



RETREAT NEWSLETTER

1971

34TH YEAR

FEBRUARY 2005

RLA BOARD MEETING SCHEDULE

(ALL BOARD MEETINGS BEGIN AT 9:30 A.M.)

- * March 19: Board meeting at the Brown's
- * May 21: Board meeting at the Martin's
- * July 23: Board meeting at the Broomfield's
- * July 23: Annual meeting

MOUNTAIN LION

Written by Peggy Birch, Environmental Committee, RLA.

Recent mountain lion activities in the The Retreat remind us that we all need to be aware of our surroundings. Lions are most active dusk to dawn but will travel and hunt in daylight. The Retreat is prime Mountain Lion habitat: ponderosa pine, juniper and brush with an abundance of deer.

Take precautions. Make lots of noise when you are outside during dawn to dusk hours. Have outside lights that can be turned on when you go outside at night. Supervise children closely when they are playing outside. Remove vegetation around your house where a lion might be able to hide.

Plant native shrubs and plants. Deer often prefer to eat non-native plants. Using non-native varieties encourages deer to come onto your property to eat, followed by the predator (cont'd)



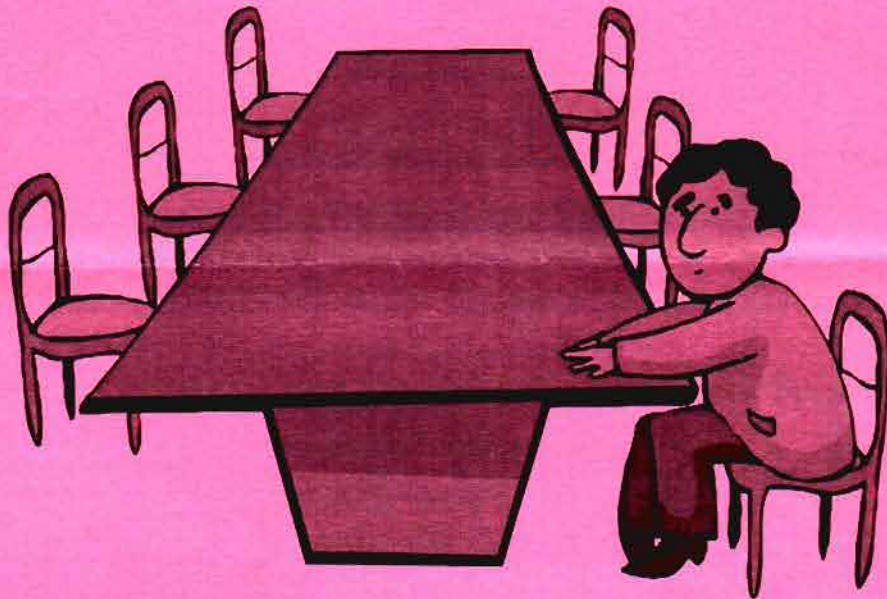
This newsletter is published by the Retreat Landowner's Association. If you have items you wish to have considered for publication, send them to Graham Fowler at gjniwot@aol.com or mail to 8764 Skyland Drive, Niwot, CO. 80503.

Mountain Lion (continued from page one)

animals. Keep your pets in control and don't feed pets outside.

Pet food can attract prey species, which will attract predators. If you feed the birds, bring your feeders in at night. Many prey species, including deer, eat fallen seed around bird feeders.

The Colorado Division of Wildlife article "Living with Wildlife in Lion Country" is available on the Internet at www.wildlife.state.co.us. Click on "education" and then on "co-existing with wildlife."



The Nominating committee is looking to fill two board positions at the annual meeting in July. If you want to get involved and meet new people, consider filling these soon-to-be-vacant positions. Please contact Ann Martin at sammi-dunraven@msn.com or 970-586-1833.

RLA Roads Report

In November a new road grader was purchased for \$42,000. It is a 1993 Champion 730A. It has 6-wheel-drive and automatic transmission. We are selling the old one on consignment. The pole barn construction should be underway by the time you receive this newsletter. Construction is anticipated to be completed in March. All the wooden signs are being painted and additional speed limit signs will be installed. We hope to replace all the metal reflector posts this year with more aesthetically pleasing wooden ones. FYI: Snow plowing will start at 5 inches of accumulation with snow still falling. Questions should be directed to Ralph Brethauer or Gordon Nurtall.

Former RLA President and Board Member Passes On

It is with great sadness that we report the passing of **Marlan E. McMahan**, 66, on January 6, 2005. Marlan was elected to the RLA board in 1990 and served as President from 1992-1994. He was vice-president in 1995 before leaving the board in 1996. He is survived by his wife Anita; children, Glenn (Michelle) McMahan, Deborah McMahan, Michele (Bill) Kerr and Trey (Charity) Long; his father and five grandchildren. The McMahans recently sold their Retreat lot to their Retreat neighbors the Tallmans. Marlan dedicated his life to his family as a loving Christian husband, father and grandfather. He served 42 years as an educator and was an active minister in three churches. He was dearly loved by his family and will be greatly missed by those who knew him. Donations may be sent to the Marlan McMahan Memorial Fund through Pueblo West Baptist Church, 180 Croyden, Pueblo West, Colorado, 81007. Our thoughts and prayers are with the family.



Introducing the RLA Good Neighbor Committee

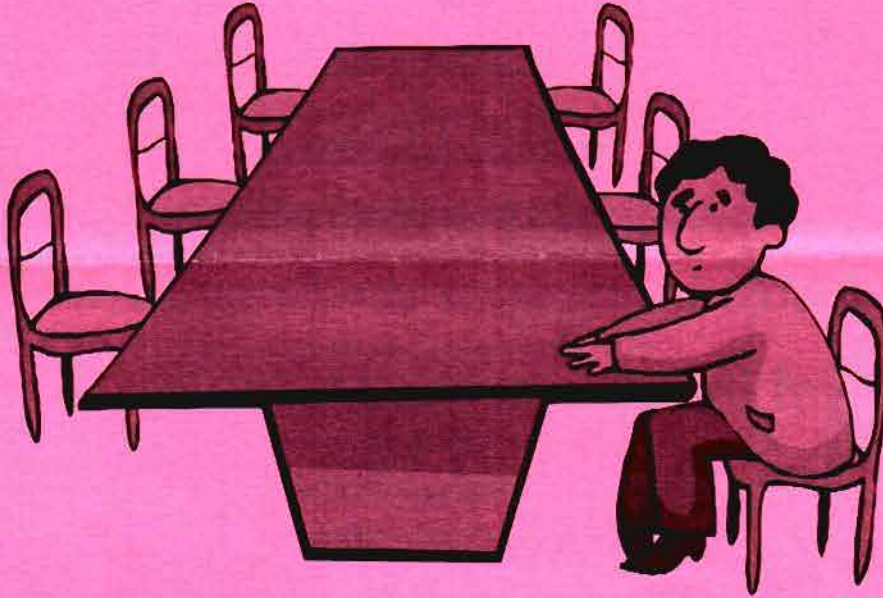
At the 2004 annual meeting, landowners expressed more desire for the board of directors to institute a more effective means of enforcing our covenants. As a result of this directive the board has formed the Good Neighbor Committee (GNC). The GNC has been meeting to determine the best course of action and determined the Retreat's governing documents need to be brought up to date and in alignment with each other. This includes making revisions to the covenants. These proposed changes will be presented to the board at its March 19 meeting, then they will go to a vote of the membership at the annual meeting in July. The GNC will seek input from landowners in the form of small group discussions that probably will start in July. More details will be provided in the next newsletter. This process is taking longer than anticipated but the GNC wanted to do a thorough job that will stand the test of time. It is unfortunate that we needed this committee in the first place. When landowners follow our covenants, it limits the inconveniences for everyone. For more information or if you would like to be part of the committee, please contact Ralph Brethauer, Jim Broomfield, Gordon Nuttall, Graham Fowler or Duke Sumonia .

Mountain Lion (continued from page one)

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Noxious Weed Invasion

Noxious weeds are non-native plants that have been brought into the United States, mostly by accident. These plants disrupt the natural ecology and are harmful and undesirable.

The noxious weeds take over important wildlife habitat and devastate the diversity and quality of native plants. Many noxious weeds do not hold and protect the soil, as native plants do. Noxious weeds can actually cause an increase in soil erosion.

Invasive non-native plants cause millions of dollars of damage to agriculture, recreational and tourism industries in the West. Some of these plants are toxic and cause injury to wildlife and livestock.

Noxious non-native weeds have no natural enemies in the U.S. They grow rapidly and reproduce in many types of growing conditions. These types of plants produce thousands of seeds and have extensive root systems that allow them to quickly take over an area and go on to dominate an entire landscape.

Weeds that are currently being regulated by Larimer County are Leafy Spurge, Musk Thistle, Canada Thistle, Diffuse Knapweed, Russian Knapweed, Spotted Knapweed, Dalmation Toadflax and Yellow Toadflax. Larimer County may fine homeowners or organizations not managing areas of noxious weeds.

Many of the noxious plants will be coming up in early spring. Inspect your land on a routine basis so that these weeds can be eliminated as soon as they are found.

Two excellent websites are: www.ext.colostate.edu click on "Publications, Fact Sheets, Natural Resources and Range"; www.co.larimer.co.us/publicworks click on "Parks and Open Lands, Weed Control and Noxious and Troublesome Weeds."

If you have problems identifying the weeds, please feel free to contact Peggy Birch at peggyaburch7@cs.com.



Glen Haven Historical Society

Gordon Nuttall, RLA vice president and board member of the Glen Haven Historical Society, will present a program on hiking around Glen Haven on March 15th at 7p.m. in the Glen Haven Town Hall. If you would like more information about the program or the GHHS, please contact Duke Sumonia at Dukeair@aol.com or 970-586-8505.



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Spring Volunteer Work Day Set

May 7 has been designated as this year's Spring Volunteer Work Day. Plan to meet at the intersection of Black Creek and Streamside to assist with the usual culvert maintenance and clean up. A group lunch, provided by Gordon, will be held on Gordon Nuttall's property.

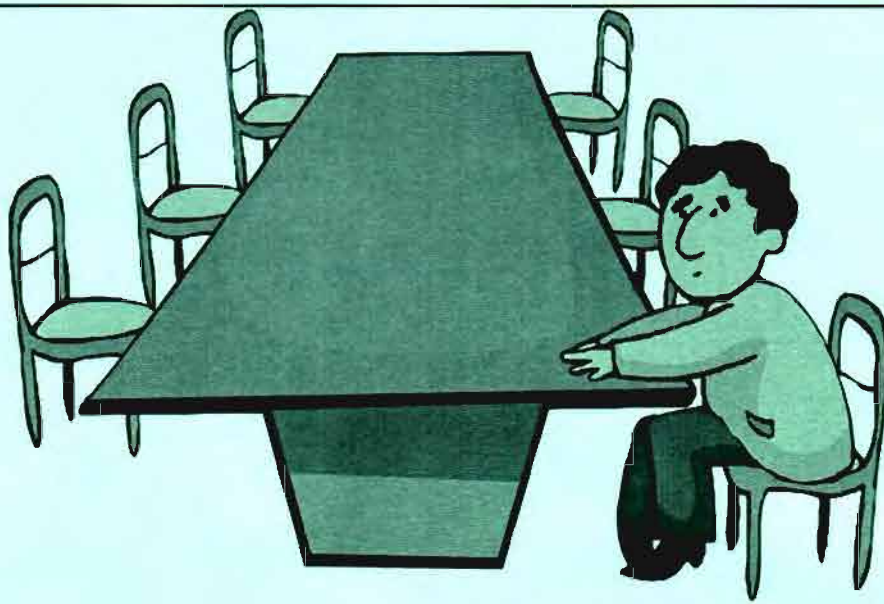
As an added bonus we will have an open house at the new pole barn for all Retreat residents from 1 p.m. - 3 p.m. Please bring a snack to help celebrate this milestone for the Retreat. Hope to see you there.



Treasurer Needed

The Retreat is looking for a new treasurer. Lila Conrad, who has served the post for the past two years, is looking to step down this summer. The treasurer's duties include preparing reports for the board, taxes, assessments, writing checks and other miscellaneous tasks. The position includes a stipend of \$250 a year. It is estimated that about 10 hours a month is required. Please contact RLA President Bruce Brown at 970-586-3169 if you are interested.

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The Nominating Committee still is looking to fill two board positions at the annual meeting in July. If you want to get involved and meet new people, consider running for these soon-to-be-vacant positions. Please contact Ann Martin at sammi-dunraven@msn.com or 970-586-1833.

Road Report

The pole barn is on track to be completed by the May 7 open house. Road resurfacing plans are on hold because of some recent big-ticket expenses including the new grader, the pole barn construction and emergency repairs to the pickup (snow plow). In addition, the old grader has not sold yet. The Retreat board's policy has been to maintain a cash reserve. Routine maintenance will continue. For example, gravel recently was put along Solitude Court to help stabilize several large mud holes. This summer the Retreat plans to replace the reflector poles along the roads with treated wooden posts and reflectors, if the budget allows.

Weed Control

Retreat resident Jay Bedford has a back sprayer that he will loan to Retreat residents. Jay may be able to get the spray, designed to kill noxious weeds, at a discount. You can contact Jay at JMOTTRCCL@aol.com or by calling him at 970-577-7031. Larimer County Weed Control District also has a variety of weed sprayers to lend at no charge. Call 970-498-5768 or go to www.co.larimer.co.us/weeds/sprayer.htm for more information or to reserve a sprayer.

PROTECT



You may have received a letter from Integrated Resource Solutions about a report they recently completed on the Retreat's views regarding wildfire and its risks to our community. If you didn't get a letter you can view the report at:

<http://www.irsolutions.net/docs/RETREATReport3-17-05.pdf>

If you don't have internet access, call 303-440-9612 for a copy.

WATER WELL DRILLING

CLEANUP

Once your well is drilled and the casing installed, please clean up the drill cuttings. The drilling contractor you hired should not allow the cuttings to flow into Retreat ditches, filling them up. If this does occur, the Retreat looks to the landowner to remove these cuttings and put the ditch back into a condition that meets the approval of the Retreat road committee. Cleanup should be completed within 10 days from the time the drilling rig leaves your property. You may not realize that an eight inch diameter hole generates about 0.35 cubic feet of material per foot of hole depth. One hundred feet of borehole would create 35 cubic feet of cuttings. These cuttings can weigh more than 120 pounds per cubic foot when dry. If these cuttings are allowed to dry they can resemble concrete and can be very difficult to remove. Failure by the landowner to remove these cuttings within ten days may result in the Retreat doing the work with its equipment and personnel and the member being billed at the current rates. Several ditches have been clogged recently as a result of well drilling. With spring rains approaching, it is imperative to remove the cuttings from the ditches now. Contact Dennis Bicknell at 970-586-1034 for more information.



This and That

Our thoughts are with the family of Retreat resident **Carol E. Dingel**, 71, who passed away on March 23, 2005. Carol is survived by her husband Paul, three sons and two daughters. Carol enjoyed crafts, quilting and traveling. A memorial service was held on April 9 at the Allenspark Community Church. Memorial contributions may be made to the Lupus Foundation or to the Carol Dingel Memorial Fund to benefit the Allenspark Community Church in care of Allnut Funeral Service, 1302 Graves Avenue, Estes Park, CO. 80517.

We are happy to announce the wedding of **Gordon and Karen Nuttall** on February 20. They exchanged vows in the aspen meadow along Miller Fork, about a half mile up from Miller Fork Road. Congratulations!

Glen Haven has a new postmaster. **April M. Torres** took over the job that until recently was held by our own Bob Clark. Torres is only the 11th postmaster appointed in Glen Haven since 1917. Torres has lived in Colorado since 1990. She started her postal career in Niwot in 1995 and was transferred to Ft. Collins in 1998. She and her husband Joe have two daughters - Kelsey, 12, and Lexis, 7. Torres' hobbies include reading, biking and swimming. Torres and her family reside in Loveland. Please welcome her to the Glen.

Join the **Glen Haven Historical Society** on April 19 at 7 P.M. for a slide show depicting the hiking trails in the Glen Haven area. Gordon Nuttall will be showing pictures in the Glen Haven community building taken by Howard Pomranka and himself of Miller Fork, North Fork, Crosier, Cow Creek, Fox Creek and other areas around the Retreat. Refreshments will be served.

This year's collection site for slash is adjacent to the new pole barn. Directions for unloading will be posted at the site. Please do not use last year's location. An open-bed trailer is available for Retreat residents. Call Gordon Nuttall at 970-420-2408 or Ralph Brethauer at 970-577-8619 beforehand to get instructions.

The **Good Neighbor Committee** will host a town hall meeting on June 3 at 7 P.M. in the Glen Haven community building. We will talk about ways we can create a harmonious community, as well as the committee's recommendations for administering the covenants.

Retreat News

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Board meeting schedule

Nov 5	9:30	Ann Martin's (budgeting)
Nov 19	9:30	Bruce Brown's
Jan 28	9:30	Steve Anderson's
Mar 25	9:30	Kent Mill's
May 20	9:30	David Musick's
July 29	9:00	Graham Fowler's



2005-2006 board members (left to right)
Bruce Brown, Ralph Brethauer, Graham Fowler, Kent
Mills, Ann Martin, Steve Anderson, and David Musick

President's greeting

Fellow RJA members,

I was honored to be elected president of your board for the next year. Ann Martin will serve as vice president and David Musick as secretary. David will also serve as chairperson of the roads committee. That means all road related issues should be directed to him. While on the subject of roads, we are looking for road grader/back hoe operators - training provided - and snow plow drivers to supplement our current crew. Contact David if you are interested.

We are moving forward in being compliant with Senate bill 100 by January 1, 2006. An attorney has been retained and is working with us to achieve this goal.

The board will have our annual budget meeting on November 5, 2005 at Ann Martin's. This is when we discuss many important fiscal issues that affect the RJA. Part of the process this year will be determining how much money we realistically need in our two reserve funds. Money needs to be set aside for equipment replacement and unexpected expenses.

If ever you have any questions or concerns, please free to contact myself or any board member. You are always welcome at board meetings.

On behalf of your 2005-2006 board of directors,

Graham Fowler

RLA committees



ACC

There are five structures undergoing construction at this time. Four of them are log cabins which are interesting to observe. No applications for construction have been received since the July report. One driveway application for lot 37 filing 2 has been received.

Roads

We need operators for the pickup with snow plow and road grader. The pay is \$15 per hour, and training will be provided. Please contact David Musick if you are interested.

Slash collection at the area by the equipment barn at 142 Elkridge Drive will continue until the third week of October. The branches will then be chipped and hauled away, and the site will be closed until next spring.

Web site

The new Retreat Web site has pages for the board, each committee, wildfire safety, a photo gallery, hiking and historical articles, recipes, volunteering, maps, fire department and Historical Society info, computer tips, and Frequently Asked Questions. This next quarter it will add the notes and reports from the board meetings, more historical info about the original developers of the Retreat, upcoming community events, more recipes, hiking articles, the 1976 flood, and perhaps a want ad page.

An email distribution list has been created. We'd like to expand it so that the RLA has an effective and cost-effective way to communicate with our members. Please send your email address to gordonn@mesanetworks.net.

There is a Web page for members to submit comments about the Retreat. Feedback on the board's activities or concerns about the covenants can be posted there anonymously. Or, you can

send letters to the newsletter editor, Gordon Nuttall, at 136 Camino Real, Fort Collins, CO. 80524.

Send your own articles, recipes, photos, and FAQs that you'd like to see on the Web site to gordonn@mesanetworks.net

Senate Bill 100

On June 6, 2005, Governor Owens signed SB 100 into law. Applicable to all homeowner associations in Colorado, this law will affect all aspects of the governance and operation of associations.

The board commissioned the SB100 committee in July to retain legal counsel to develop the set of seven required documents.

SB 100 is a complex and technical bill, and the Board will be working diligently for the upcoming months to ensure our association is in compliance. As always, we will be keeping you aware of all changes to the association's policies and procedures as they become available. Please contact any board member if you have interest in volunteering for this work.



Parking

It is essential that the roads are accessible to the snow plow, grader, and fire department equipment. For your safety and that of your neighbors, do not park on the roads. Guest's vehicles are the only ones that may be parked temporarily along the road right-of-way.

Wildfire Risk Reduction

The report from Integrated Resource Solutions titled "*How Homeowners Think and Behave in the WUI: Reducing the Risks of Wildfire*" summarizes the interviews and focus groups of the Retreat homeowners in spring of '05. You can call 303-440-9612 for a copy or download it from www.irsolutions.net/docs/RetreatReport3-17-05.pdf

The Retreat Web site has Larimer County's "*Wildfire Safety Tips - Are You FIREWISE?*" at <http://retreat.mesa-networks.net/wildfire.htm>

Wildlife

A small bear broke a window that was only 15 inches tall and crawled into the Nuttall's motor home at 2387 Miller Fork. It opened cupboards that had dry foods, made quite a mess, and caused about \$200 in damage. There were muddy paw marks on the ceiling where it broke through the 12 inch ceiling vents and reached down and tried to get in through those.

A bear entered a house while the owner was in an adjacent garage. The owner waited for the bear to leave of its own accord. The bear was able to operate the door knobs that had levers.

Please take appropriate precautions. Keep your doors closed even while you are home. Closed screen doors are not strong enough. Close the glass on accessible windows when you are gone. Use care when entering the house if you see evidence of a break-in when returning home - the bear may still be there.

The moose with her baby along Dunraven have not been seen for about a month, presumably because they have moved on to another area for the winter.

A bobcat was sighted in the upper section of Dunraven. It's a very big gray cat, not as large as

a cougar, nor does it have the tufted ears of a lynx. Please contact Gordon Nuttall at 226-2676 if you see the bobcat.

There is a flock of around sixteen wild turkeys that many have observed in that same area of the upper section of Dunraven Glade Road.

Even though your heart's in the right place, don't feed the wildlife

Beetle kill

Please do your part in removing trees that are infected by beetles or mistletoe. There are tree service professionals in Estes Park who are proficient in this area. If you have a neighbor whose trees are infected and risks your property, the first step is to contact them directly. Alternatively, you can contact any board member.

This and That

Congratulations to Millie Muller-Nowak of Hialeah, Florida on her 90th birthday on Oct. 6th.

Earl Rennels Jr., 84, of Glen Haven died April 25 in Estes Park. He is survived by daughter Louise Hughes and her husband Barry of Glen Haven, two granddaughters, and six great-grandchildren. He was preceded in death by his wife, Helen Runnels.

Our thoughts are with the family of Marvin Johnson, 82, who passed away on May 22. His wife Martha resides in Loveland and daughter Linda in Glen Haven. Marvin loved people and the friendships made with associates at Johnson's Corner, high school reunions and other community functions.

Vernon Behrens, 85, of Blue Island, IL, died Aug 30 at his home. He and his wife Bea bought

their land in the Retreat in 1973 and spent their summers here. He was a veteran of WWII. He is survived by his wife, two daughters and four grandchildren

High-speed Internet

After a year of negotiating and planning, high-speed always-on Internet access is now available using DSL. Call Qwest to arrange for installation. Since DSL can share a single phone line with voice, households that have had two phone lines (one for computer/fax and the other for voice), DSL will make the second phone line unnecessary and the overall cost will be nearly the same. Once you've had high-speed Internet, you'll never go back. Call Jim Boyd at 586-2407 for more information.



Recipe

Here's a soup recipe that we enjoy!

1 pound hot Italian sausage, browned and drained
(Boulder sausage is a good brand)
1 large onion, chopped
3 cloves of garlic
3 cans of chicken broth
28 oz. puree tomatoes
8 oz. can tomato sauce
1 cup dry red wine
2 carrots, chopped
1 Tablespoon sugar
2 teaspoons Italian seasoning
2 small zucchini, chopped
Parmesan cheese

Simmer all the ingredients, except the zucchini, for 30 minutes. Then add the chopped zucchini and simmer another 10 minutes or until done. Serve with a little shredded Parmesan cheese on top. I usually double the recipe and use a Dutch oven or medium stockpot.

Nancy and Tommy Dunavan

Glen Haven Historical Society

October 18th 7:00PM
"Down the North Fork to Drake"
A History of the The Stage Stop
(Now River Forks Inn)

Celebrate the 100th anniversary with the current owners who will be hosting this program.

No November meeting is scheduled.

Mark your calendar for Tuesday, Dec. 13th, 6:30 pm. at the Glen Haven town hall for the Christmas holiday pot-luck sponsored by GHHS. More details later.



GHHS memberships are \$10 per family per year. Contact Duke Sumonia at 970-486-8505 or by mail to GHHS, Box 124, Glen Haven, CO. 80532

Visit the Web site at www.ghhs.us to learn more about the rich history of the Glen Haven area.



This Push-Me-Pull-Me was sighted at the Sumonia's
Have you seen it?