

# The RETREAT Newsletter

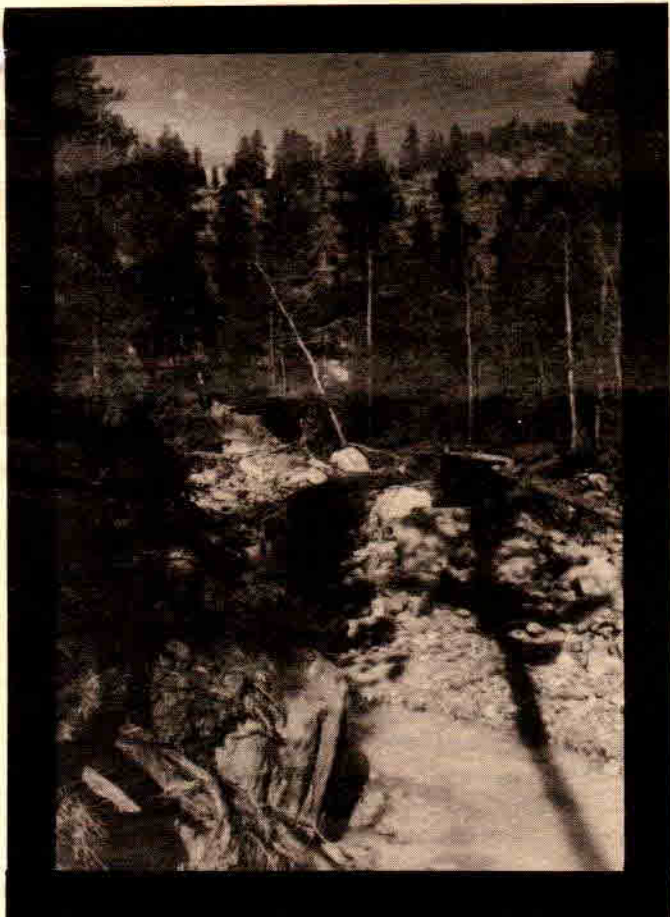


winter

1977

## THE FLOOD

All of the Flood-damaged roads in the Retreat have been repaired with the exception of Dunraven Glade Road, which is scheduled to be repaired by the Forest Service starting in April, 1977. The Flood of July 31, 1976, caused approximately \$60,000. worth of damage to the Retreat roads and bridges. This figure does not include the main entrance bridge or Dunraven Glade.



Black Creek Road area sustained the most damage from the flood.



The following roads were almost totally destroyed: Black Creek, Fishermans Lane, and Streamside Drive. Copper Hill Road and Dunraven Glade were washed heavily, and all of the other roads sustained some damage.

Biser Construction, D. D. Doty and Varra Construction were the main contractors who repaired the roads. The rear entrance bridge was destroyed, and then replaced with a 30' long culvert which will pass more water than the old bridge. Almost all the culverts on Black Creek were destroyed by force of the flood waters and were replaced with the same size culverts.

After the roads were replaced, all roads in the Retreat were bladed and ditched so they will be ready for the spring run-off and winter snow removal.

Funding for the repair of the roads has been supplied by the Federal Disaster Assistance Administration (FDAA) through Mr. Logan Rappe, the Governor's Authorized Representative. Mr. Rappe has worked very closely with the Retreat Landowners Association in helping to fill out the proper forms for the government funding. It is expected at this time that all of the costs of the repair work on the roads will be paid for by the FDAA.

This spring, the RLA is planning on reseeding all of the damaged road banks using a hydromulch machine



supplied by Randall & Blake of Denver. At that time, we also hope to plant seedling trees along the rights-of-way to give Mother Nature a helping hand. The seedling trees will be purchased through Longmont Soil Conservation District — we plan to plant Blue Spruce, Douglas Fir and Ponderosa Pine; about 90 of each.

The road right-of-way has been re-surveyed along Black Creek and Streamside as many of the pins were washed out. Most of the debris along the right-of-way on the two roads was removed and buried in a pit dug on the common area off lower Elkridge Drive. Landowners along Black Creek and Streamside Drive are encouraged to come up to their land and pile debris and landscape so that the Retreat will look good again this summer.

The RLA is anticipating some erosion and flood problems with the spring run-off. This is to be expected, since the flood destroyed much of the foliage that helps the ground absorb the moisture. We also have new stream channels because of the Flood. These problem areas will be repaired as soon as possible with funds from the RLA Road Maintenance Account.

We are all thankful that no cabins were destroyed and no one was killed or injured in the Retreat the night of July 31. It's going to take a lot more hard work and time to get the Retreat back to normal. We have had other crises in the past that we have overcome, and I know the Landowners Association will be able to handle this one too. Setbacks are a part of life, and plans have to be changed and modified to fit the situation at that time. It looks like 1977 is going to be a good year for the Retreat.

Ernie Conrad



Repairing the damage.

The RLA Board urges you to participate in your association by volunteering for committee work. Help is needed on the following committees: Beetle control, landscape maintenance, road maintenance, newsletter, Architectural control;

## 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  
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### R.L.A. TREASURER

Mike Harris  
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### LANDSCAPE MAINTENANCE CHAIRMAN

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

### A.C.C. CHAIRMAN

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



## ...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.



# LANDOWNERS REPORT

Vangie & Dobby Dobson

It started out as a normal weekend. We pulled the trailer in at four o'clock, unhooked, and Dobby drove in to Estes Park. When he returned, we were going to do a little work on the cabin which was framed up, roof sheeting on but not closed in as for windows, doors, or shingles. It started raining about seven o'clock so we went into the trailer and prepared our supper. After supper, we played Yatzee and were not even aware of the fact the electricity had gone out at nine o'clock because even though the trailer was plugged into 110 v. it reverted to battery supply automatically. There were several claps of thunder and we knew the lightning had hit quite close but by that time it was pouring down rain, and hailing so hard we could not leave the trailer. We can't recall exactly when the roar of the flood started but it's a sound one will never forget! When the lights in the trailer started getting dim we knew something was wrong, so Dobby put on his hip boots and raincoat and went out to turn off the water pump. We got ready for bed about eleven and decided we had to see what was going on. We tried aiming the flashlight into the darkness from the trailer window and we could see our little Miller Fork Stream a raging torrent. We put on our hip boots and rain coats and went down toward the bridge. The stream which is normally about four feet wide was tonight a boiling, raging torrent of water about 75 or 80 feet wide. The bridge was long gone. We still didn't fully realize the extent of the flood and returned to the trailer to retire for the night. We would not have slept so well had we known there were two rock slides within 100 yards of us that moved huge boulders and completely took out the road.

The next morning we awakened to shouts from Frank Horn who was standing across the river trying to see if we were safe. We pulled on our hiking boots and tried making our way up to the Miles cabin. We had to climb up and down the mountainsides to reach their place. Their driveway was not to be seen, but we discovered everyone in the cabin was alright. We attempted to continue on up the road to other cabins but when we got to the fork in the road where Black Creek joins Miller Fork Creek, it was impossible to cross the river. There were culverts, trees, and boulders strewn and piled up from bank to bank in the creeks. It was then we realized we were marooned on a mountain island.

That day we wrote a note with our neighbor's telephone number and a message that we were all OK and to please feed our cats. We secured the note to a small rock and threw it across the creek to Frank Horn. On Monday, Dobby and Frank Horn fashioned a foot bridge across the creek. Frank and some other stranded people were taken out on a army helicopter that evening. We stayed to help Mr. and Mrs. Ewing who were using their home as the central rescue shelter for the Retreat area. They offered food to the rescue units and search parties.

We took walks both ways, toward Drake and then toward Glen Haven. It is simply impossible to describe the devastation caused by the rushing water. Nothing was left in places where there had been cabins, not even foundations.



A river? No, just a landowners drive way after the 10" of runoff.

The most encouraging thing we experienced that week was to see how people pitched in and helped each other wherever they could and however they could. It was a full week after the downpouring rains before the men could come in far enough to construct a temporary bridge to allow all the stranded cars to get out.

Our vacation turned out a bit different than we had expected, but we are grateful that our cabin and ourselves were safe. We met many gracious people that weekend, both from the Retreat and from far away.

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Walter Belz, RLA Board Member

As a recent property owner in the Retreat, it was an honor for me to be elected to fill the vacancy on the board of directors. It is a challenge to serve at this time.

Even though we have suffered some property damage and set-backs in our goals, we should look ahead to bring nature's beauty back to our area. After viewing destruction that the flood caused to the Retreat, we can evaluate and recommend methods to protect the land and avoid some of the problems that contributed to the flooding and erosion. If everyone will rally to the task of restoring their property--and a fantastic job has already been done to repairing the roads--the Retreat can still be the secluded mountain haven we had in mind when we purchased our lots. I am always open to suggestions from property owners to be discussed by the board. One of the projects I would like to see carried out is stocking Miller Fork stream with trout so that those coming from a distance would have a place to fish. It would be great for the youngsters too.

We had always dreamed of owning a cabin site in the mountains and when we visited the Retreat in 1971 we knew this was the area because of its proximity to our home in Loveland. In the summer of 1975, we found our perfect spot along Streamside Drive. The whole family



was enthusiastic about getting started right away on our cabin. Most weekends you can find my wife Florentine and our children Bob, Diane, Steve, Sonja, and myself working to restore our land and finishing the interior of the cabin so we can enjoy the spacefulness and beauty of the retreat.

## use RLA stickers to protect property

Our security from poachers and thieves depends on all of us. Display your RLA auto sticker just above your state inspection sticker in the lower left corner of your car's windshield. If you notice cars parked alongside Retreat roads with no sticker, report the time, location, and license number of the vehicle to an RLA Board Member. This will help us all in protecting our property. If you need a car sticker, write to:

Ernie Conrad, PRESIDENT RLA  
P.O. Box 28  
Glen Haven, Colorado 80532

## FLOOD DAMAGE; CASUALTY LOSS...

by Ernie Conrad

If you were one of the many Retreat landowners who received actual physical damage to your land or cabin, you may be able to claim a casualty loss on your 1976 or 1977 Federal Income Tax Return. Your loss would be documented by a "before and after" appraisal of your property by a Licensed Real Estate Broker or a Licensed Appraiser. In most cases, the loss would be claimed under Long Term Capital Losses. Your accountant could best tell you how and when to take this loss.

Many landowners in the Retreat have had their land re-assessed at a valuation of approximately 20 to 25% less than what it was in 1975. This was done automatically by the Larimer County Assessor, and will be an actual dollar reduction in 1976 Property Taxes.

If you feel you suffered property loss because of the flood that exceeds the 20% reduction, you should contact the Assessor and request a reduction for your 1977 taxes. Please feel free to contact me if you have any questions concerning your property in the Retreat.

## RESEED

All Retreat landowners are encouraged to seed the roadbanks that are bordering their land in the Retreat. If you are coming up to your land for the day, try and bring 10-20 lbs. of grass seed along to throw along the road and on the banks.

Recommended Seeding Mixture for Southern Exposures:  
Driveway Banks, Driveway Pads and  
Areas around Cabin

| Grass (1)               | Variety (2) | Pound — Pure<br>Live Seed<br>per ½ Acre (3) |
|-------------------------|-------------|---|
| Pubescent<br>wheatgrass | Luna        | 3.5   |
| Western<br>wheatgrass   | Barton      | 2   |
| Crested<br>wheatgrass   | Nordan      | 2   |
| Smooth<br>bromegrass    | Vinall      | 2   |
| Blue gramma             | Manchar     | 2   |
|                         | Lovington   | 1.5   |

- (1) Ideal mixture prescribed by the Colorado Soil Conservation Service. Individual wheatgrass can be omitted if desired.
- (2) Be sure to buy the variety indicated, which is shown on a tag attached to the seed bag.
- (3) One-half acre = 21,780 square feet.  
One-quarter acre = 10,890 square feet.  
One-eighth acre = 5,445 square feet.  
One-sixteenth acre = 2,723 square feet.

### Ideal Seeding Times

Natural precipitation is highest from February 15th to April 15th and from October 14th to November 15th. During these times, a minimal supplementary water care program is required. Generally speaking, you should need to water the seeded area only once, at the time of seeding.

Seeding at any other time requires a water care program for the first 3 weeks after seeding: Ideally, the seeded area should be watered twice a week.

### How to Protect Newly Seeded Areas

- (1) After an area is seeded and watered, you can spread a light layer of top soil onto the seeds. The top soil will prevent the seeds from blowing away or being carried away during a rainfall. The top soil gathered from the first driveway cut is ideal for this purpose.
- (2) A medium-to-heavy layer of long stem prairie hay (not straw) can be spread over the seeded area. The hay can be used in addition to the top soil as a further protection or can be applied directly over the seeded area (without top soil layering).

Because of the heavy rain and flood of July 31st, many of the banks have washed badly. Also, in the road rebuilding fill was taken from the right-of-ways to fill in washed areas. The contractors tried to slope the banks so that they would hold seed long enough to start growing. The spring rains will wash a lot of topsoil away if we do not get some grasses growing on the banks and ditches.



# Committee Reports

## ACC

The July flood caused many construction delays in The Retreat this year. Many members sustained damage to their roads, stream crossings, and property; fortunately no people were hurt nor were any cabins damaged. With the partial repair of the roads, this fall is a good time for a survey of your lot. A partial check list might include potential driveway routes with an eye towards erosion; areas for reseeding, and perhaps some plans for planting seedlings next spring. The Soil Conservation ordering date will be soon; the economical price for seedlings plus the chance to do something to "your" land make a good spring project for the whole family.

Several cabins are nearing completion despite the unforeseen delays. The Kleinman's cabin, Lot 76, Filing one, designed by Paul Mailloux blends well with the surrounding mountain slopes. A good view is from near the intersection of Miller Fork and Streamside. When coming in the back entrance, Dobsons' Lot 43 Filing 1, have completed an attractive cabin. A large deck with a view of Dunraven Glade make the cabin of Bill Masters, Lot 43, Filing 1, unique. Plans are being made for several more cabins to be started soon. This winter may be a good time to have your plans in good order for spring construction.

With the road conditions and restrictions of the past season, it has been impossible for members to conform to the trailer covenant. Since the completion of road repairs, it is now possible for all to abide by this important covenant.

The Architectural Control Committee members are willing to help you if possible with your plans, and thank everyone for their co-operation during the past year.

D. R. Bicknell, chairman ACC

# HELP NEEDED

## SUMMER LANDOWNERS PICNIC ??

A couple of volunteer landowners in the area are needed to help organize a summer picnic for Retreat landowners. This would give many of the out-of-state landowners a chance to come and meet some of the other landowners who live in Colorado, and to share our (sometimes not so common) experiences and adventures in and about the Retreat. If you would like to participate in the planning of the picnic, contact Marcella Bicknell, 726 Karen St., Fort Morgan, Colo. 80701, (303)-867-6237.

## BEETLE CONTROL

The 1976 Beetle Control Program for The Retreat has been completed with a total of over 400 trees treated at a cost of approximate \$650. The contractor, Troy Allen of Estes Park, did an excellent job. All the trees were treated by July 28th, but because of the Flood, some of the chemicals may have been washed off by the rain. Since many of the roads were impassable after the Flood, Mr. Allen was given additional time to remove the treated trees. The last tree was removed around Thanksgiving time.

The 1977 Beetle Program will be supervised by Mr. Walter Belz, new Retreat Landowners Association Board member. This year we hope to mark the trees during January and award the contract in March or April, so that the contractor has more time to cut and treat.

If you notice any beetle trees on your land, please contact me in Glen Haven or Walter Belz in Loveland. We will be working closely with Ray McHaffey of the Colorado State Forest Service, who is in charge of the Beetle Program in the Estes Park area.

This year, like last, we hope to plant seedling trees to help reforestate the Retreat. We hope to schedule this in the spring, to coincide with the reseeding of the Flood Damaged areas. Volunteers to help plant are needed -- it's a good way to get to know The Retreat! If you are interested, please contact me.

Well, let's all hope for a nice cold winter, because the lower the temperature gets, the more beetles are killed by Mother Nature.

by Ernie Conrad

## ROAD MAINTENANCE

### Road Maintenance Report Dec. 1976

The Retreat roads, with the exception of Dunraven Glade, are now restored thanks to the Herculean efforts of Ernie Conrad and those whom he hired. Dunraven Glade Rd. will be worked on in the spring under the auspices of the Forest Service.

It is now up to the road maintenance committee to keep the roads up and remove snow during the winter. At this point we are in a bind. We must "think snow" for Hidden Valley Ski Area and the Estes Park economy. On the one hand, but "think no snow" for the RLA budget. If you're an optimist you win either way, if you're a pessimist you lose!

We also plan to repair and replace signs and add new ones by spring.

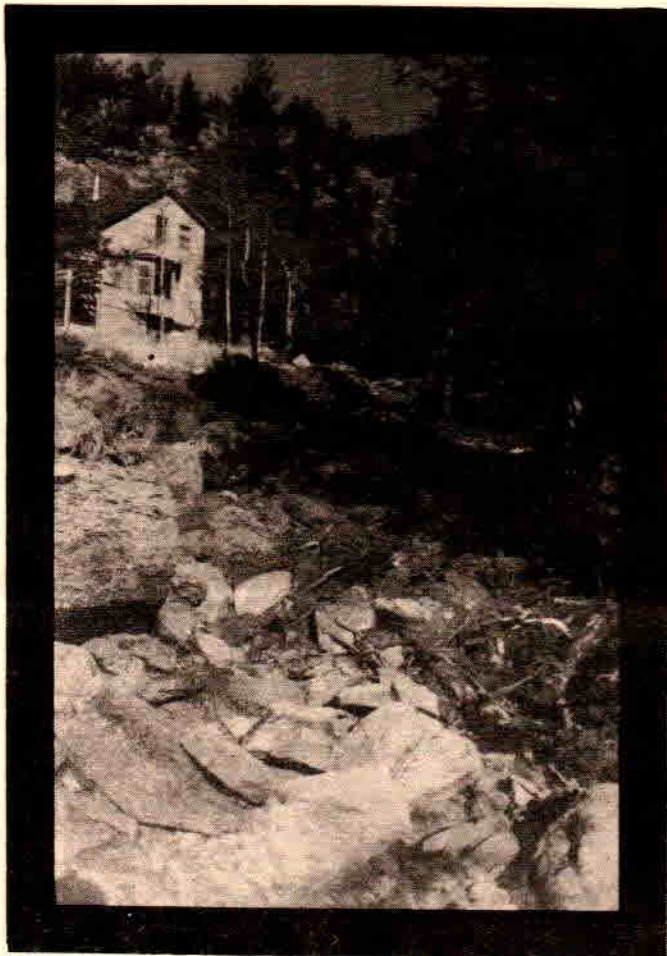
Wilf Howarth, Chairman



# POWER LINES

WORK RESUMED

Work delayed by the summer flood has now begun in the Retreat. The remainder of the 2nd Filing, and the 3rd, 4th, and 5th Filings will have access to electricity along the roads soon. The expected completion date is scheduled for about late spring, weather permitting. For information concerning individual hook-ups, contact: Don Englehardt, Estes Park Power Co., Estes Park, Colorado, (303)-586-5331.



Driveway on Black Creek Road repaired, power lines still down.



## 1977 ASSESSMENT

The 1977 RLA annual assessment is \$35.00. 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

## MEETING

### ANNUAL LANDOWNERS' MEETING

The Fifth Annual General Meeting of the Retreat Landowners Assoc. is scheduled to be held at 1:00 PM, February 5, 1977, at the Holiday Inn in Estes Park, Colorado. We hope all landowners will make an effort to attend this important meeting.

Registration will be from noon until 1:00 PM. The business meeting will begin at 1:00 PM and after the meeting, members may attend a casual cocktail hour with a cash bar and a buffet dinner following.

The minutes of the business meeting will be forwarded to all landowners within a week or so. If you have any questions, please contact Ernie Conrad at (303)-586-5929 or Marcella Bicknell at (303)-867-6237.





# Tale On A November's Evening



It's a cold November night on Elkridge Drive. I think it was eight years ago that I sat on this very ridge, one saddle sore cowboy, pushing my boss's cattle over this ridge into the Miller Fork and up stream to the National Park boundary. I remember those days with a bit of remorse; things were wild and free then, no roads, the land owned itself.

I rode beside a man who understood his land. He had performed as a land use planner in California, chucked it and came to forge a living in the mountains. Riding up the Miller Fork, he and I would discuss land use, water allocation, forestry and such things. I was straight out of five exasperating years of architectural schooling at C.U. and thought I knew it all. Walt simply knew what he had seen, and professed a rather strange philosophy that no man should own land. His idea was that the individual should lease land from the government, who in turn would tax a man on the productivity he wrought from the land. It seemed incredible to hear this from a man who owned so much land. But as I continued to ride, from time to time catching sight of a cutthroat trout darting across a shallow pool, it all started to make sense to me. Here I was, riding the creek, owning exclusive rights to the land but to know it and leave it in peace. And now here I sit, ordering the bulldozers and the concrete in, owning three acres free and clear, with seemingly less rights to that small plot than I once had to the entire valley. Times do change, but not my responsibility to what I've seen and touched.

I had bucked enough hay bales for Walt to know better. I decided to move on. But his wife commissioned me to design and construct an art studio for Walter behind their beautiful home near Drake. The catch was that the new studio was to occupy the same site in the bottom of a flash flood ravine as a former studio. That studio had been demolished in the 1965 flood. The design required six months, the construction lasted 22 months since no access road was cut and so all stone, wood and glass had to be conveyed by hand. I recall a specification I called out on the plot plan, "All exterior treatments shall reflect, all exterior grading respect, the realities of the Ravine." The result was a most complex structure, fighting for space in the tight ravine by incorporating huge boulders as walls and room dividers, testing my craftsmanship to the limits. It stands as my best and most expensive work, but it stands after 1976.

During the construction of the art studio, I attracted the attention of a young couple who desired both the sensitivity to environment and the exclusivity of mountain living. Gunter is well over six feet and loves space with open exposure to the environment. Gloria is barely five feet tall and enjoys cozy spaces. She felt afraid of being viewed by the "creatures of the night" through the windows. The resulting design produced a scheme that was tight in its horizontal format to accommodate Gloria, but

high soaring roofs were designed to give Gunter his required space. The windows were placed high off the surrounding terrain or looked out onto cozy exterior scenes instead of massive vistas. Gloria was not even compelled to put up curtains. I completed the construction up to the sheetrock stage, as Gunter had requested. He had logged and milled beetle killed ponderosa pine to finish the interior, which equalled in beauty the Louisiana pecan employed in Walter's art studio.

Through Gunter, I met Tom and Dave and their respective families. These men had resolved to create for themselves an existence befitting mountain living. This resolve is reflected in what they built. Instead of overwhelming the land, they built small and concise. The standing dead beetle kill heated their homes, and the trees that were big enough went to timber to build the homes. To these men, I became consultant and helper. There is a stone wall in Tom's house that I started and he finished. He had never laid a stone wall before; I had laid up my first stone wall at age 14. One cannot tell where I left off and he took over — an educational triumph!

Sy and Jackie came from Ohio and fell in love with the Retreat, beetle kill pine, and Walter's art studio. They had very specific activity requirements for their structure, a demanding site, and a limited budget. The multiple roof system of 6x10 beams, exposed beetle kill decking, wide plank beetle kill and terra cotta floors, oblique windows and flowing spaces may prove to be my best effort in design and materials usage. The test will be in their living in it, and that happens next June.

So that's the history of my involvement. If the cowboy "me" of long ago could have seen it all from Elkridge, he'd have laughed watching me freeze laying up the rock walls at the studio, sighed watching me sit crying at the Retreat entrance as my cabin and all my tools went up in flames, laughed again when a wall I was lifting at Gunter's fell and pinned my leg beneath its weight, and spit at the dust and my despair in the 1976 rain, with a house half complete.

In 1976, two waves came down the North Fork. The first left me and all that I have built completely intact. The second wave devastated me. The second wave was one of pessimism that robbed me of three design commissions. For the first time in four years I am not designing for next summer's construction.

But I stayed on, and that entitles me to tell that cowboy a thing or two: "Times change, and the ground you ride is no longer free and your own. This place will fill up with people looking for the remaining peace and sensitivity the mountains offer a man. I would like to see that it fills up tastefully—that people don't come here to lock themselves up in another box of a house, but to open their living environment up to the beauty that they have paid so dearly to share in."

Paul Mailloux



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



Tom Fulton  
3726 Barrington  
Kalamazoo Mich. 49007

FIRST CLASS MAIL

# !HELP!

We've got a problem and we need your help as a Retreat Landowner.

The flood has laid bare much of our beautiful streamland. Already we have ordered 500 bare rooted trees & shrubs and 360 potted trees.

However we have only solved a small part of the problem of revegetating and stabilizing the damaged and yet vulnerable land.

These trees must be planted in a timely manner to obtain the best results. To accomplish this we need an army of volunteers, or paid labor, and at this point in time we all know that our time is cheaper to give. Please volunteer to help us help the retreat.

We have a Flood Reforestation Committee and hope to plant in April - Please contact Ernie Conrad at 586-5929 or sign up at the annual meeting to help plant.