well-driller's schedule is planned far in advance to allow him to drill wells for several landowners in the same area. During this time and the actual well-drilling process, your representative will keep you informed on progress and on the particulars concerning your well: pump, flow rate, capacity, storage, casing, etc.

### Sewage Disposal System Approval

Although there is no permit issued for a sewage disposal system, a *building* permit will not be issued until a sewage disposal system has been approved. Since this is part of cabin planning and construction, your contractor prepares the information required for obtaining a building permit. Depending on the data submitted to the Larimer County Clerk's Office, the building permit (issued by same office) usually costs between \$50—\$80.

It is not essential to have a permit to drill a well in order to be issued a building permit.

Approval for a waste disposal system is granted by the Larimer County Sanitarian after a health department officer has inspected the tract and the proposed site for a waste disposal system. The health officer then makes his recommendation to the Sanitarian for a particular system, after having taken into consideration the following factors:

- 1) *The soil percolation rate of the proposed site.* This is to determine if the soil is suitable for proper drainage from the leach field (in the case where a landowner has specifically requested approval for a septic tank).

# The JOYS...and woes...of Cabin-Building

At least, that's the way it should be: many JOYS, few woes.

And then again, there are those days when the joys seem woefully outnumbered by the woes.

The first landowner cabin at The Retreat has been completed. For Nancy & Jerry Winters and Jean & John Cooper, who have spent every weekend working on their cabin since May, things could have been a little better.

"The delays are what have been the biggest source of disappointment," concurred the joint owners of Lot 18, Filing 1. "Deadlines were promised and not met. We'd be told on a Tuesday, for example, that certain things would be done on the cabin and when we'd get here on Saturday, we'd find nothing had been done. The delays in getting electrical power brought in slowed things down, too.

"And when you're so eager to get the cabin completed so you can enjoy it," added Nancy Winters, "it's hard not to be very disappointed when construction drags. We realize that since we're the first to build in the area, we were bound to have more problems. Still, when I think of all the delays that have occurred in the last 3 months, I don't know what to do first — laugh or cry." And then, after a short pause, Nancy laughed.

All in all, their enthusiasm about cabin-building has not been dampened. Jean and Nancy have already selected and purchased most of the furniture for the cabin. The style of furniture? "I guess if you had to call it something," said Nancy, "you could say it's anything from *early cozy* to *modern conglomeration*."

"But the way everything is stacked up in our garages right now," added Jean with a chuckle, "it'd probably look more like *early junk* to anybody else."

The Winters and Coopers, who have been friends for 5 years, began looking into mountain homes shortly after purchasing Lot 18 last fall. "The last thing we wanted," said Nancy, "was a log cabin in the mountains. We just thought we'd prefer something else." As it turned out, the model which appealed to them most was a split-log cabin.



Front view, showing sun deck and floor-to-ceiling windows.

The cabin faces northwest and lies between the Miller Fork stream and dense pine and spruce trees. Wide floor-to-ceiling windows afford a delightful view of an aspen grove on their property. A wide sun deck extends around the cabin on two sides. The ground floor (800 sq. ft.) has 2 bedrooms, bathroom, kitchen and a very large living room-dining room

combination, with a Ben Franklin fireplace planned for one of the living room corners. The loft (432 sq. ft.) is intended for the children: Freddy Winters, 7 and the four Cooper children, Jane 12, Jeff, 10, Jim, 7 and Jill, 5.

Since they are acting as general contractors in the construction of their cabin, the joint owners have been able to reserve for themselves much of the work to be done. "It's become a pet project for our husbands," said Jean and Nancy. "And we're all up here every weekend, working on this and that, doing our thing."



The Winters-Cooper cabin nestles comfortably behind tall pine and aspen.

At that very moment, John Cooper and Jerry Winters were aloft on ladders applying a coat of varnish to one side of the cabin. "John's the really handy one," Nancy had explained, "My husband, Jerry — not as much. But we're all learning a lot about cabin construction."

Sure enough, a few minutes later, Jerry Winters objected good-naturedly to the fact that his job was simply "to splatter on the varnish" while John Cooper got to do the more sophisticated job, "corners, edges, inbetween the logs."

There were cheerful, humorous exchanges going on between the men atop the ladders and the women working on ground level. Someone mentioned taking a work break and then winding it up for the day.

When asked whether there was any aspect of cabin construction which they really didn't enjoy, Jerry Winters replied, "No, not really. It's all kind of fun." And then, as he descended the ladder, Jerry paused midway and flashed a big grin, "...except paying for it!"



John Cooper (left) and Jerry Winters

# Students Tour Retreat

A group of Estes Park High School students studying "Land Use" as part of their Environmental Awareness Course visited The Retreat on November 16th.

Twenty juniors, headed by their teacher, Mr. Lynn Campbell, participated in a discussion hour with Lynn T. Wells, president of Escape Properties, on the Retreat land use concept and its effect on design, development and environmental protection planning. Wells and other staff members then gave the group a guided tour around The Retreat, stopping at various locations to illustrate points highlighted in the discussion hour. The students wound up their visit with a wiener-roast at the land office.



Lynn Wells, at left, discusses with Estes Park High School students the considerations and planning that go into lot designs at The Retreat.

The students have been taking trips each week in or near Estes Park to observe different kinds of land use being implemented and to become familiar with the environmental impact problems arising with each. According to Mr. Campbell, "the students didn't have very good feelings about mountain developments. I had heard about The Retreat and thought this would be a good opportunity to have the students see a mountain development where good things were reportedly being done."

The students' reactions to The Retreat were, said Campbell, "very favorable. They liked the concept of moderately used land and got an insight into the kind of planning necessary to protect that concept. The design and construction of roads at The Retreat is a good example of this. The students also liked the protective covenants and the Architectural Control Committee. In short, the discussion hour and the tour left them with a long-lasting impression, not the kind that's here today and gone tomorrow."

## Seeding - cont'd

The jolly green color comes from a harmless dye that is added to dry mulch which is then mixed with seed and water in the hydromulch machine. When shot from a pump hose atop the machine, the mixture literally "paints" the slopes a dashing green. It takes about 3 weeks for the green dye to fade away completely — just when the first seeds are beginning to sprout. A conservationist from the Soil Conservation Department explained that a very small percentage of the seeds will sprout initially. By next spring, this percentage will increase significantly and pave the way for natural seed regeneration.

"The green dye simply gives an immediate, positive sign of the real green things to grow at a later date," explained a spokesman for Lew Hammer, Inc. "It's also a kick for people to see a brown area green up as fast as the seed is laid down. Everyone knows its artificial coloring but the effect is still reassuring."



Two Retreaters take in the view as seen from the new land office on Tract No. 42 (F.1).

## Forum - cont'd

- 2) *Proximity to streams and lakes.* Since the most effective septic tank can eventually pollute near-by water, Larimer County codes permit only a closed vault system for tracts bordering streams or in the immediate vicinity of surface water.
- 3) *Suitability of soil for an aerobic system.* The soil requirements are the same for an aerobic system as for a septic tank system. However, whereas a septic system merely stores the sewage, an aerobic system *treats* it. Upon leaving a septic tank, about 55-65% of the effluent still remains as sewage, and must be decomposed in the drainfield. In an aerobic system, 80-95% of the sewage is treated (decomposed) before entering the drainfield, resulting in an effluent that is clear and odor-free. (In an aerobic system, a constant supply of oxygen is pumped into the tank, thereby enabling the bacteria to effectively break down the waste.)
- 4) *Off-set from main road* for both cabin and sewage system locations. Local codes prohibit the installation of waste disposal systems within a certain number of feet from main roads and natural cuts, ditches and canals in the immediate vicinity.

Oddly enough, the effect *is* reassuring. The artificial coloring has a miraculous way of curbing one's impatience to see things grow. No need to hover about, day in and day out, bending over to see if anything's grown in the last 9 minutes. Because we've seen the road slopes green at the time of seeding, we believe, we know they will be green again — and naturally so, in due time.

The Retreat now figures amongst the few land developments which go to the trouble and expense of rehabilitating road banks. The spokesman for Lew Hammer, Inc. said that while his company has aided civic groups in land conservation and beautification projects by volunteering labor and equipment, most of their work contracts come from the government — for highways, state and national forests and parks. "Not many land developments, that's for sure," said the spokesman.

Seeding road embankments has a two-fold purpose; vegetative regrowth on road slopes prevents soil erosion and degradation; it also provides natural coverage for bare slopes and eventually camouflages road cuts entirely.

Future seeding operations are planned for The Retreat.



## Meet The Members

Barbara & John Betts, Tract No. 51 (F.2). Enthusiastic about the seclusion, flowers and dense trees on their property, the Betts are looking forward to enjoying these and other amenities at The Retreat. Mr. Betts, a computer technician, likes to paint in his spare time and, in fact, is presently working on a large mural for their home in Longmont. Mrs. Betts likes to knit, read and play the guitar. Mike, their 18-year-old son, also plays the guitar and writes his own songs. The Betts have 2 other sons: John Jr., 21 and Mark, 16, who is interested in leathercraft and candle-making.

Grace & Edwin Bramwell, Tract No. 49 (F.2). The Bramwells presently reside in Houston, Texas where Mr. Bramwell is vice-president of M. W. Kellogg Co. Since the late 1930's the Bramwells have lived in the N.Y.C. or Philadelphia areas, except for 6 years in Rio de Janeiro, Brazil and 4 years in Paris, France. "Even during those 10 years abroad," wrote the Bramwells, "we found ourselves coming back to Estes Park for summer vacations. As our youngsters were growing up in the East, we found they had the same affinity for the area as we did. Our years abroad with vacations here clinched it." The Bramwells are uncertain just how they will use the Retreat property "but it's such a beautiful, quiet, restful spot, that even if we can only use it for a little picnicking with a fish-line in the stream, it will be worthwhile." The Bramwells, who have 2 grown children, enjoy playing golf and bridge.

Ingrid & Kenneth Camell, Tract No. 55 (F.1). Originally from Minnesota, the Camells now live in Boulder. Family activities are mainly related to outdoor living: tent camping, hiking, fishing and picnicking, skiing and travelling. On the home front, Mrs. Camell develops vegetable and flower gardens. The Camells are planning to build a cabin soon, but until it is completed, are enjoying the solitude and clear fresh air at The Retreat. They have 4 children: Thomas, 15, Dennis, 13, Curtis, 11 and Carolyn, 6 months. The Camells had looked for mountain property for 2 years: "The Retreat met all our requirements - it's an ideal place for the children to roam and explore," wrote Mrs. Camell.

Laverne & John Carroll, Tract No. 12 (F.2). Mr. Carroll, an electrical engineer, and Mrs. Carroll, employed by State Farm Insurance, had been looking for mountain property for about 7 years. "Ever since we moved to Colorado from Missouri 8 years ago," said Mrs. Carroll, "we've been looking for a place in the mountains we could escape to, to get away from city living." Both Mr. and Mrs. Carroll enjoy hiking and just "being in the mountains". Mr. Carroll is also a ham radio operator in his spare time. The Carrolls have 4 children; Janie, 17, Johnnie 14 and two married daughters, Mary Anne and Barbara.

Carol Crawford, Tract No. 38 (F.1). Before moving to Pennsylvania in 1952, Mrs. Crawford lived in Estes Park. "I have always loved those mountains and hoped for a long time to own property there," wrote Mrs. Crawford. Her 2 sons, Kenneth, 17 and David, 16, like to fish and hunt while Joy, 13, likes to ride horses, play the piano and work at arts and crafts. Mrs. Crawford, also interested in arts and crafts, likes to read and enjoys meeting people. Mrs. Crawford is looking forward to spending vacations at The Retreat, to enjoying "mountain atmosphere and the natural environment."

Dolores & Ed DePasque, Tract No. 54 (F.1). The DePasques live in Elmhurst, Ill. and became acquainted with the Big Thompson Canyon area 5 years ago during a summer vacation. "It was then a dream of ours to own land in this area and this past summer, we finally made that 'dream' come true!" wrote Mrs. DePasque. With their 2 daughters, Valerie, 15 and Debbie, 12, the DePasques plan to pursue their outdoor interests: hiking, horseback riding, fishing and barbecuing.

Judy & Bernard Formidoni, Tract No. 69 (F.1). Residents of Estes Park, the Formidonis previously owned and enjoyed mountain property and are again looking forward to "just living with breathing room" some day at The Retreat. A graduate student in sociology, Mr. Formidoni is formerly from Princeton, New Jersey. He enjoys photography, carpentry and hiking. The Formidonis have a 7-month old son, Bryan.

Carol & Tom Fulton, Tract No. 80 (F.1). Ghost town exploring, mountain climbing, music and reading are activities the Fulton family pursues during weekends and vacations. Mr. Fulton, an associate professor of music at Western Michigan University in Kalamazoo and his wife, a high school music teacher, were immediately enchanted with the mountainous portions when the family visited Colorado in 1970. "That started us thinking about vacation and retirement possibilities," wrote the Fultons. They look forward to enjoying the view, the quietness, the weather and peace and "a feeling of physical and mental well-being." The Fultons have 3 children: Terry Anne, 19, Scott, 17 and Robin Lynne, 16.



Mr. and Mrs. John Carroll, with 2 of their children, Janie, 17 and Johnnie, 14, pause for a photo during a recent weekend on their property.

Ⓐ Natalie & Frank Gregory, Tract No. 44 (F.2). Native Coloradoans, the Gregory family now lives in Berthoud. Mr. Gregory is employed with the Big Horn Farm Center and is an avid sports fan. The family likes outdoor activities, such as hiking, picnicking and "most of all, breathing the fresh mountain air!" Mr. and Mrs. Gregory have 3 children: Bonnie, 23, Gary, 21 and Randy, 17. "We'd always wanted mountain property," wrote Mrs. Gregory, "and when we saw The Retreat, we knew it was just what we wanted."

Ⓐ Marti & Dave Hedlund, Tract No. 74 (F.1). Both Mr. and Mrs. Hedlund are physical education teachers on the elementary and secondary levels in Loveland. Outdoor enthusiasts, the Hedlunds like canoe expeditions, cross country and downhill skiing, backpacking and rock climbing. Mr. Hedlund plays in handball tournaments while Mrs. Hedlund, who previously taught at Minnesota Outward Bound school, competes in tennis tournaments. "We just plain love mountains and outdoor living," wrote the Hedlunds, who are delighted with their property which includes a long view of the valley.

Ⓐ Jan & Ron Hutchinson, Tract No. 40 (F.2). Originally from the mid-west, the Hutchinsons are now residing in Denver. Mr. Hutchinson, a sales manager, plays golf and likes all sports. Mrs. Hutchinson, a beautician, likes to sew, do gardening work and paint. They would like to eventually live at The Retreat, to enjoy the peace and quiet there. They have 4 children: Rick, 15, Bob, 14, Roger, 12 and Pam, 5.

Ⓐ John Lloyd Jones, Tracts No. 1, 2 and 66 (F.1). With 7 children and 11 grandchildren, Mr. and Mrs. Jones of Ft. Collins describe their family gatherings as "a little hectic and a lot of fun." Mr. Jones owns and operates Lloyd's Art Shop, an art supply center in Ft. Collins, as well as Broliar's Specialty Shop, which carries carpeting, draperies, and window accessories. An artist as well, Mr. Jones, who was born and raised in Oklahoma, enjoys doing oils with Indian subjects and themes. He also would like to do paintings of The Retreat. The eldest son of the family, Dr. William Jones, lives in Michigan with his wife Betty and their 5 children. Dr. Jones, a professor at Michigan State University, co-authored "Genetics of the Horse," and recently completed "1001 Horse Book"-which deals with horse breeding.

Mary Jo and her husband, Everett Baker, live in California. Dr. Baker heads up the Chemistry Department at Cerritos Junior College and Mary Jo works as a secretary there. They have 4 teenage children and are looking forward to winter vacations at The Retreat.

Terral Jones and his wife, Patricia, live in San Antonio, Texas with their 2 daughters. Mr. Jones is manager of a plant that manufactures automobile shredders (an operation which recycles old cars usefully). Both are skiers but Pat likes many warm weather sports as well, especially golf.

Marilyn and her husband Earnest Garner live in Denver where Mr. Garner is a youth director for a church group. Marilyn is a case worker for the welfare department. Both enjoy camping, skiing, mountain atmosphere. Mr. Garner is working on several drawing plans for a possible cabin to be built at The Retreat.

The 3 youngest children, Gail, Gary and Stanley, live with their parents in Ft. Collins. Gary does the picture framing for his father's Art Shop. He likes to ski, both downhill & cross-country style and hopes to spend much time at The Retreat this winter. Gary is engaged to be married late in the fall.

Gail is also a skiing enthusiast but spends much time riding and training her quarter horse mare. A junior in high school, Gail recently got her driver's license, and according to her mother, Joy Jones, "would be glad to drive anyone anywhere!"

Stan, an 8th grader, helps his father in the art store by working on alabaster stone subjects. He enjoys making model rockets but his "first love" is skiing.

Residing with Joy and Lloyd Jones in their Ft. Collins home is Mr. Jones' mother, Mrs. Susie Jones. She is 106 years old! Until cabin building plans are finalized, the Jones family enjoys spending weekends in Glen Haven, in the building formerly known as "The Feedbag." Mr. Jones is making tentative plans to reconvert the store, recently acquired by him, into an art gallery.



*Shown at right is Lynn T. Wells, president of Escape Properties, discussing The Retreat with interviewer Nick Eisenberg during a l.v. late-night talk show televised in August (Channel 3, Estes Park). Topics of conversation covered the concept of land use at The Retreat, design of lots and roads, the ethics of land sales and the Soil Conservation Service's involvement with the Retreat's environmental protection plan.*

Ⓐ Phyllis & Charles Kenevan, Tract No. 13 (F.1). Both Mr. and Mrs. Kenevan are philosophy professors at the University of Colorado and in their spare time, like to "read, walk and talk." Originally from Chicago and Minneapolis, the Kenevans now live in Boulder with their 2 children, Peter, 8 and Bridget, 4. The Kenevans are eager to discover what they'll enjoy most about their stream-side property.

Ⓐ Dorothy & Raymond Libner, Tracts No. 4 (F.1) and No. 36 (F.2). After vacationing in the Estes Park area for 13 years, the Libners decided they would like to have a permanent place in the mountains "to get away from it all." Mr. Libner, a high school principal, and his wife, a secretarial instructor at Triton College in Illinois, have 3 children: Rich, 19, Mark 17 and Karen, 16. The entire family shares an interest in camping, hiking, crafts, music and swimming.

*Dorothy and Don Kincaid (87, F.1) have extended an invitation to other Retreat landowners to stop by their store, The Granny Gingham Gift Shoppe, and become acquainted. The store is located on the Devil's Gulch Road, just 1/2 mile north of the entrance to The Retreat.*

Ⓒ Jeanette & Richard Lunardini, Tract No. 24 (F.2). The Lunardinis, who live in Chicago, Ill., first became interested in mountain property when they visited Colorado in 1964. They intend to use their property during vacations to enjoy varied outdoor family activities, such as camping, fishing and hiking. Mr. Lunardini, a model maker, also likes to "dabble in stocks" while his wife enjoys sketching and painting and meeting people. They have 4 children: Michael, 22, Anthony, 20, Vicki, 16 and Marc, 5.

Ⓒ Frances & Gene McCutcheon, Tract No. 28 (F.2). Mr. McCutcheon, an electrician, enjoys camping, fishing and hunting with his sons, Gene Jr., 13 and Jeffrey, 8. Mrs. McCutcheon goes in for bowling and good books, while their daughter Kathy, 5 is the "family ballerina!" Originally from Illinois and Wisconsin, the McCutcheons wrote that they fell in love with the mountains on their first trip west 10 years ago. "Three years ago we decided that Colorado was the area we liked best and this summer, discovered The Retreat and found so many features to our liking." They hope to become permanent residents of Colorado in about 10 years and are thinking about building a cabin next year on their property.



Above, a hiker pauses to inspect an interesting rock found along the Signal Mountain Trail. In addition to delightful paths such as these, which meander through the western part of The Retreat and into the Roosevelt National Forest, there are . . .

Ⓒ Mabel & Carl Miller, Tract No. 41 (F.1). The most enjoyable family project the Millers pursue is breeding and showing appalosa horses. This interest has taken the Millers all over the U.S.A. over the past 20 years. Many of these trips were to or through Colorado and the Millers decided to make The Retreat, located in a favorite area of theirs, the family's second home. They look forward to enjoying the mountain atmosphere and all amenities during their future trips to The Retreat. Mr. Miller is a real estate broker and owner of a retail bakery in Morton, Illinois. The Millers have 6 children, ranging in age from 6 to 24.

Ⓒ Mildred & Irwin Muller, Tract No. 72 (F.1). Originally from New Jersey, the Mullers have lived in the Miami, Fla. area for 30 years. Mr. Muller is manager of technical support services with Eastern Air Lines and Mrs. Muller is a seamstress for interior decorations. The Mullers discovered the Estes Park-Glen Haven area in the spring of 1971 during a vacation trip and found it to be "beautiful country." They hope to build a vacation home at The Retreat someday. Mr. Muller enjoys working with young people, church work, travelling, photography and building ship models. He also likes to work around their house in Hialeah, which he built in 1953. Mrs. Muller likes to sew for her grandchildren, play the organ and do church work. The Mullers have 2 grown, married daughters, Lois and Dottie.

Ⓒ Connie & Dale Ninneman, Tract No. 12 (F.2). Mr. Ninneman, an electrical engineer for the U.S. Bureau of Reclamation and his wife, an elementary school teacher, had looked for mountain property near their home in Loveland for some time before discovering The Retreat. Both are outdoor enthusiasts and "like and are interested in people." Although they have not made definite plans for building a cabin yet, they are enjoying the stream, spruce & pine trees on their property, doing a little fishing and hiking.



MANY VIEWS such as this one to be enjoyed from natural look-out points along the trail up to Signal Mountain. From the heads of the Signal Mountain and Indian Back Pack Trails located on top of Bulwark Ridge on the western tip of The Retreat, a hearty hiker can make the round-trip to Signal Mountain in 5 hours (the final third of the path is in the 9,500-11,260 ft. elevations). Leisurely Sunday strollers, however, will find much to explore in the dense forest surrounding the heads of the two trails.

Ⓒ Kathryn Norris & Teresa Herrington, Tract No. 37 (F.2). Miss Norris, an airline stewardess and Miss Herrington, an Avis Rental agent, both reside in Denver and pursue outdoor activities on weekends and vacations. They are looking forward to the fresh air living at The Retreat and hope to do some fishing as well. "We wanted to get away from city living *all the time*," wrote Miss Norris. "Crowded streets and stores, too many people everywhere!"

Ⓒ Lorna & William Rosenberg, Tract No. 71 (F.1). Mr. Rosenberg, a landscape architect, is originally from California while his wife, Lorna, was born in Hawaii. Both enjoy hiking and fishing and are eagerly anticipating "getting away from the hustle and bustle of suburban living and relaxing completely." The Rosenbergs reside in Denver and became interested in The Retreat after seeing the property of Mr. and Mrs. Johannes Jensen (Lot 59, F.1).

Ⓒ Evelyn & Hans Sailer, Tract No. 45 (F.1). The Sailers presently live in Dusseldorf, Germany where Mr. Sailer is an overseas tool engineer sales agent. Before moving to Germany last summer, the Sailers lived in Indiana, where their children, Ken, 12 and Karne, 10 engaged in competitive swimming. "We're all outdoors people," wrote Mrs. Sailer. "We love to hike, ride bikes and lately, walk our dog Heidi along the Rhine." Mr. Sailer is teaching his family how to scuba dive. Mrs. Sailer, formerly an elementary school teacher, is the "family photographer" and their golden retriever, Heidi, is "a dropout after 2 years of obedience training." The Sailers became interested in Retreat land during a visit with Mr. and Mrs. Ken Forshay, relatives of Mrs. Sailer, who own Tracts No. 46 and 47 in Filing 1. "We just couldn't resist getting the lot adjoining theirs," wrote Mrs. Sailer. They look forward to their next visit to Colorado, to hike, ride and enjoy the scenery at The Retreat.

Ⓒ Liz Schoeberlein, Tract No. 35 (F.1). Originally from Rochester, N.Y., Mrs. Schoeberlein has been in Colorado since 1958 and is a professor of fine arts at Temple Buell College in Denver. A painter herself, Mrs. Schoeberlein's other interests include reading, growing things, attending movies and listening to music ("rock, jazz, folk and classical"). Her daughter Lisa, 17, a college freshman, is interested in crafts, jewelry making, weaving and working with nursery school children. Jody, 14, is interested in carpentry, architecture, history, mountain sports and soccer. John, 12, likes to read up on anthropology, archaeology, the natural sciences and work on hand crafts. Along with the help of some friends, Mrs. Schoeberlein and her children are building a cabin in 4 x 8 sections in her garage. These sections will be brought to their property and built onto a frame. Mrs. Schoeberlein hopes to have this project completed before winter sets in.

Ⓒ Elene & Raymond Stone, Tract No. 53 (F.2). Residents of Boulder since 1963, the Stones looked for years "for mountain property by a babbling stream with a good view." Delighted with their tract, they hope to do a lot of camping, fishing and hiking. Mr. Stone, an accountant, was formerly with the U.S. Army until he retired in 1963. Mrs. Stone is a psychiatric secretary at Colorado University. They have 2 grown sons, Richard and Randall.



*Shannon Leithoff, executive secretary for Escape Properties, recently obtained her private pilot's license and is now preparing for a second license in instrument flying.*

Ⓒ Jewell & Duke Sumonia, Tract No. 34 (F.1). The Sumonias are originally from K.C., Missouri and are now residents of Prairie Village, Kansas. After spending the last 4 summer vacations in the Estes Park area, the Sumonias decided to get a permanent vacation spot at The Retreat. "We wish we could be there year 'round," wrote the Sumonias. They hope to build a cabin in the near future so as to enjoy "the quiet and beauty of the surroundings." Mr. Sumonia is a cartographer with the Defense Mapping Agency and is a history buff. Mrs. Sumonia does some painting, enjoys crocheting and knitting. They have 3 children: Sharon, 14, Bradley, 12 and Cynthia, 6.

Ⓒ Jean and Wendel Vantine, Tract No. 33 (F.1). Originally from Dallas, Texas, the Vantines now reside in Loveland. Mr. Vantine, an electrician, and his wife, employed at Hewlett Packard, "had wanted to acquire mountain property for some time and were attracted in part to The Retreat because of its theme. "Your theme tells it pretty well," wrote the Vantines, "- 'unclustered mountain living' . . .". Family interests include weekend jaunts into the country, dancing and card games. Mr. and Mrs. Vantine hope to build a future home at The Retreat.



*In early July, Channel 9 filmed a news story at The Retreat of Harry Hersh's water-witching techniques. One of the t.v. reporters, who had learned of Hersh through the feature story which appeared in the April Retreat Newsletter, was so fascinated by the water-witching phenomenon that he requested a quick lesson from Hersh. Said the reporter, "I wouldn't have believed it if I hadn't seen it—and then done it—myself!"*



*This view, as seen in the late afternoon from the juncture of Elkridge Dr. and Miller Fork Rd., encompasses both a part of Filing 1 (in foreground) and Filing 2 (center) and the Roosevelt National Forest on the mountains in the horizon.*



# Children's CORNER

The following poem was written by Rynn Lamb, 10-year old daughter of Dave Lamb, Retreat Sales Representative.

The last time we went to The Retreat  
we saw the Aspens,  
which were beautifully  
colored yellow.



We brought a big painted turtle  
to let go in the stream.  
He was very happy.

Then we went for a ride.  
We saw a white-tailed deer  
down the hill.



Then we saw a porcupine  
toddling down the road.

Later we saw an eagle  
sitting in a tree.



I will be looking forward to being there  
in the winter season because my father says  
it will be very beautiful then.

# ODDS N ENDS

The first Retreat Landowners' Association meeting has been tentatively scheduled for the latter part of February. As required by the By-Laws of the Retreat Articles of Incorporation, landowners will receive notice of the date, time and place of meeting at least 30 days in advance. With the notice, landowners will also receive an agenda of items for discussion. These topics will be, in part, compiled from landowner suggestions, to be gathered from a January questionnaire.

Rustic wooden "private property" signs have been placed at the entrances to all Retreat private roads. These signs also prohibit hunting and the use of motorbikes (a "noise nuisance" as per item 8 of the Retreat Protective Covenants).

Snow removal services for all roads within The Retreat have been arranged. Landowners who wish to have their driveways maintained in the winter should write or call the Boulder office for information and registration.

Landowners are reminded to submit completed Architectural Control forms to the Boulder office prior to beginning any construction (please refer to item 2 of the Retreat Protective Covenants).

Culverts which are visible from the roads on higher elevations have been painted a moss green color so as to blend in as best possible with the environment.

There are 34 surface springs on Retreat property. There is also an underground stream running along the south side of Dunraven Glade Road for the entire length of the road in The Retreat.

Electrical service is now available within the first filing.

After Dec. 15th, Escape Properties' new address will be: 3333 Iris Street, Boulder, Colorado 80302.

We are pleased to announce that due to numerous landowner requests, the Retreat Newsletter will be published on a bi-monthly basis, beginning in February.

## Pilot project - cont'd.

"Our conservationists will be approaching their findings from a new perspective," said Sedgley. "Instead of planning efficient land use for agricultural purposes, recommendations will be drawn up for land protection in an area intended for mountain recreational living."

At the completion of the pilot study, the findings and recommendations of the S.C.S. and the action taken by Escape Properties on those recommendations will be published and distributed to all Soil Conservation Districts throughout the state. It is anticipated that this study will serve as a model for future S.C.S. involvement with land developments in the preparation of conservation plans.

"We're delighted to have been selected for this model study," said Lynn T. Wells, president of Escape Properties. "This joint venture will certainly benefit The Retreat as a project on many levels. As developers, this information will help us integrate a well-defined Master Conservation Plan with the designing and development of The Retreat. Although most of the information is intended for developer assistance, much of it will be useful to landowners. After the study is completed, we'll be preparing a kind of "Know Your Land" manual for Retreat landowners. This will include information on the factors present in our particular eco-system, guidelines to land protection and rehabilitation and conservation priorities."

# Ponderosa Trees Sprayed

From the end of August until September 18th, Escape Properties conducted a tree spraying operation in an attempt to save trees infested by the summer crop of pine beetles.

According to State Forest Service representatives, the pine beetles have been able to multiply more than usual because of the mild winters over the past 3 years (in the Estes area, the beetle attacks only ponderosa pine trees). In August, cautionary warnings appeared in the Estes Park Trail-Gazette newspaper and as a result, Escape Properties arranged for a State Forest Service inspection of Retreat trees.

"We learned that any treatment applied after mid-September would not save the trees, but would kill the beetles," explained Dorene Romero, customer relations. "Since we were also concerned about saving these newly infested trees, we had to move quickly to make preparations for a spray treatment."

Using a 2% solution of lindane, the chemical recommended by the State Forest Service, approximately 500 trees were sprayed manually on Retreat property as well as on some adjoining National Forest land. "Boundaries don't mean a darn thing when you're dealing with the beetle," said Lynn T. Wells, president. "Wherever we found infested trees, we'd flag them and then treat them."

A total of about 40 trees were treated in Filings 1 and 2. The majority of the newly infested trees were found outside the developed areas and on National Forest land and were generally located in large clusters ranging from 25-75 trees.

In March, the State Forest Service will send a crew to The Retreat to examine the treated trees and evaluate the effectiveness of the spraying operation. Trees that are still carriers of the beetle will be treated again so as to control the spread of the beetles prior to the new summer crop. Landowners are requested to leave the flags on trees so that the S.C.S. will have an easier time locating treated trees.

Escape Properties plans to continue treating infested trees before and at the end of each summer until the beetle epidemic dies down in an anticipated 2-3 years from now. A complete report of the results of the lindane treatment will be presented to Retreat landowners and to the Estes Park Valley Improvement Association in the spring. "We're hoping that the results of our efforts will produce useful information to others who are looking for the most effective way not only to dispose of the beetle but save newly infested trees."

Continued Wells, "I've seen too many dead trees in other parts of Colorado, particularly the northwestern part of Colorado — trees which would be alive today if they had been treated 2 or 3 years ago. Any effort we can make to save trees and prevent healthy trees from being infested is worthwhile."



←  
*Rod Romero, exec. vice-president, locates and flags a beetle infested tree. "The most time-consuming part of this operation," said Romero, "was finding the trees. About half the trees we did find and treat were not on Retreat property."*



→  
*A 5-gallon mixture provided enough solution to treat between 2-4 trees. Field sales supervisor Phil Stewart douses a tree with solution from his 60-pd. backpack.*



*WHILE Rod Romero leans into a pump to force out the mixture which his sister, Dorene, is splashing onto an infested tree, State Forest Service Representative Galen Green, left, was on hand to offer assistance.*



# EDITORIAL:

# Ecology & Legislation

## 1971-1972

• Progress

• Pitfalls

• Future Trends?

### General Approach



## News

Courtesy of Escape Properties, Inc.

In recent years, we have seen the environment take shape and become public. This past year, these concerns have been reflected in Colorado by increased news coverage and state legislative action.

House Bill 1042 places restrictions on land use at the individual landowner level. Senate Bill 35 lists requirements which developers must satisfy in planning and designing developments. Each county has drawn up subdivision regulations which were required to be at least as restrictive as Senate Bill 35.

Extensive publicity begun in the fall of '71 decried throughout the year the destruction wrought upon the environment by various industries — in particular, by the land development industry. By mid-winter, 1971, environmental protection in Colorado became a priority value equated with the sanctity of life itself. And if you were a developer, your commitment to this value was, it was repeated, non-existent.

Rebuttals from the land development industry really didn't shed much light on the situation. But how could they? Credibility was lacking. Developers stood accused, the incriminating evidence was, after all, under everybody's noses and that was that.

So polarized did things become that any "ifs or buts" mentioned in discussing the Ecology Movement raised immediate doubts as to where your true allegiance and convictions lay. You were simply either for the environment or against it.

But then, a curious thing happened.

All new legislative proposals must be carefully examined in the light of a certain awareness — that some of the laws intended for the protection of the mountains may very well produce just the opposite results.

At this point, legislation can proceed one of 2 ways:

- Determine objectives for quality land use for each type of mountain development. Recreational resorts, year-round communities and low-density acreage for cabin sites are examples of different types of mountain developments.
- Promulgate regulations necessary to meet the environmental and aesthetic objectives set forth for each type of mountain development.
- Determine a region's capabilities to support various types of land projects. (To avoid allowing a region to be dominated by the same kinds of land projects when such an excess would prove detrimental to that region — environmentally, aesthetically or economically.)

Or

- Promulgate regulations of a standardized nature and let them determine what kind of development appears; or more precisely, what kind of development will exist by economic necessity.

A few flaws in the Ecology Movement were discovered. And with this discovery, a bit of environmental backlash formed. Private individuals (not organized industry) began tiring of the ecological "over-kill." Running the risk of being labeled traitors to the Cause, they asked for more responsible criticism, realistic solutions, less emotionalism. Here and there was heard a voice calling for understanding of all sides of the story.

It took a while, but these exchanges had the effect of stabilizing the Movement. Through a process you might call defervorization, it has come to be generally recognized that not all developers are "greedy, unethical rapists of the land." Similarly, not all ecologists are "hysterical, uninformed, self-appointed experts and critics." Thus, the Movement lost much of its self-righteousness and the Enemy lost many of its fangs. As the trend in communication shifted from assigning blame to identifying responsibilities, a clearer understanding emerged of the problems to be resolved.

In land development, analysis showed that much legislation had been enacted to protect the consumer. Adequate guidelines, however, had not been adopted to protect the land. It was rightfully concluded that such guidelines must be drawn up and enforced. Hence we have, among others, House Bill 1042, Senate Bill 35 and individual county subdivision regulations.

These guidelines, however, do not pretend to present definitive solutions to the environmental protection problem in land development. More legislation of this type is undoubtedly forthcoming and in most cases, this is as it should be.

Legislation, however, which is not successfully directed to the problems to be resolved could actually pave the way for undesirable trends in mountain developments. The point of view we present below is concerned with precisely that possibility.

The first approach involves a government master plan for entire regions. An excellent legislative framework can be established to insure effective, quality protection of the land and still provide enjoyable and varied mountain living opportunities.

With the second approach, standardized regulations would be unable to deal effectively with the environmental needs unique to each type of mountain development. As an example, encompassing environmental protection measures should be required to protect land whose proposed use is for an active, recreational resort project. To apply these same measures to a project where land is used moderately would be pointless. More importantly, moderately used land — in addition to having its concept irrevocably altered — can be made to undergo unnecessary environmental degradation under standardized regulations. This contradiction is sharply illustrated in cases where regulations can require developers to provide certain construction, such as construction of paved roads. Whereas paved roads are, in most cases, effective in the protection and control of intensively used land, they "over-solve" the problem in projects of light or moderate land use — a problem which could be more effectively resolved by other methods. In fact, such a regulation actually provides generous elbow-room to allow, if not encourage, land use to be intensified up to the level of protection provided for it. Through the mechanics of the self-fulfilling prophecy, a very ironic conclusion emerges — that over-protection may actually harm, not help, the mountains.

Like to learn more about THE RETREAT? For free brochure and color photos, cut along the dotted line and mail the coupon to:



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1966-13th Street  
Suite 75  
Boulder, Colorado 80302



...posal system approved?

Wells

As a service to landowners, your sales representative is happy to handle the details involved with the permit and arranging to have your well drill him either at The Retreat or through the Boulder. We will take care of the necessary procedures, a

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Editorial - cont'd

Future Trends? ? ?

Consideration is also being given to requiring developers to provide community facilities for all future mountain developments. The intent behind such a proposal is essentially two-fold: to protect natural water resources and to assure a landowner that he will have water and sewage facilities available once he's purchased property. What could be the effects of such standardized legislation on moderately used land?

- 1) Extensive trenching and blasting is necessary to install water and sewer pipes. Heavy equipment and machinery abuse land that normally would have remained untouched. The cost of environmental rehabilitation is very high, thereby contributing to the increased costs faced by a consumer.
- 2) Due to the costs of bringing in community facilities, the price per acre would in most cases (at least) double. Only the most affluent could afford 2-3 acres in the mountains if community facilities are provided. Because of the expense involved for both developer and consumer, it is questionable whether developments offering 2-3 acre sites with facilities could even be created.
- 3) In order to have an economically viable project, developers would be forced to design projects based on 1/4-1/2 acre lots (typical minimum lot sizes permitted when community facilities are provided). The 1/4-1/2 acre lot size would assure that middle-income persons would be able to afford the lots.
- 4) "Clustering," where 5 or 6 homesites are grouped on 2-6 acres and share commoned ground in the 3-10 acre range, would become more prevalent. Because of the improvements, community facilities, and commoned acreage, clustering represents an even greater expense to the consumer than do the individually owned, 1/4-acre parcels. Nevertheless, some regard clustering as the panacea to the environmental problem. We think that clustering, while it is an answer, is not the only answer. Many landowners quietly insist they would not have purchased their mountain tracts in a cluster situation.

- 5) Whether land is developed for small individual parcels or for clustering, few people would be able to meet the high costs involved in purchasing a seasonal, vacation home if community facilities are required. The price of the land alone would encourage year-round mountain living communities to dominate the development scene. Since the high costs would in most cases justify only first residence homes, the result would be an increasing trend toward the urbanization of our mountains.
- 6) What would have been moderately used land would become, obviously, intensely used land.
- 7) Urbanization of the mountains would drain, not protect, natural water resources.

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Urbanization of the mountains is not an inevitability. However, if community facilities are required for all mountain projects, it will be a distinct possibility.

Any attempt to define guidelines for effective land protection for each type of mountain development is, we realize, replete with complex problems. However, we feel that the effort should be made and the challenge confronted. Regulations to protect the consumer are not in contention; nevertheless, they should be re-evaluated if, in the process, mountain property is forced to adapt to a development concept characterized by intensely used land (even allowing for implementation of rehabilitation measures). *Consumer protection should not be achieved at the expense of the land.* Regulations such as the one calling for community facilities in all future developments can, we fear, create more problems than are presently foreseen.

We present these possible consequences to you because we are genuinely concerned about the well-being of the mountains. We urge that proposals be critically scrutinized for their potential long-range results so that well-intended laws don't wind up working against land protection and for mountain urbanization.

Thank you.

Lynn T. Wells  
ESCAPE PROPERTIES, LTD.