



# The RETREAT Newsletter

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

## OFFICIAL BUSINESS SECTION

### Opening Note from Board of Directors

We are on the final leg on the road to recovery. The Flood of 2013 had two faces: one of destruction and another of neighbors coming together and helping each other. Change can derail us or make us better. Shift happens. It's how we adjust to it that makes all the difference.

The Winter Potluck, held at the American Legion Hall on January 25th, was well attended and a great time to reconnect. Several questions came up about the ongoing project on CR 43. Someone wanted to know what was going to happen to the lumber cut for the project and another wanted to know what will happen to the picnic areas. According to Daniel Woodward the new Project Engineer, the lumber that had been cut is earmarked for the project. The picnic areas will be decommissioned, but there will be a parking area for fishing, etc.

Michael Tavel, environmental design instructor at CU-Boulder, has assembled an enthusiastic group of students who are designing a rejuvenation project for downtown Glen Haven. Based on the results of their residential survey, many of us would like to see a new Town Hall that could accommodate social gatherings and our Annual Meeting. This year we shall hold the Annual Meeting at the Pole Barn. The date is still undetermined, but not being sure as to what road repairs will be done in the summer, we shall keep it close to home.

There are many new faces to meet and greet and new friends to show the great hiking trails and secret gems in our beautiful Retreat. Whether you have lived here for decades, or are new to the community, let's work together to make this an even better place to call home.

Respectfully submitted,  
Peg Sloan, President

### Board of Directors Meeting, December 14, 2014; 10:00 a.m. Reynolds Residence - Fisherman's Lane

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

Attending: Peg Sloan, Graham Fowler, Ian McBride, Chuck Reynolds, Cody Sanders, Denise Stookesberry  
Also Attending: Rich Gilmore, Frances Cunningham, Peggy and Vernon Burch

The meeting was called to order, the agenda was adopted as amended, and the minutes of the September 28, 2014 meeting were approved. It was requested that any new written correspondence be submitted presently and not further into the meeting (none submitted).

Email and written correspondence since the last board meeting were received from Duke Sumonia and from Alan Podolski who submitted his resignation from the RLA Board.

#### REPORTS:

**Treasurer's report** – Treasurer Cody Sanders reviewed the written financial reports prepared by Hobert Office Services through December 10, 2014 which showed a checking account balance of \$8,080.40 and money market balance of \$73,055.44. Sixty assessments of varying amounts are outstanding and five properties have sold since September 25<sup>th</sup>.

**Roads report** – Chuck Reynolds submitted a written report on recent and proposed road maintenance activities. A new culvert was installed on Black Creek Drive, road base was added on Bulwark Ridge Drive, the area adjacent to the Miller Fork dry hydrant was repaired and the small reservoir of water there will be deepened. He will obtain a cost estimate to reduce ditch drainage and erosion control along Fishermans Lane and possibly installing a new —Meeting - Continued on Page 2

culvert on the upper portion of the road. The turn-around radius on the Saddle Court cul-de-sac will be improved, the ditch on the uphill side of Gladeview Court will be graded, and the garage doors at the Pole Barn will be adjusted and re-tensioned.

A newer snowplow truck will be needed for next winter and a notice will be put out to RLA members that the Board is interested in possibly purchasing a used pickup that would meet the specifications for snowplowing the RLA roads.

The Board agreed to purchase and install a “Slow-Children at Play” and 20mph sign(s) on Streamside Drive at the RLA entrance.

Rich Gilmore presented the Board with an inventory spreadsheet with pictures of all inventory stored in the Pole Barn. It was suggested that it be scanned and digitally stored.

**Architectural Committee** – John Nolan agreed to serve as Co-Chairman of this Committee (replacing Dennis Bicknell who has resigned). Another person is needed to serve as the other Co-Chairman.

**Environmental** – Peggy Burch stated that the unusual fall temperatures and lack of moisture may have many long term effects on the environment.

**Website** – Ian McBride will be focusing on revising the RLA website in January 2015 and will add the ability for members to post articles/information on the site.

**Entertainment** – The winter potluck is scheduled for Sunday, January 25, 2015, 5:00pm – 8:00pm at the American Legion in Estes Park. There will be a cash bar.

**Newsletter** – Denise Stookesberry volunteered to check into doing all of the work for the newsletter which would save the Association money.

**Litigation** – The Lorenz vs. Retreat Answer Brief was filed December 5, 2014.

**Assessment** – John Howard owns non-accessible property that is neither contiguous to the Retreat nor included in the Bulwark Ridge merger. It was moved, seconded and carried (with one abstention) that the Board authorizes the President to issue a document releasing Mr. Howard from all responsibility of paying RLA assessments.

#### OLD BUSINESS:

**Insurance** – RLA insurance has been renewed.

**Emergency Operation** – Graham Fowler researched Ham Radio as a means of emergency notification for the RLA and found it not to be a practical means for the Retreat. The phone tree system has not been effective in the past. Neighborhood communication seems most effective and the Board encourages all landowners to register with LETA to receive reverse 911 calls for Retreat area emergencies.

#### NEW BUSINESS:

**CR 43 Updates** – Updates on County Road 43 construction will continue to be posted on the RLA website.

**Annual Meeting** – The Annual Meeting will be held in the Pole Barn. The actual date will be decided later.

Next Board meeting is scheduled for Sunday, March 22<sup>nd</sup> @ 10:00am at Denise Stookesberry’s residence.

Meeting adjourned.

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## Recent Property Sales

Clinton Townsend purchased 1338 Miller Fork Road from Ronald Wall on 12/05/14

Donna Evans purchased 1518 Dunraven Glade Road from Garry & Lisa Street on 10/10/14

Edward Sullivan purchased 33 Fighting Elk Court from Gary & Brenda Humphrey on 12/30/14

Mehzad Haghighi purchased 1688 Dunraven Glade Road from Tory Jon & Berenice Nelson on 01/30/15

Vickie Kay & Steven Erickson purchased 227 Streamside Drive from John & Nancy Thut on 02/06/15

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## NON-OFFICIAL SECTION

### Pets and Livestock

Each landowner is responsible for their animals’ behavior; however, there are circumstances where the owner is unaware their animals may be disturbing the neighbors, such as dogs that howl while the owner is gone. It is generally the best practice then, to first call the landowner whose pet is causing the disturbance. If there is no response once this initial contact is made, animal control is enforced by Larimer Humane Society. Their website is [www.larimerhumane.org](http://www.larimerhumane.org).

In the case of barking and howling dogs, the requirement is a 15-minute tape recording for a judge to hear. However, complaints can be made to the sheriff after a night of howling and barking dogs; the sheriff does not need to hear a tape. Fines are determined by judges and each complaint about the same animal usually causes the fine to go up.

The RLA board does not address dog barking or loose dogs as public nuisances under covenant #8.

Therefore, RLA members who see dog violations (barking, howling, chasing or threatening) should contact Animal Control rather than the RLA Board. The telephone number, in Fort Collins, is 970- 226-3647. This is the Humane Society number; ask for Animal Control. These violations generally must be reported immediately in order for them to be verified.

Larimer County ordinance (July 20, 2009) forbids dogs running free or “at large”; they must be on a leash or under voice control. If a loose dog threatens humans, livestock or wildlife, it can be shot without prior permission.

Larimer County defines “at large” as a dog “not physically controlled by a

—Pets & Livestock - Continued on Page 3

# The Retreat Environmental Report - Spring, 2015

There have been many concerns around parts of mountain communities regarding browning of needles on the outer canopy of our pine trees. This is the result of last year's warm weather with a significant overnight drop in temperature. Most of the damage is on the south and east sides of the trees. This browning appears to be due to this huge temperature swing to about -20.

If you notice this browning, try to assess the damage to your trees by looking at individual bunches of needles where they attach to the branch. If the needles are still green at this spot, look for a new bud that should be forming and give it gentle squeeze. If the bud is soft and doesn't fall apart, the tree will push new growth in the spring. The brown needles will probably fall off, giving the tree a "poodle" appearance.

If the bud is brown and falls apart when you gently squeeze it, then the bud is dead and there will be no new growth in that area in the spring. It will take a tremendous amount of energy for the tree to push new growth in the

future. We also have pine needle miner damage. The pine needle miner does not normally severely damage a tree unless it is active for several years. The needle dies back to the branch except for right at the base and a new green bud will be present.

Our deciduous trees and shrubs will not show damage from the deep freeze until spring. It is just a wait and see situation.

Moisture is very important for our trees and shrub-like bushes. It is very difficult for those of us who live in the mountains to do any winter watering. Our moisture during this season was very sporadic. I try and give a little water to a couple of very young trees when the ground is not frozen on the surface.

Please free to give me a call if I can answer any questions.

Peggy Burch, Environmental Committee 577-1912

—Pets & Livestock- Continued from Page 3

human being by means of a leash or lead held by the human being, or not at all times accompanied by a person and does not at all times immediately respond to sound, mechanical, electrical or other command of its accompanying person. Exceptions are: a dog while actually working livestock, locating or retrieving wild game in season for a licensed hunter; assisting law enforcement officers or while actually being trained for any of these specifically enumerated pursuits; and an animal that is within the confines of the real property of its owner or keeper or other real property that the owner or keeper has permission to use or is within a motor vehicle (excluding an unleashed animal in an open bed of a truck)."

*Covenant #17 states: No animals, livestock or poultry shall be kept on any lot, except that dogs, cats and other household pets, and not more than two (2) horses per acre, if confined thereon by fence or other restraint may be kept thereon provided that they are not kept, bred or maintained for commercial purposes; furthermore, no fence or other restraint may be located closer than fifty (50) feet to any boundary line of any lot as defined herein above.*

There is no County ordinance regarding loose horses, except those grazing along roadways, to which Animal Control responds. Llamas and other pack animals are considered the same as horses: two per acre.

## Estes Park Duck Race

The annual Estes Park Duck race benefits many charities, including the Glen Haven Volunteer Fire Department. Duck adoption is available now online at [www.epduckrace.org](http://www.epduckrace.org) or from many vendors in Estes. Be sure to indicate GHVFD when completing the duck form. 95% of your donation will go to the charity of your choice.

## "Best" Granola Recipe for Hiking

### Ingredients

- 3 cups rolled oats
- 1 cup slivered almonds
- 1 cup cashews
- 3/4 cup shredded sweet coconut
- 1/4 cup plus 2 tablespoons dark brown sugar
- 1/4 cup plus 2 tablespoons maple syrup
- 1/4 cup vegetable oil
- 3/4 teaspoon salt
- 1 cup raisins

### Directions:

- Preheat oven to 250 degrees F.
- In a large bowl, combine the oats, nuts, coconut, and brown sugar.
- In a separate bowl, combine maple syrup, oil, and salt. Combine both mixtures and pour onto 2 sheet pans. Cook for 1 hour and 15 minutes, stirring every 15 minutes to achieve an even color.
- Remove from oven and transfer into a large bowl. Add raisins and mix until evenly distributed.

Recipe courtesy of the Food Network.

## Lighting

To preserve the beauty of the Retreat at night and to avoid light pollution, the use of mercury or sodium vapor lights is strongly discouraged. Covers or shields that direct light downward are encouraged.

**The RETREAT Landowners' Association**  
**P.O. Box 160**  
**Glen Haven, CO 80532-0160**

**FIRST CLASS MAIL**

**Address Correction Requested**

**Next Board Meeting  
will be held on  
March 22, 2015, 10 am  
France Cunningham's  
Residence  
(note change of residence)**

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***Newsletter Editor***

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***Nominating***



# The RETREAT Newsletter

Glen Haven, Colorado  
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## OFFICIAL BUSINESS SECTION

### Opening Note from Board of Directors

Having been elected by the board to be your new president, I am compelled to thank Peggy Sloan for her valuable leadership and direction as President of the Retreat during the trying times of the flood and it's aftermath. Hers are big shoes to fill, but I know that along with the rest of the Retreat Board, we are dedicated to sustaining and improving our neighborhood, which we all know and love. We can't do it alone, however. Please get involved by communicating with the board, getting to know your neighbors, volunteering when needed, and maintaining our shared covenants. We are truly fortunate to be living in such a beautiful place!

Respectfully Submitted,  
Denise Stookesberry

### Annual Meeting, July 19, 2015; 1:30 p.m. American Legion

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

Attending: Peg Sloan, Graham Fowler, Ian McBride, Chuck Reynolds, Cody Sanders, Denise Stookesberry  
Also Attending: 90 attendees with 52 voting units represented plus 21 proxies; Joan Van Horn

The 44th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Peg Sloan. The Pledge of Allegiance was said and a moment of silence observed in memory of RLA members [Michael Barlow, Hugh Beckham, Patricia Gibson, Patricia Ann Groves, Millie Muller, Mary Ann (Bernard) Satterfield, Duke Sumonia] who had passed this last year.

A quorum was established, the agenda accepted, and the Meeting Standing Rules and the minutes of the 2014 Annual Meeting held July 19, 2014 were approved.

**County Road 43 Report:** Erich Purcell of Larimer County reported on the progress of the reconstruction of County Road 43. Rainfall in May caused delays but three major work zones are under construction concurrently and 6 bridges between the Retreat and Glen Haven are being installed. The project covers the area between Drake and the bottom of the switchbacks and is scheduled to be completed in December. Many of the felled trees will be used for river and riparian restoration.

**Glen Haven Area Volunteer Fire Department** – Fire Chief Jason Gdovicak reported that the department has 26 firefighters and has responded to 16 calls so far this year which were mainly medical emergencies and motor vehicle accidents. A backup generator has been installed at the firehouse which will run everything for 4 days and Firehouse #2 in The Retreat has a new furnace and will have

the exterior painted soon. The department is training for possible accidents on County Road 43 that involve higher and steeper angle to the river. The annual Pancake Breakfast held yesterday drew about 650 people and an Open House/ Ice Cream Social is scheduled for August 9<sup>th</sup>, 1:00 – 3:00pm.

Tony Fink of the GHAVFD Board distributed the final report on the flood relief funding which detailed donation/ income sources and expenditures. Total donations including equipment donations, supplies and other in-kind payments totaled \$646,807. The remaining flood relief funds will be transferred to the Glen Haven Flood Relief, Inc.

**Educational Matters:** Dick Lightner and representatives from the Estes Valley Amateur Radio Club gave a presentation on HAM radio operations which played a crucial role in providing communications during the 2013 flood. With a grant from Rotary, a new post was set up at the Estes Park Medical Center which has increased the reception range. Several locations throughout the Retreat have reception and Retreat members were encouraged to learn about HAM radio and become licensed. The local club provides training and assistance.

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

–Meeting - Continued on Page 2

**President's Report** – In addition to her written report, Peg Sloan praised all the volunteers for their tremendous contributions and encouraged members to keep communications open with neighbors and to provide information in their residences regarding wildlife and emergency contacts/procedures for visiting family members and/or renters.

**Treasurer** – Cody Sanders commented that this year's budget income increased \$6,000 and the number of outstanding assessments was greatly reduced.

**Architectural Control Committee** – No additions to written report.

**Roads Committee** – Chuck Reynolds added that Kevin Zagorda will be a backup equipment operator and that the purchase of a snowplow truck is planned for this winter.

**Environmental** – The weekend of July 25<sup>th</sup> is Weed Roundup in Estes Park.

**Litigation** – Mary Nolan reported that the Court has not yet issued a decision but when it does, it will be posted on the RLA website.

#### NEW BUSINESS:

**2015-16 Budget** – It was moved, seconded and carried that the proposed 2015-16 budget be approved.

**Retreat Road & Trail Use Conflict Resolution Group** - Star Gilmore explained her concerns regarding the gate on Miller Fork Road and proposed forming a Retreat Road & Trail Use Conflict Resolution Group to address and resolve conflicts regarding the gate and its use. She presented an outline of the purpose and goals of this group which will be meeting on Tuesday, July 21<sup>st</sup>.

#### LANDOWNERS COMMENTS & QUESTIONS:

Members introduced themselves and landowner comments included:

Many expressed gratitude to the Board and Committee members for their service.

Bob Clarke was thanked for constructing the new Retreat sign to be installed at the entrance when construction on County Road 43 is completed (the sign was on display at the meeting).

President Peggy Sloan received a standing ovation for her total dedication and efforts in keeping the community together during the flood and thereafter.

Rattlesnakes have been seen in the area.

Purchasing a portable PA system for future annual meetings was suggested.

Members were encouraged to pay their assessments.

LETA has made some changes that require people to sign up again for emergency notifications.

The RLA website will be more interactive and Ian McBride encouraged members to send him pictures and other information for the website.

**Volunteer Recognition** – Members who had volunteered during the last year were recognized.

#### ELECTION:

The terms of Cody Sanders and Peg Sloan expire and Joanne Zagorda was the only candidate nominated previously to this meeting. Gail Lyons and Frances Cunningham were nominated "from the floor". It was moved, seconded and carried that the nominations be closed. Then it was moved, seconded and carried that the slate be accepted and all three candidates be elected to office.

There being no further business, it was moved, seconded and carried that the meeting adjourn at 3:30pm.

Joan Van Horn, Meeting Recording Secretary

### Recent Property Sales

David & Kelly Ries purchased 579 Streamside Drive from Larry & Lori Amato on 03/10/15

Greg & Julie Bunton purchased 852 Streamside Drive from John & Stacie Fergus on 03/31/15

Larimer County Board of Commissioners purchased 9717 County Road 43 from Patrick Losee on 07/16/15

Harry & Jolynn Love purchased 339 Fishermans Lane from Gene & Marci Berry on 07/24/15

### 2015 Board Meetings

October 3, 7 p.m.  
Gail Lyons' Residence  
280 Streamside Dr.

December 6, 1 p.m.  
Joanne Zagorda's Residence  
184 Miller Fork Rd.

### Reminder on Vehicles and Road Use in Retreat (from Retreat Policy)

All vehicles must travel at or below the posted speed limits.

All Terrain Vehicles (ATVs), off road motorcycles, and other vehicles used exclusively for off road use that are not licensed are prohibited because of their danger of fire, destruction of the ecology, safety of pedestrians and other traffic, and noise pollution.

## LETA - 911 Alert

The Emergency Alert Program in Larimer County allows citizens and visitors to enter contact information to be alerted about imminent or potential threats to life or property. This system enables Larimer County to provide you with critical information quickly in a variety of situations, such as severe weather, flood, wildfire, missing persons and evacuations of buildings or neighborhoods.

You will receive time-sensitive messages wherever you specify, such as your home, mobile or business phones, email address, text messages and more. You pick where, you pick how.

There is no cost for this service. Your information is protected and will not be shared or distributed. Larimer County will only call you for emergency alerts and other notifications that you pick (i.e. weather or community alerts).

If you have any questions on this program please do not hesitate to contact Larimer County directly. [www.leta911.org](http://www.leta911.org) or [leta@leta911.org](mailto:leta@leta911.org) or 970-962-2170

Important Message to existing members: Larimer County has just completed a software upgrade; which requires all pre-existing members to validate their user name and refresh their password one time only. If you have already signed up for this service, be sure to log in and verify your user name and password.

## Wildland Fire Risk

We have been fortunate to have above-average spring rainfall which has resulted in lush green grasses and flowers. But now the humidity has dropped and the grasses are drying out. Although Larimer County has not yet issued a fire ban, it may come soon if the dry conditions continue. In any case, now is the time to be very careful with open fires and charcoal grills. These require a non-combustible area of 10 ft in diameter to be safe from flying sparks. Last year an unattended charcoal grill blew over from a gust of wind in Fremont County and started a forest fire of several hundred acres. So be sure to trim grasses close to your home, trim low hanging tree branches, and clear gutters of pine needles. Let's all be fire-safe in the Retreat!

## New Website Coming!

Board member, Ian McBride, has been working on a new and improved website for the Retreat members. The website promises to be more user-friendly and will be available soon to it's members after final touch-ups. If you have photos of living in the Retreat you would like to share, please send them to the newsletter editor, Denise Stookesberry at [dstookesberry@gmail.com](mailto:dstookesberry@gmail.com).

## Be Bear Aware

As of this writing, there have been two homes in the Retreat that bears have broken into this summer with numerous other sightings around trashcans and on property. The following reminders on living with bears is provided by the American Bear Association:

- Do not leave garbage cans outside; store in a secure building. Rinse empty food containers and wrappers; place in plastic bags to seal in odors. Bleach trash containers regularly. Avoid odorous materials in garbage until pick-up day. Keep these "smelly" items in the freezer or wrap securely in newspaper with a few mothballs to mask odors and place in plastic before discarding

- If you have bird feeders (including hummingbird) bring them in at night or hang out of reach of bears (at least 10 feet in the air) on wire suspended between 2 trees.

- Store pet food and bowls inside. When feeding pets outdoors remove uneaten portions and clean food bowls as soon as possible.

- Grease and food caught in barbecue grills or burn barrels can attract bears. Clean grills and barrels regularly; dispose of grease as you would garbage. Do not bury, pour out, or discard grease and food particles in yard, as they will eventually be detected. Store grills and burn barrels in secured areas whenever possible.

- Bears naturally seek insect larvae (ants, yellow jackets, wasps, etc.) as well as various seeds and nuts stashed by rodents. They will dig and claw as they search for these food sources. To avoid potential property damage, remove insect nests from walls and rodent-proof outbuildings.

- Do not startle a bear while biking, walking, or jogging. Use caution during early morning and late evenings when bears are active and may be feeding along roads. Stay alert. Warn bears you are coming. Use bells, clapping, etc. especially on windy days or when traveling downwind, along streams, around blind curves, or near dense vegetation where bears may not hear, smell or see you.

- Windows should be closed and latched when you are away from the home.

Should a bear wander through your yard, he may be just passing through or he may smell some potential food source.

If he is not rewarded with food, he will move on. If he finds food he will return repeatedly until he is convinced there is no longer the possibility of more food.

At no time should anyone intentionally or unintentionally feed bears so they can associate food with people. Doing so may compromise the safety of both humans and bears.

**Address Correction Requested**

**Next Board Meeting  
will be held on  
October 3, 2015, 7 pm  
Gail Lyon's Residence**

**Volunteer Positions Open**  
**Newsletter Editor:** The newsletter editor collects articles, meeting minutes, and committee reports quarterly and sends them to our management company to publish after the board approves the content. If you are interested in taking over this important communication link, please contact Denise Stookesberry at dstookesberry@gmail.com  
**Nomination Committee Members:** The Nomination Committee works on finding replacements for retiring board members and other committee members and presents their nominees to the membership before the annual meeting each year. If you are interested in being on this committee, please contact Denise Stookesberry at dstookesberry@gmail.com.

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**Nominating**





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## OFFICIAL BUSINESS SECTION

### President's Message

As a high school and college educator for 30 years, I learned that the key to a successful and productive classroom (and school) was to cultivate an environment where everyone, students and faculty, had a healthy respect for each other and for their differences. At the beginning of a school year, everyone agreed to abide by a set of rules that protected their rights and the rights of others. This only worked when the administration upheld those basic rules or rights and treated everyone with the same respect.

Many neighborhood communities have established basic protective covenants. Our own Retreat Landowner's Association was formed and covenants were made and agreed to (voted on) to protect each individual property owner's rights while protecting and respecting the rights of others living in the community. When those covenants are enforced for some but not others, a community (or a school) can lose its sense of equality and respect for each other. When the playing field becomes unfair, the game changes and respect goes out the window.

As members of this community, we have a responsibility to respect the rights of others and follow the guidelines that were set forth by the community. Members of the Retreat Board have the added responsibility of notifying community members when they are not following the established covenants for the good of all.

I feel the need to state this obvious observation because we have had several residents who have not upheld these covenants in various ways. I am not sure this is deliberate on their part, but perhaps just misinformed. Your elected board has the responsibility to educate its members on our protected covenants and we will do so to maintain a community of respect for each other and for our individual rights. As a member of the community, you can help us by knowing what our covenants are and by letting us know if we need to enforce or remind a community member on what is required of them. Our covenants, bylaws, and policies are available on our website.

We are all in this together and are fortunate to have such a beautiful environment in which to live.

*Respectfully submitted,*

*Denise Stookesberry*

### Board of Directors Meeting, December 6, 2015 at the home of Joanne Zagorda

Attending: Frances Cunningham, Graham Fowler, Gail Lyons, Ian McBride, Chuck Reynolds, Joanne Zagorda. Also Attending: Peg Sloan, Joan Van Horn

The meeting was called to order, the agenda was adopted, and the minutes of October 3, 2015 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Polly Bennett, The McCoys, and several persons regarding bear break-ins.

#### **REPORTS:**

**Treasurer's report** – The financial report submitted by Hobert Office Services was reviewed. Funds (\$25,000) for a new snowplow truck were transferred from the Operating

Account to Equipment Reserve. Directors' insurance coverage is going up \$400. It was agreed that Hobert should be directed to send out to all RLA members (via USPS mail) the RLA's attorney rebuttal to the email sent out by Ms. Lorenz.

**Roads Report** – Chuck Reynolds reported that a replacement snowplow truck is still being pursued and that the current truck needs a new ignition. Also, the two signs at the Miller Fork trailhead area will be replaced for approximately \$80.

*–Meeting - Continued on Page 2*

**Architectural Committee** – Peg Sloan reported that the committee had met yesterday and that the two file cabinets previously kept at Dennis Bicknell’s house will be moved to the Pole Barn so Board members can access them. Peg will pursue obtaining maps of the lots and property owners for the Board members and make them available to residents for a fee. The RLA has numerous rules in its covenants, bylaws and policies which may require enforcement. Peg agreed to identify those rules administered by the ACC and the Board agreed to review the 2011 RLA Handbook to identify others and will discuss at the next board meeting.

**Environmental Committee** – No report.

**Website** – No report.

**Newsletter** – Mandy Gordon has agreed to do the newsletter starting in January.

**OLD BUSINESS:**

**Potluck** – The Potluck is scheduled for Saturday, March 5, 2016 @ 5:30pm at the American Legion. Frances Cunningham said she would notify Denise Stookesberry to include it in this month’s newsletter and to also have notice go out with the attorney letter being mailed to all residents.

**New Policy and Documents on Assessment Collection** – The Revised Policy for Collections will be published on the website.

**NEW BUSINESS:**

**Hindman-Sanchez Renewal Contract** – The Board reviewed options for renewal of the contract with Hindman-

Sanchez and recommended the basic retainer option with the change that it include unlimited email communication (through a Board representative) instead of unlimited phone communication for \$185/month for this next year.

**Meeting with Attorney** – If the basic retainer option is accepted, it includes one hour meeting with the Board during the year. President Denise will check with the attorney to see if the meeting could take place on a weekend or evening before scheduling a meeting (possibly the 2/21/16 Board meeting).

**Annual Meeting** – The Board proposed scheduling the Annual Meeting for Saturday, July 30th @ 1:00pm at the American Legion pending availability of the Legion Hall.

**Next Board Meeting** – The next Board meeting is scheduled for Sunday, February 21 @ 1:00pm at Gail Lyons’ residence and the attorney will be invited.

LANDOWNERS COMMENTS: None

BOARD MEMBERS COMMENTS: Received complaints about light pollution from exterior lights and barking dogs. Francie agreed to follow up with the property owners on these complaints.

Meeting adjourned at 2:55pm.

Submitted by: Joan Van Horn, Meeting Recording Secretary

For informational use, not yet approved.

**REVISED COLLECTION POLICY**

RLA policies are reviewed periodically by the Board of Directors to ensure they are current and applicable to the membership, and that they are in compliance with changes in the laws governing Home Owners Associations.

The board recently approved a new draft policy on our Collections Policy in order to be in compliance with changes in state law involving HOA collections in January 2014. The revised policy is posted on the website for your review.

**Next Board Meetings**

The Next RLA Board meeting will be February 21st at 1 p.m. at the home of Gail and Harley Lyons, 280 Streamside.



Happy Holidays To All!

**Reminder on Vehicles and Road Use in Retreat (from Retreat Policy)**

All vehicles must travel at or below the posted speed limits.

All Terrain Vehicles (ATVs), off road motorcycles, and other vehicles used exclusively for off road use that are not licensed are prohibited because of their danger of fire, destruction of the ecology, safety of pedestrians and other traffic, and noise pollution.

## **RETREAT POTLUCK**



Mark your calendars for the Annual Retreat Potluck to be held on Saturday, March 5th at 5:30 p.m. at the American Legion Hall in Estes. This is a wonderful opportunity for old and new neighbors to come together, share a meal, and perhaps make new or rekindle old relationships. Everyone is invited to bring a dish to share. Non-alcoholic drinks will be provided by the Retreat. Alcohol will be available for purchase at the bar. Come out and spend an evening with your neighbors!

## **RETREAT CONFLICT RESOLUTION GROUP**

At our last annual meeting, Star Gilmore invited interested Retreat members to a facilitated discussion and meeting addressing the use of Retreat Roads and trails by the public, parking on private roads, and trail use, work, and maintenance. The group met several times in July and August. As a result of the research of this group, we have a better understanding of what our rights are as landowners in the Retreat. The following article addresses what homeowners can do about trespassing.

## **Information From the Retreat Road & Trail Use Group**

In August, the Retreat Road and Trail Use Group met to share research about road and trail use in the Retreat. One of the topics discussed was trespassing and law enforcement options for Retreat owners. Corporal Ryan Alberts, from the Larimer County Sheriff's Office, attended the meeting to answer questions.

- First, call 911 if there is, a) an emergency b) danger or dangerous behavior, c) fire danger.

- In non-emergency cases, when illegal hunting is suspected or trespassing has occurred, obtain the license plate number of violator. Then call the Estes Park Police Department (EPPD) at 970-586-4000. The EPPD will contact the appropriate agency.

- The Larimer County Sheriff's deputies respond to trespassing calls from the Mountain Division.

- Only trespassing calls made by a property owner to report a trespass on his or her property will be investigated.

- In the past, calls made by non-property owners have been investigated only to discover that the supposed trespasser was a guest or even an owner unknown to the caller. It takes time and resources to track this information down.

## **KEEP OUR ROADS SAFE**

Please remember that the speed limit on our Retreat Roads is 20 mph. There have been several comments from residents who live next to our roads that people are driving too fast and creating not only extra dust, but hazardous situations for those using our roads. Our roads are narrow and winter driving requires extra care in slick conditions. If you use the roads, SLOW DOWN to 20 mph. Also, ATV's are not allowed on our roads for safety safe.

## **DID YOU KNOW WE HAVE AN ACC COMMITTEE?**

If you are considering building an addition to your existing home, building a home or garage, adding a storage shed, or replacing a deck, the Architectural Control Committee exists to work with the landowner prior to construction or exterior remodeling to insure that the buildings conform to the Retreat covenants and the ACC policy. Information on the ACC policies is on our website. You may also contact co-chair Peggy Sloan (586-9707) if you have questions.

## **NEWSLETTER EDITOR**

Please send information or suggestions for articles to our new newsletter editor, Mandy Gordon, mandygordon@q.com. Thanks, Mandy, for taking over the reins!

Therefore, officers only respond to calls made by a property owner who knows for sure that a trespass has occurred.

- If trespassing is suspected on a property in the Retreat, obtain the trespasser's license plate number, and contact the property owner with that information. The owner can then report the trespass, as desired.
  - To find out who owns a property:
    - Go online to [maps.larimer.org/lil](http://maps.larimer.org/lil)
    - Zoom the map into the property location and click on the property. An info box will pop-up with the owner's name.
    - Finally, look up the owner's name and contact information in the Retreat Landowner's Directory.
  - A property owner may file charges against a trespasser. Charges have to be filed by the person who has been trespassed against – in other words, no third party charges.
  - The owner pressing charges will be required to physically attend the court case in Colorado.

Your comments about this information are welcome - email Star: [Retreat.Road.Trail@gmail.com](mailto:Retreat.Road.Trail@gmail.com) or call 970-215-2130. Thanks.

**The RETREAT Landowners' Association**  
**P.O. Box 160**  
**Glen Haven, CO 80532-0160**

**FIRST CLASS MAIL**

**Address Correction Requested**

**Next Board Meeting  
will be held on  
February 21, 2016, 1 pm  
Gail Lyon's Residence**

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***Nominating***

**N/A**