

# The RETREAT Newsletter



1978

---

---

## HIKING TRAILS

IN RETREAT AREA

by Ernie Conrad

Many landowners are not aware of the many Forest Service hiking and backpacking trails that go through the Retreat and/or start in the Retreat area. Maybe this little summary will increase the enjoyment of your property in the Retreat. Most of the trails can be used in the winter for cross country skiing and all of them are great in the spring, summer and fall. In the summertime they get the heaviest use of all, so if you can, you should take advantage of the fall and spring times. I have broken the Retreat into three different areas: 1) Dunraven Glade 2) Miller Fork 3) Black Creek.

1) Dunraven Glade: At the Forest Service trail head near the end of the Dunraven Glade Road a wide variety of trails begin. A good afternoon hike is to go up to the end of Dunraven Glade and drop down through the Cheley Boys' Camp and hike about a mile and a half along the North Fork until you get to Deserted Village, an old abandoned summer guest ranch that was owned by the notorious Lord Dunraven. This is an easy hike for the family that would take at the most two hours each way. Continuing upstream from Deserted Village it is about another two miles to the Rocky Mountain National Park boundary and then just a quarter mile to the North Fork Ranger Station. This Ranger Station is open only in the summer and accessible only by foot or horseback. This is a beautiful hike and a little more strenuous since you do gain elevation but still a good family hike. The Deserted Village hike is excellent for cross country in the winter time.

Another nice trail is the Signal Mountain trail which starts at the Dunraven Glade trailhead. You go up to the end of Dunraven Glade and north, up a steep trail, finally ending up on the top of Bulwark Ridge. From there it is a good strenuous 4-mile hike to Signal Mountain, elevation 11,265. This is a good all-day hike. It is too steep for cross country in the winter but it is hikeable in the wintertime as the snow melts off pretty fast with the southern exposure on the top of Bulwark Ridge. From the trailhead on Dunraven

Glade, another nice quick hike would be down the North Fork River about a mile and a half. If you go this way, you will end up in downtown Glen Haven.

2) Miller Fork: There is no trailhead for the Miller Fork trail but it starts at the county road at the rear entrance to the Retreat, goes all the way through the Retreat about 3 miles and finally ends up at the head waters on the Miller Fork Creek. This is a strenuous hike but you are rewarded at the headwater with the ruins of an old sawmill. The trail gets very faint at the end and a little rough. Two other trails take off past the Retreat on the Miller Fork Stream. One, the Indian Trail which is extremely steep, leads you straight up the side of Bulwark Ridge to join the Signal Mountain trail at the top. The other takes off north from the Miller Fork Stream. It is called the Donner Hill Trail and leads over Donner Pass and eventually ends at the Buckhorn Ranger Station. This trail is about eight miles long and in pretty good shape. It is one trail that can be traversed with a motorcycle although you had better be a good rider. all three of the trails up the Miller Fork are pretty rough in the winter time.

3) Black Creek: This trail follows Black Creek and is almost unknown. 100 yards before the Copper Hill Road junction on Black Creek Road the trail goes east behind Mike Harris's cabin and leads up eventually to Storm Mountain and Foggy Park. This is a very steep, rugged trail and in a very bad state of disrepair. Many times you don't even know where the trail is. When you finally reach the top of the ridge overlooking the Black Creek Valley the going gets easier. It is about three miles long and eventually turns into a jeep road leading to the top of Storm Mountain.

All these trails are clearly marked on the Glen Haven Quadrangle map which can be purchased at any sport shop that carries U.S.G.S. topographical maps. It is advisable that you have one of these maps if you are hiking on any of these trails. Also, when hiking in the mountains you should carry matches, rain poncho, high energy food and a heavy wool shirt/



## HIKING TRAILS

jacket in the summer time. In the winter weather conditions change rapidly and you should carry adequate gear in case a sudden snow storm were to come up.

I have personally hiked all of these trails and would be happy to pass on any information or answer any questions anyone may have about hiking in the Retreat area. Enjoy yourselves this year in the Retreat.

---

# PET PATROL

## PETS IN THE RETREAT

Pets enjoy the Retreat as much as we do. However, allowing them to run unsupervised at any time can cause problems for other landowners as well as the wild life we like to see in the Retreat.

Unsupervised dogs have been known to run after wildlife in natural areas. They could threaten the continued presence of deer, elk, porcupines, rabbits, and ground squirrels if left to follow their natural instincts. A dog can successfully outrun a deer (especially a pregnant one) and destroy it or push it to fatal exhaustion.

Your pet's own well being could be threatened as well. An unsuccessful encounter with a porcupine can be an unhappy experience for you as well as your dog. You may be able to remove the quills yourself, or you may have to have them removed by a veterinarian at a considerable cost. Infection can also result if the quills are broken off.

Be aware of where your pets are at all times. Check on them and call them back to you occasionally so they don't wander too far. We will all be able to enjoy the Retreat and its wildlife knowing our pet, and those of other landowners, are under control.

---

# TREASURER'S REPORT

By Mike Harris

I am pleased to report that the final check from the Disaster Relief Fund finally came through just before press time. Our financial condition is quite healthy currently. We have very few delinquent landowners owing past due assessments to the RLA. The Board of Directors would like to thank the large majority of landowners who have continued to pay their assessments promptly when due.

The annual financial report for 1977 will be presented at the annual meeting of the RLA on March 18, 1978, and copies will be forwarded to all landowners by mail along with the minutes of the annual meeting.

# RLA Board

## R.L.A. PRESIDENT

Ernie Conrad  
P.O. Box 28  
Glen Haven, Colo. 80532  
(303) 586-5929

## R.L.A. VICE PRESIDENT

Joe Jackson  
1403 S. Lipan  
Denver, Colo. 80223  
(303) 722-4616

## R.L.A. TREASURER

Mike Harris  
2144-17th St.  
Boulder, Colo. 80302  
(303) 443-8318

## BOARD MEMBER/ BEETLE CONTROL CHAIRMAN

Walter Belz  
1502 RuArt Dr.  
Loveland, Colo. 80537  
(303) 669-1472

## BOARD MEMBER

Bill Masters  
693 South Zinnia Ct.  
Lakewood, Colo. 80228  
(303) 988-3298

## ...and Office

The RLA has an office in downtown Glen Haven at Ernie Conrad's Real Estate Office. Here the minutes of all the Board and annual meetings are kept along with various other information concerning the Retreat. Landowners are encouraged to stop in during normal business hours if they have any questions or need some ACC forms or if they just wish to shoot the breeze.

## CORRESPONDING SECRETARY

Marcella Bicknell  
P.O. Box 457  
Fort Morgan, Colo. 80517  
(303) 867-6237



# new homes

"THE BARN"

» If you've been up Dunraven Glade Road as far as Glade View Ct., I'm sure you've seen our barn-like cabin jutting out from Triangle mountain. When the stonework and log siding are finished this spring it should blend in with the surroundings much better.

The cabin isn't as large as it seems now. The main level is 24' x 34' and includes two small bedrooms, bath, and a kitchen and family room combination across the front. There is a loft bedroom in the back above the other two bedrooms.

Because of the slope we decided to have a basement and garage underneath. We'll use the large basement room as a recreation room with a ping pong table. With the addition of a sofa bed it can double as a bedroom when our two married sons and their wives spend the weekend with us. There will also be a small bath and laundry room in the basement area.

This is a family project with all four boys helping out whenever they can. The three older boys have worked for their Dad at Perl-Mack Construction Company so we have skilled help. We will only hire the bricklayers to do the stonework.

After looking for a long time we decided on The Retreat since it is only 50 miles from home and we liked the easy access. We picked our particular lot because of the springs. We enjoy ice skating and plan to use the cabin year 'round. The pond is in good shape again after the flood damage. We've already ordered trees from the soil conservation district to continue reseeding around the pond and in other areas disturbed by our construction.

Joanne Persichetti



» Mills' Manor (Lot 52, Filing 1), located on Solitude Court, is the fulfilment of a twenty-year long dream. Dorothy and I have hoped for a mountain retreat almost from the days we first came to Colorado in 1947 and 1948.

The Manor is, of course, a joint effort of a lot of people, including, of course, our children. Basically it is a CAPP home build on a full basement. Son Andy helped site the house; Dorothy was general contractor; sons Henry and Barry were roofers and carpenters; Susan was straw boss and I am almost proud of the waterproofing of the cement basement.

I would estimate that we are 65 per cent finished; we still have a lot of the interior to do and even some exterior. This work we hope to push well along in the summer of 1978. If you're in the vicinity, please stop by for a coke and conversation. Kibbitzers welcome.

Warner E. Mills Jr.

January 1978

Dear Retreat Landowner:

Well, another year has gone by in the Retreat and things are really starting to take shape. The Retreat was started in May of 1971 and as of now we have 32 completed cabins and 7 are occupied on a year-round basis. Below is an itemization of some of the things that has happened in the retreat in 1977:

- 1) flood damaged roads completely repaired and funded by the government
- 2) Dunraven Glade Road repair work and new bridge started
- 3) 283 beetle trees treated and removed
- 4) Fishermen's Lane Park development initiated and designated for 1978 completion
- 5) All power completed to all filings
- 6) All new road signs throughout Retreat
- 7) Miller Fork Stream stocking plans finalized and scheduled for spring 1978
- 8) \$500,000 liability insurance effective 1978 for RLA
- 9) Board coordinating with Mr. Maitland on his new 35-acre parcels west of the Third and Fifth filings

Your board has been working hard to keep the Retreat a quality mountain development with the best use of the natural amenities in the area. This coming year, we would like to see a larger turnout at our annual meeting and summer picnic. These gatherings are an excellent way to meet your neighbors and fellow landowners and to find out what has happened and what is planned for the future in the Retreat. Keep in mind that we can always use volunteers for our three standing committees; Road Maintenance, Beetle Control and Architectural Control. I welcome any letters or phone calls with suggestions for the Retreat and be sure to stop in at my office in Glen Haven to say hello. I am looking forward to seeing you all this coming year.

Sincerely,  
Ernie Conrad, President



# Committee Reports

## ACC

The past year has resulted in the completion of several cabins and the start of some new ones. On Solitude Court, the Mills (Lot 52) have their cabin enclosed after a summer of hard work. Farther up Dunraven Glade, Persichettis (Lot 9) have been very busy with their cabin. Tallmans, (Lot 15, Filing 5) have completed the first of two true log buildings. On Lot 38, Filing 2 along Copper Hill Road, Markhams have their exterior work nearing completion. Down on Fisherman's Cove, Ms. Morgan and Ms. Kost have built an attractive mountain home along Miller Fork. Most of the members who have cabins will confirm that they're never done. It is pleasing to see the continued work on the exteriors and the lots that many owners have done the past summer.

Some RLA members may be considering starting a cabin in the next few years. This is a big project, both the financing and the construction, which should be well planned. It is suggested that the project be divided into several steps, which could be spread over several years. The first step is the site including driveway and pad, utilities, well and sewage disposal system. The excavating can be expensive, but it becomes more so if excavation must be done several times. It is worthwhile to check with the county as to the sewage disposal requirements of your particular lot, consider your planned useage in the future. Would a sealed vault be adequate? What is required if a washing machine and garbage disposal are planned? What county or state permits are required?

The second step is probably the planning of the cabin. Certainly your family size, frequency of useage, personal preferences and activities will dictate what you'd like to build, but it may be worthwhile to get an idea of the costs involved. As an example, your plans indicate two bathrooms are required. What is the difference between having them at opposite sides of the cabin or utilizing a common wall? Is a modern fireplace really a good heating method? Are there building code requirements of which you're not aware that add appreciable expense?

Actual construction can be the next step, and probably the most critical one. Let's assume a contractor is involved, either to erect a shell, or install plumbing, or to do the entire cabin. It is very important to have a complete understanding as to who will do what, when it will be done, what is acceptable, methods of payment, what it costs to change plans, what is an unforeseen event, who cleans up the lot, etc. While all this may seem straight forward, it has been the most troublesome area for many RLA builders. It is very worthwhile to try to anticipate these problems before they arise.

Each of these steps left questions, and this winter may be a good time to work on your own answers.

Here is a small bibliography which may help with the initial planning, utility design, layout suggestions, and owner-contractor checklists. These books should be available in medium size libraries or bookstores. Your ACC members are always willing to help if possible, and many of the cabin owners would share their experiences. Hopefully the last step is to move in and enjoy your home in The Retreat.

### PLANNING BIBLIOGRAPHY

- Anderson, E.P., Domestic Water Supply and Sewage Disposal, New York, Audel & Company, 1963.
- Blyth, F.B., Rural Water Supply and Sanitation, New York, Kreiger Publishing Company, 1977.
- Brann, Donald R., How to Build a Vacation or Retirement House. Rev.ed., Briarcliff Manor, New York, Directions Simplified, Inc., 1972, 194 pp.
- Cobb, h.7c., Vacation Houses, New York, Dial Press, 1973, 261 pp.
- Hague, W.E., Your Vacation Home. Garden City, New York, Doubleday & Company, Inc., 1972, 178pp.
- Richter, H.P., Wiring Simplified, 31st ed., St. Paul, Mn., Park Publishing, Inc., 1974, 160 pp.
- Walton, Harry, How to Build your Cabin or Modern Vacation Home. New York, Barnes & Noble Books, Harper & Row, 1973, 160pp.
- ....., Cabins and Vacation Homes, 2nd ed., Menlo Park, Ca., A Sunset Book by Lane Books, 1967, 127 pp.

Many of these books have various editions; you may wish to be certain you have the latest edition should you use their working suggestions and diagrams.

A.C.C. CHAIRMAN  
Dennis Bicknell  
P.O. Box 457  
Fort Morgan, Colo. 80517  
(303) 867-6237

## BEETLE CONTROL

The 1977 Beetle Control Program for The Retreat was completed in September as per our agreement with the successful bidder, United Wood Products of Longmont, Colo. We tried a new method to control the beetles by having all the trees cut and removed from the Retreat except for three which were sprayed because they were inaccessible. I was very pleased with



## BEETLE CONTROL REPORT

the method used by United Wood Products in removing the trees thereby reducing the chances of destruction and erosion to the properties. I feel the system we used in 1977 will be successful in controlling the beetles in the future and would like to see it continued. There were 281 trees removed and three sprayed for a total cost of \$1134.

I would like to thank those volunteers who assisted with marking the infected trees.

Walter Belz

1977 Beetle Control Chairman

## ROAD MAINTENANCE

Al Matlock, a new year-round resident of the Retreat, is our new Road Maintenance Chairman for '77-'78. Al lives in the first house coming in the main entrance in the Retreat and is originally from Oklahoma. The Matlocks bought their home in July 1977. He will be coordinating the snow removal and the annual spring road maintenance program. The policy of the Retreat for snow removal is that three or more inches of snow is required before the roads are plowed. A priority schedule is set up and essentially the first and second filings are plowed first, then the fifth filing and then one sweep throughout fourth and third.

When you are up at the Retreat, stop in and say hello to Al and his family as they are anxious to meet many of the landowners. He also could use a couple of volunteers for his committee.

Welcome on board.

ROAD MAINT. CHAIRMAN

Al Matlock

Glen Haven, Colo. 80532

## 1978 ASSESSMENT

The 1978 RLA annual assessment is \$30.00. This assessment is one of the responsibilities of ownership of property in the Retreat. Your assessment covers the following:

Road Maintenance

Snow removal

Beetle tree control

Newsletters

Reseeding & reforestation of roadways

Architectural Control Committee operations

Annual meetings

Costs involved in operating a Landowners Association.

The annual assessment is due on April 1st of each year. If you have any questions concerning your assessment, you should contact:

Mr. Mike Harris

RLA TREASURER

2144-17th Street

Boulder, Colorado 80302

(303) 443-8318



Another reminder to use R.L.A. car stickers to help protect our area from poachers and thieves. Display the sticker in the lower left corner of your car windshield. If you notice a car parked along the Retreat roads with no sticker, report the TIME, LOCATION, and LICENSE NUMBER of the vehicle to an R.L.A. Board member. This will help us all to protect our property.



summer picnic  
congratulations  
RLA!

says  
CIA NEWS

AND WE THOUGHT A LEAKING SPRINKLER SYSTEM WAS A PROBLEM . . .

A recent newsletter of The Retreat Landowners Assoc. near Estes Park details the damage The Retreat incurred during the July 31, 1976 flood in that area. All of the roads within The Retreat were damaged or totally destroyed. Many owners sustained damage to their property and some, spending the night there, were fortunate to escape with their lives.

Not a group of people to sit and moan about their problems, the Board of Directors and the members immediately went to work to rebuild their roads and property. Roads and culverts are now repaired or replaced and reseeded has been done to prevent erosion of the bare earth.

Our congratulations to The Retreat Landowners Assoc. for their positive, constructive approach to a severe problem and our thanks to Ernie Conrad, President of the RLA for sharing their newsletter and information with us.

Reprinted from CAI NEWS, October 1977



# ...it's cold outside!

## ENJOY THE RETREAT IN WINTER

Winter in the Retreat is truly a beautiful and peaceful time of the year. A thick blanket of snow covering the ground and trees, crisp mountain air, and bright sunshine all lend their touch to the varying moods of winter on our spectacular landscapes. Landowners can enjoy many popular winter activities in the splendid natural surroundings of our own area. A brisk walk among the trees, building a snowman, coasting on a sled, and cross-country skiing are all wonderful pastimes. When Mother Nature is being her harshest, winter can be experienced in front of a warm fire and her moods viewed from your cozy mountain hideaway.

For all seasons, the Retreat is indeed "a piece of earth to live with". Don't miss the season that can show us what a fantastic piece of earth this is.

## WINTERIZE

If you plan to spend time in the Retreat during the colder months, make it a pleasant and carefree experience. Be sure your mountain home is properly winterized. Check weather stripping around windows and doors making sure there are no air leaks. If you have a furnace, replace or clean filters regularly and check any other heating devices needing occasional maintenance. Be sure any exposed pipes are drained of water and left open if possible. Lay in a supply of fire wood and then sit back (or get outdoors) and enjoy winter in the Retreat.



# 1977 SUMMER PICNIC



Many retreat landowners attended the summer picnic at the Dunraven Trailhead July 30, 1977. All the members prepared their favorite picnic and quenched their thirst with furnished beverages. The members spent the sunny afternoon renewing old friendships and making new ones. Certainly the photographs show that everyone enjoyed the day. Thanks to all the volunteers who helped with the picnic.





# for YOUR INFORMATION

## PINE BEETLES - KILLER BUGS!!

They do in trees faster than disease. Fast enough for a tax break? A Georgia physician lost 30 trees to infestations of southern pine beetles, "one of the most destructive enemies of pine." Thousands often bore into a tree, killing it off in 30 days or less. The value of his property was cut by \$3,000 due to the dead trees, the doctor figured, and he wrote that amount off as a casualty loss. But the IRS axed the deduction: the destruction wasn't quick enough to qualify as a casualty loss.

The loss of trees to Dutch Elm disease doesn't qualify as a casualty, the agency noted, and it contended losing trees to beetles was similar. But the Tax Court said a casualty includes "some sudden invasion by a hostile agency."

"Infestation . . . by southern pine beetle is a sufficiently sudden event to be classed as a casualty," the court asserted. It did, though, whittle the doctor's loss to \$1,000.

Reprinted from the Wall St. Journal

## WATER, WATER, WATER

Water has been an important word these past couple of years. In the Retreat there are no tap fees on individual wells. There are over fifty wells drilled an average depth of 200 feet with an average yield of sixty gallons per hour. There are two streams and 34 surface springs.

The ideal time for reseeding raw earth (for example, construction areas on your lot) is February 15th to April 15th, or between October 15th and November 15th. These are the times that natural precipitation is highest and a minimal supplementary water care program needed.

Many landowners have worked hard to beautify their lots by landscaping and planting flowers during the summer months. We have all worked to reseed areas left bare by construction and the Big Thompson flood. If you need information on planting and re-seeding in the Retreat, contact the U.S. Forest Service.



# NEW ROAD SIGNS ...and the man that made them



**Mr M H Dufford**  
father of landowner  
**laurene nicholl**





# VOLUNTEER HELP NEEDED

## HELP ON COMMITTEES

Participating in the Retreat Landowner's Association makes your time in the Retreat more enjoyable. This is your association and your area. By being on a committee or volunteering your help to these committees occasionally, you are helping to make your piece of earth a better place to be. Help is always needed on Road Maintenance, Beetle Control, Architectural Control, Landscape Maintenance, and the Newsletter. Help make the Landowner's Association work better by signing up for a committee.



Retreat Landowners' Association  
P.O. Box 28  
Glen Haven, Colorado 80532



Dushan Sumonia  
9116 Catalina  
Shawnee Mission, Kansas  
66207

FIRST CLASS MAIL





## RETREAT LANDOWNERS ASSOCIATION, INC.

1801 E. Girard  
# 223  
Englewood, Colo. 80110  
April 6, 1978

Dear Retreat Landowner,

The Beetle Control Committee is now in the process of finalizing the plans for our 1978 Beetle Control Program. This is the fourth year that the Retreat Landowners Association is assuming responsibility for the beetle control and we feel strongly that it should be carried on as it has been during the last six years. Each year the number of new infestations has been reduced, because of the effective beetle control program.

At the Board of Directors meeting on March 18, 1978, plans were approved to start the cutting and treatment of the newly infected trees by May 1, 1978. An independent contractor, hired by the Board of Directors, will cut, treat and remove newly infected trees. His work will be supervised by the Beetle Control Committee, so that the work will be completed on time and with the least amount of damage to the land.

In 1972, a Proclamation was issued under an Act adopted by the Colorado Department of Agriculture which declares the Mountain Pine Beetle a threat and a hazard, and requires all infested trees to be destroyed or treated. The costs involved in cutting and treating the trees is considerable, so we felt that the problem would best be solved by consolidating all the work under one contract. A portion of your 1978 RLA assessment is paying for the treatment and removal of the trees.

If you wish to cut, treat and remove the infested trees from your own property, please contact me before May 1, 1978, for further information on how the work should be carried out. If you do opt to perform the work yourself please note further that you must complete the treatment by July 1, 1978. Also you should inform the Board of Directors of your method for treatment and removal of these trees. If you do not opt to perform the work yourself, your trees will be treated by the contractor at no additional charge to you. This year we have found about 232 trees and all affected landowners are being informed of the treatment of their infested trees on their land by virtue of this letter.

We have been extremely pleased with the results of the Retreat's Beetle Control Programs. Regular yearly treatments have proved highly effective in combatting the spread of the pine beetle. Other mountain developments which do not maintain a control program triple, and sometimes, quadruple the number of trees lost each year. At the Retreat the number of new infestations is steadily decreasing. Thank you for your continued support and involvement.

Sincerely,

*Cheryl Fellhauer*  
Cheryl Fellhauer, Beetle Control Chairman  
Board Member





**RETREAT LANDOWNERS ASSOCIATION, INC.**

---

July 1978

Dear Retreat Landowner,

The Retreat Landowners Association will hold the Summer Picnic on Saturday, August 5 1978 at 12 noon. The picnic will be held at the Trailhead at the end of Dunraven Glade Road. The RLA will provide the beer, pop, charcoal, grill and potatoe chips.

Please come to our picnic and meet your Retreat neighbor. You're sure to have a good time.

Please return the enclosed form by July 31, 1978 so that we will know the number of people to expect.

Thank you,

Sy and Jackie Kleinman, Chairmen-Summer picnic committee

---

NAME \_\_\_\_\_

Yes we will attend the picnic

Number of those attending

Send your reply to Marcella Bicknell  
726 Karen St.  
Ft. Morgan, Co. 80701





## **RETREAT LANDOWNERS ASSOCIATION, INC.**

RETREAT NEWSLETTER

DECEMBER 1978

This newsletter has a new format selected by your board of directors. Their intent is to get more information to the landowners about their work, events within the Retreat, and what is happening outside the Retreat that is of importance to all. It is hoped these newsletters will also allow the annual meetings to move more quickly and smoothly, since all members will have more information before the meetings. Please let the board members know your opinion of these presentations. They would also appreciate any help with the preparation of a quarterly edition.

There have been several developments concerning land adjoining or within the Retreat. The present board has devoted considerable time and effort to working on these, and the next board will continue this work. The first land area concerns the Maitland property to the west of Filings 4 and 5 (approximately 700 acres). The roads have been cut, and the land subdivided into about eighteen 35-acre plus parcels. This area will have a homeowner's association called The Bulwark Ridge Owners Association (Bulwark). A written agreement between the RLA and the Maitlands and Bulwark has been completed. A map and copy of the agreement will be available at the annual meeting. The agreement includes the following provisions:

1. Bulwark and RLA members may use each other's roads, each association maintaining their own roads.
2. Each Bulwark land owner will pay the annual assessment of the RLA to the Retreat association. This will be reduced by the percent of the RLA budget for beetle control. Each Bulwark owner will become a member of the RLA.
3. Bulwark has their own association, bylaws, covenants, and assessments. They will finance their own electric power installation, road building, etc.
4. Both associations agree that there may be reasons to merge at some later date.
5. Several Articles of the agreement serve to define terms and outline various procedures for accomplishing the above.

The front entrance is the second area undergoing development. It's proper designation is Lot 16 Crozier Mountain Subdivision Filing No. 2, and can be seen on your RLA map. Earlier this year a rezoning request for a change from O-Open to T-Tourist was not approved by the Larimer County Commissioners. Since then, another approach has been started, and a presentation given to your RLA board. Basically the proposal is to rezone the subdivision to El-Estate; then subdivide it into lots for cabins. This sounds simple, but requires a lot of study and planning plus at least five hearings before Larimer County officials. The planning and research is being done by a professional planning consultant. Part of this land is obviously in a flood plain.

The first step, a request for rezoning to the Larimer Planning Commission, was heard on November 5, 1978. At that time, the Planning Commission recommended approval. The procedures will take several months if all the steps would go





## **RETREAT LANDOWNERS ASSOCIATION, INC.**

smoothly. The RLA board wrote to the Larimer County Planning Commission supporting the rezoning request.

This Crozier subdivision is still in the planning stage, but the owners, the Maitlands, have indicated a desire to work with the RLA in the areas of mutual concern. Assuming this progresses, a brief presentation to all landowners will be given at the annual meeting in January by Mr. Smith, the planning consultant.

The last land area is the 40 acres in the middle of the Retreat. The US Forest Service owns this, and desires to trade it, but can only trade on an exchange basis for land of equivalent value that they want. The membership at the 1978 annual meeting passed a resolution to have the RLA board attempt to trade/exchange this 40 acres. Steps were taken to have the RLA approved for an exchange, but to date no piece of land for sale that the RLA can buy that the Forest Service wants has been found.

However, a private party has made an exchange offer for the 40 acres. They have written the RLA board, indicating they are interested in the property, would like to build one cabin, and generally would try to be good neighbors. Probably there will be more information on this at the annual meeting, but at this date it is a proposal based upon an offer.

It is important to remember these are negotiations that have and will take considerable time and thought. Your board feels it worthwhile to pursue them because it will keep areas around the Retreat similar to our area. It may also broaden the financial base, keeping assessments reasonable, without greatly increasing the financial obligations.

### WATER AND WELLS by Dennis Bicknell

Several members have asked questions about water in the Retreat. Those who live in the West realize water is in short supply, control is complicated, and it's continually in the news. Those who do not live in the West should keep in mind the procedures for use and regulation are entirely different in the eastern US. President Carter's veto of water projects has no direct effect on water within the Retreat.

In the Retreat, the right to use the subsurface water from a well goes with each lot. To use the water, not to exceed 15 gallons per minute for ordinary household purposes, it is only necessary to obtain a permit from the State Engineer to drill a well. After drilling and producing water, you advise the State Engineer that the water has been put to use, and you will be sent a notice that the Engineer is aware of your use. If any other deviations or uses are contemplated, you need professional help, probably starting with a lawyer and an engineer in water practice to help understand the state regulations.

The guiding concept has been that the small individual wells have little effect on other water users. But, consider a 1,000 lot subdivision with 1,000 wells and septic tanks. Obviously, there are many problems here, but probably the 1,000 wells will have an effect on some other water users. At this point, the problems could proceed to water court. There has been some indication the courts might be willing to consider such a case.





## **RETREAT LANDOWNERS ASSOCIATION, INC.**

Box 28, Glen Haven, CO 80532

December 1978

Dear Retreat Landowner:

I would like to express my appreciation to all the Retreat landowners who have helped run the Association this year; by working on committees, serving on the Board of Directors and completing special projects. Without this important volunteer work many of the things that were accomplished in 1978 would never have gotten done. I have itemized below some of the accomplishments that have taken place in the Retreat during the current year of 1978:

- 1) Dunraven Glade Road re-built and new bridge completed
- 2) 341 beetle trees treated and removed
- 3) 920 trout stocked in the Miller Fork Stream on June 30, 1978
- 4) New main entrance sign
- 5) Agreement signed with Mr. Maitland concerning his 35-acre parcels west of the 3rd and 5th filings
- 6) 740 seedling trees and shrubs planted in the spring along the road right-of-ways
- 7) Successful summer picnic with good landowner participation
- 8) Pay phone installed at the Rockbrook Museum mid-way between the two entrances
- 9) Board co-ordinating and recommending on pending developments adjacent to the Retreat
- 10) By-laws changed so that annual meeting will be held in July or August of each year

As of December the Retreat has 37 cabins completed or under construction and 9 of them are occupied on a year-round basis. Your board has worked throughout the year to maintain the Retreat as a quality mountain development. I am personally very proud of what has been accomplished by the Board in 1978.

Our annual meeting is scheduled for January 13th at the Holiday Inn in Estes Park and I would like to urge as many landowners to attend as possible. The annual meetings are a great way to meet new landowners and discuss the present issues affecting the Retreat. At our annual meeting in January the membership will be electing three directors. Because of personal and business commitments, I will not be running for re-election. I will still be active in the Retreat on committees and will be happy to help out on projects or meetings if needed. I have enjoyed very much being president of the Landowners Association for the past four years and feel that we have accomplished many of our goals and have laid an excellent foundation for continuing progress in the future of the Retreat.

I am looking forward to seeing you all this coming year, and I know that the Retreat will continue to grow and develop under the same high standards that have been established in the past. Again, I would like to thank everyone for their support over these past years.

Sincerely,

Ernie Conrad, President

EG/ckr





**RETREAT LANDOWNERS ASSOCIATION, INC.**

A new aspect of water, as far as water rights, is water quality. Quality can mean many things, but what is important here is quality is being defined by the Federal Government thru the EPA. This could be used as a means of controlling water use which has been under state control.

To summarize: 1. A small household-use-only permit is currently easy to obtain; 2. You must show you have used the water; 3. Changes in the procedures may be anticipated in the future. You may want to consider this information should you be planning a well or cabin in the next few years.

ARCHITECTURAL CONTROL COMMITTEE

by Dennis Bicknell, Chairman

The past year has seen several new cabins built and exterior construction finished on others. All of them are of different styles, and reflect the work and pride of their owners. We would like to compliment all for their co-operation and work, but particularly some of the members along Black Creek. Some have done a tremendous job of restoring Black Creek along their land. Also all the trailer owners were very conscientious in observing the time limit covenant.

Your committee is always willing to help with your problems, but really good planning on your part is most important to save time and money. Please keep in mind the committee has thirty days to act on your request: this thirty days may be for your benefit.

Finally, one member of the committee has resigned due to selling his lot. Two members, Ed Richards and Jerry Spencer, are candidates for the board of directors. This means we'll need one or more new members who will serve on this committee. It doesn't require a lot of time, but there is some work that needs to be done. Please give this your consideration, and volunteer either to the committee or at the meeting.

For driveway and cabin applications please write me or call:

Dennis Bicknell, ACC Chairman  
726 Karen St. AC 303 867-6237 Home  
Ft. Morgan, CO 80701 AC 303 867-5676 Bus

HOUSE FIRE IN THE RETREAT

On Sunday morning, approximately 1:30 a.m. on November 12, 1978, Nick Baldwin's cabin in the Retreat, First Filing, caught fire. His cabin is located on Lot 84 on the top of Elk Ridge. The Glen Haven Volunteer Fire Dept. responded, along with the Estes Park Volunteer Fire Dept. and extinguished the blaze. Damage was approximately \$8,000. to \$10,000. The fire started in the chimney and flu area of the fireplace and quickly spread to the roof. Three people in the house were asleep at the time and escaped without injury. Without the help of the Glen Haven Volunteer Fire Dept. the cabin would most certainly have burned to the ground. Retreat residents - full and part-time - are asked to consider training with the Glen Haven Volunteer Fire Dept. to help sustain the firefighting ability of the department. Others that wish to help can mail their check to: Glen Haven Volunteer Fire Dept. Board of Directors, Glen Haven, Colorado 80532





# **RETREAT LANDOWNERS ASSOCIATION, INC.**

December 1978

## ROAD MAINTENANCE REPORT

by Al Matlock, Chairman

I hope all the landowners are pleased with the conditions of the roads. Last winter we plowed the snow from the roads five times and in early May we received over three feet of snow and it took us two days to open the roads. The Retreat policy for snow plowing is three inches or more of snow at the main entrance to the Retreat. I live in the first house on the right, coming in the main entrance.

Our snow plower this year is Mr. Dwight Durnal of Estes Park. He plowed the roads for us last year and everyone is pleased with the work. This year he has a snow-plow on his one-ton truck in addition to a road grader. It is anticipated that he will be able to plow the roads faster with his new equipment.

We will be doing our spring maintenance (culvert cleaning, grading, major repair work) in April or May of 1979. If you have noticed any problem areas in the Retreat road system, please drop me a note so that I can look at them and put them on a priority schedule.

A helpful hint for those who have culverts on their driveways: I would like to suggest that you put a steel fencepost with reflector at each end of your culvert. This will protect your culvert and alert the snow-plow of the existence of a culvert. I also recommend that if you are planning a driveway, you put in a minimum of a 30 ft. culvert. This length will avoid damage to the ends from trucks and cars using your driveway.

I welcome any landowners to stop by my home when you are in the area.

Sincerely,

Al Matlock, Chairman  
Box 73  
Glen Haven, CO 80532

(no telephone)





## **RETREAT LANDOWNERS ASSOCIATION, INC.**

---

### BEETLE CONTROL - 1978

The 1978 Beetle Control Program for the Retreat was completed in mid-July by contractors David Coe and Vel Higby of Loveland, Colorado. On April 1, seventeen landowner volunteers marked (232) beetle trees. Landowners who had diseased trees on their property were notified and the contractors began cutting trees on April 22, 1978. Additional diseased trees were identified by the contractors, resulting in a final count of (341) trees cut and removed, and (10) sprayed, for a total cost of \$1,364.00.

The 1978 Beetle Program was not without its problems. A contract with United Wood Products had not been secured before the 1978 annual meeting and UWP had no time for the Retreat cutting. Other potential cutters were also booked at that late date. Several telephone calls and press releases in the local papers produced one reply. The contractors received a 111-day Forest Service permit to transport beetle infested trees to the valley. A contract was negotiated and cutting began April 22. Rain and snow in May, slowed progress but the contractors worked diligently and were able to complete the project before the estimated "beetle flight" date of July 15.

In a late May progress report, Coe and Higby expressed concern for the landowner's rights and wishes and quality workmanship. The Retreat Board of Directors was pleased with the cutting and removal job and has agreed to contract with them for the 1979 program.

The volunteers that braved a cool, damp day to mark trees deserve all of our thanks. Your continued concern and cooperation in the Beetle Control Program will assure an aesthetically pleasing experience at our Retreat.

Cheryl Fellhauer  
1978 Beetle Control Committee





# RETREAT LANDOWNERS ASSOCIATION, INC.

## 1979 BOARD OF DIRECTORS

	<u>phone</u>
Joe Jackson, President Rt.2 Box 696 Pine, CO. 80470	Home 838-7869 Bus. 985-4419
Tom Bennett, Vice President 1515 Lakeside Ave. Ft. Collins, CO. 80521	Home 482-0178 Bus. 482-2442
John Barlow, Treas. Box 96 Glen Haven, CO. 80532	586-2560
Cheryl Fellhauer 5555 Cody Ct. Arvada, CO. 80002	Home 421-6194 Bus. 497-4470
Ed Richards 1732 27th Ave. Greeley, CO. 80631	Home 352-0933 Bus. 351-2469
Dennis Bicknell, ACC 726 Karen St. Ft. Morgan, CO. 80701	Home 867-6237 Bus. 867-5676
Al Matlock, road main. Box 73, Glen Haven, CO. 80532	Home 586-2504