



The Retreat Newsletter

1971 ★ 27th Year ★ 1998



February/March 1998 ★ P. O. Box 160, Glen Haven, CO 80532 ★ February/March 1998

Upcoming Events

Winter Potluck
5-9 pm, March 14, 1998
Community Church
of the Rockies, Estes Park

Board Meeting
March 28, 1998,
at the Bicknell residence,
1473 Streamside Drive

Board Meeting
May 16, 1998,
at the Pfeif residence,
1488 Dunraven Glade Road
(Note: this is the 3rd,
not the 4th, Saturday)

Board Meeting
July 25, 1998

Annual Meeting
July 25, 1998

Board Meetings: 9:30 am.
Annual Meeting: 1 pm.

Nominations Sought

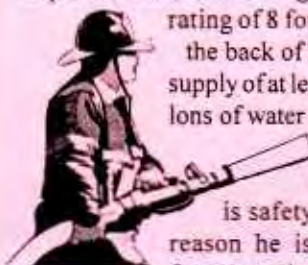
The Nominating Committee held its first meeting after the Board meeting on January 17. Committee chair Marcy Trahan asks for nominations for the two positions of Board member which will be voted upon at the 1998 Annual Meeting in July. Please call any Nominating Committee member to nominate yourself or someone else; all are in the 970 area code: Marcy Trahan (330-6396); Flo Belz (669-1472); Susan Clarke (586-4522); or Irene Little (586-9051).

Correction: The GHAVFD news in the November Board Meeting Report in the Dec 97/Jan 98 Newsletter contained the erroneous information that \$17,000 had been set aside to purchase water-storage tanks for The Retreat.

The correct figures are \$4250 for 1997 and \$6000 for 1998.

January Board Meeting Report

Tom Housewright, chief of the Glen Haven Area Volunteer Fire Department, attended the first RLA Board meeting of the year and spoke about water-storage plans for The Retreat. Mr. Housewright explained that, in order to get a lower ISO rating of 8 for properties at the back of The Retreat, a supply of at least 30,000 gallons of water was required.



However, his main goal is safety, and for that reason he is first aiming for several smaller storage tanks in different places.

Although the GHAVFD is budgeting for water-storage tanks and is pursuing Forest Service grants, donations are earnestly requested. New or used tanks (fiberglass, plastic and cement is best, but rubber-coated steel in reasonably good condition is acceptable), trucking and excavation services to move and bury the tanks, and cash donations are sought.

Chair and Committee Reports

Treasurer William Widmaier reported that RLA Net Assets — Unrestricted Funds, Equipment Fund, Bulwark Ridge Fund, Open Space Fund, and Depreciated Cost of Equipment — are \$91,490.07; of that, the Board voted to move \$16,000 to a Contingency Fund to cover unbudgeted expenditures.

Assistant Treasurer Ken Cooper reported that Filing 2, Lot 59, had been sold by Paul Clement to John Craig of Fort Collins, and that dues payments are running slightly ahead of last year; courtesy reminders, as needed, will be mailed about the middle of February.

ACC Chairman Dennis Bicknell reported that one incomplete application had been received — to build a log home on Lot 13, Filing 3 — and no applications had been approved.

On Environmental matters, Board Member Stephen Little mentioned that mistletoe has been found in The Retreat and, as it spreads fast, landowners need to keep close watch on their trees. He also said that trees actually look better and healthier when they are first infested, but that is deceptive.

Road Committee co-chair John Barlow noted that the new Retreat storage shed has been set up behind Fire Station 2 just off Elkridge Road, and that Retreat roads had been snow-plowed twice by RLA member Ron Ellis, who did "a fine job."

Covenant Matters

Board President Marcella Bicknell stated that letters about uncovered LP tanks had been sent to four property owners, who have until May to respond, and that all previously mentioned violations had been resolved.

Other Matters

Board Member Marvin Gee said the hours of the Winter Potluck, which will be held on Saturday, March 14, at the Community Church of the Rockies, are 5 to 9
Continued on page 2

Please Let Us Know

When you move, please remember to advise the RLA of your new address. It costs your association an extra 32¢ every time letters must be re-sent.

Also, if you'd like your mailing label to read differently, drop us a postcard. (We are somewhat limited by our database; very long or multiple names will not fit on one line.)

Send address changes and label corrections to Newsletter Editor, PO Box 29, Glen Haven, CO 80532-0029.

**IMPORTANT
Water Info
Inside!**

January Board Meeting Report

Continued from page 1

pm, with setup from 5 to 6 and dinner starting about 6 pm; entertainment will follow the meal. The church is at 1700 Brodie Avenue in Estes Park.

The Welcome Committee, consisting of Frances Cunningham and Nancy McDevitt, has written a letter that is being mailed to new Retreat landowners. In it, the two committee members ask to be notified when new residents arrive so they can visit in person and help ease the transition to a new community. They also ask that new landowners contact either of them if they can do anything to assist. Call Frances Cunningham at (970) 586-7627 or Nancy McDevitt at (970) 586-0198.

During the Landowner Comments period, Victoria McCoy suggested the possibility of having a Retreat New Year's Eve party, at the Glen Haven Town Hall if it's available, to celebrate the beginning of a new millennium. Comments, both pro and con, are solicited from RLA members. Please send them to Marcella Bicknell, P. O. Box 143, Glen Haven, CO 80532.

Approval to run Readers' Forum (letters to the editor) in the Newsletter, granted

in January 1997, was extended indefinitely.



If you don't drive on Elkridge Road regularly, you might not have noticed The Retreat's fire station (left). It's at the end of a driveway off the downhill side of Elkridge, just up from Dunraven Glade Road. At right is our new storage shed, researched and purchased by Board Member Dale Alps and ready to be levelled and have shelves installed by Board Members John Barlow and Stephen Little; it resides behind Fire House No. 2. The machine at right in the picture is our backhoe.

Artificial Moonlight in The Retreat

By Stephen Little, Board Member

Our Retreat is distinguished by the fact that it is not a big-city subdivision, and we are happy that is so! We all came here because of the quiet, the mountain scenery, and the isolation from our neighbors that the large lots give us. We tend to take the dark skies here for granted as well, ignoring the possibility that light pollution from unchecked yard lights is as penetrating as the sound from too-loud music or the stench of bad smells. Large mercury-vapor yard lights or floodlights illuminate not only your yard but the yards of many of your neighbors. I have been walking on Copper Hill Road on a dark night and have easily seen my shadow cast by lights on Bulwark Ridge, probably over 1/2-mile away! Long-exposure photographs show the effects of one yard light illuminating the entire hill-

side nearby.

There is a solution that leaves your yard illuminated when you are in it but that leaves the lights off when you do not need them: a motion sensor for your yard light. The light comes on for a predetermined period when you drive in or walk out, then goes off when you are no longer in the area. I have these sensors on my lights, and I have been very satisfied with them. When deer walk by, the lights come on, and the deer are completely oblivious of them.

I don't believe that continuous light has any deterrent effect on wildlife, but it clearly detracts from our experience in The Retreat — and it also adds a lot to your electric bill. Motion sensors are cheap to buy and easy to install, and they clearly make The Retreat a better place, allowing us to live close to nature.

RETREAT SERVICES

John Barlow
Fine Home Design & Construction
(970) 586-2582

Flo Belz
Belz Realty Listings & Sales
(970) 669-1472

Barry & Louise Hughes
Wildlife Rehabilitators
(970) 586-3833

John Manchester
Handyman Services
(970) 586-8030

Ron & Janice Tate
Buy & Sell Antiques & Collectibles
(970) 586-9289

Three-line listings are free to RLA members, \$10/year to non-members. Deadlines are the 2nd Friday in January, March, May, July, September, November. Send name, short description of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.

RETREAT SERVICES

To list your service in Retreat Newsletters, fill in the form below and send it to Retreat Services, P. O. Box 29, Glen Haven, CO 80532. See box at left for deadlines.

Name: _____

Short (30 letters & spaces max.) description of service: _____

Telephone Number: _____

(INSERT)



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

Official bulletin

Water Update

During the past few years, the Retreat board of directors has published several articles concerning water in the Retreat. A two-page story was in the *Newsletter* - Spring, 1994 and several shorter messages appeared after that. In addition, an article entitled "Stream Health" was published in the July '96 *Newsletter*. These articles were to inform members about water sources and geology, procedures for permitting and drilling a well, water flow in rivers and the legal oversight for the flow. The intention was to emphasize for the landowners the importance of our limited amount of water.

It is extremely important that a well be properly permitted, and a report filed after the well is put in use. This may be done either by the owner or well driller, but the one-page form must be submitted. The form, "Statement of Beneficial Use of Ground Water" and "Amendment of Existing Record" can be obtained from the office of Water Division One, 800 8th Avenue, Room 321, Greeley, CO 80631, 970-352-6712, or from the Colorado Division of Water Resources, 813 Sherman Street, Denver, CO 80203, 303-866-3587.

Many members, upon purchasing land with an existing well, have not updated the state records. Legally, the well must be listed in the name of the current property owner. A review of the State records as recently as mid-spring, '97, reveals that many wells are incorrectly registered. The form, "Change in Ownership," is used to make this correction. Members are again urged to file this correction, and to include the proper lot and filing numbers. There is no charge for filing this form.

In previous articles, mention was made of utilizing springs and seeps, and creating ponds. These waters are also tributary to the stream flow, and proper authorization must be obtained from Colorado Division of Water Resources prior to developing these waters. It is known that this has been done for certain ponds within the Retreat. All water in the Retreat that is flowing through or is underground is allocated; there is no extra, free water.

Several newspaper stories have appeared during the last 18 months concerning water use along the Big Thompson River. Other stories have been published concerning a lack of water in Nebraska for waterfowl. Colorado, Wyoming, Nebraska and the federal government have worked toward a settlement to this problem; part of the solution is more water going to the waterfowl areas. For these reasons and others, the State Engineer is monitoring much more closely the consumptive uses on the South Platte drainage which includes our lands near the North Fork of the Big Thompson.

- continued on the back..

The Retreat is now advising its members of information obtained from the Division of Water Resources concerning water use in the Retreat. In general, all water well permits obtained after May 8, 1972 in Filings 1 and 2 are for domestic use only. Domestic use means in the living quarters, *not* for irrigation and *not* for livestock. No commercial uses are implied or authorized. [Commercial use is defined as: car wash, motel, horse boarding stable, coin operated laundry, campground, restaurant, etc.]

Filings 3, 4, and 5, Bulwark Ridge and certain other lands adjacent to the Retreat have a water augmentation order entered May 23, 1974 by the District Court, Water Division One, State of Colorado, Case W-7439. This augmentation involved the purchase of water rights that compensate for the water use within the areas noted. This use is also restricted to domestic, within-the-house use, and *one* horse per well. The ownership of multiple lots does not increase the number of animals that can be watered from one well. Again, no commercial use is allowed. These water regulations concerning livestock supersede the Retreat Covenants concerning the number of horses allowed.

It is possible to have horses and haul water to them. In the augmentation area, the water that is hauled must be accounted for with receipts presented to the Water Court on a yearly basis. It is possible for individual members to take part in a separate augmentation program, and there are such programs - for a fee - in the greater Estes area. If you have questions about any of these matters, please contact a member of the board of directors.

This Water Court order is necessary to enable everyone in the Retreat area to have the opportunity to obtain water. Like all such things, the requirements must be met and we must conform to the Court's order or the Retreat would be in violation of that order. Failure to comply will jeopardize the water use by individual members, as well as, the Retreat as a whole.

The Board of Directors
Retreat Landowners Association, Inc.

January 1998

The Retreat Heritage

The following excerpts from the Spring 1976 Retreat Newsletter are courtesy of ACC Chairman Dennis Bicknell.

BEETLE CONTROL 1976

By Dave Hedlund

This year, we have the best news ever for Retreat Landowners concerning the mountain pine beetle epidemic. The spring diagnosis of 165 trees represents a considerable reduction in the infestation rates of 850 in 1974 and 550 in 1975.

The treatment of beetle trees in The Retreat and surrounding National Forest had been done by Tom Quinn and Dave Hedlund. The procedure has been to cut, spray and remove where access permits. It should be noted that much of The Retreat is inaccessible to tree-moving equipment, so many of the trees remain where they have fallen. Landowners can buck and hand-carry the wood for their use. The logs can be left to decompose into the earth.

This year, the schedule for beetle control is as follows: May 15-June 30: cut and buck infested trees; July 1-15: treat trees; July 16-August 30: remove trees.

An independent contractor will bid on the total Retreat beetle trees, and part of the bid is that he gets the wood from the infested trees. Letters were sent to all landowners who had fresh beetle kill for this year.

Retreat Speed Limit

By Stephen Little, Board Member

Retreat roads have a 20 mph speed limit, not because you can't possibly drive faster, but because the safety of Retreat drivers demands it.

We have a lot of blind corners and "one-and-a-half-lane" roads where it is hard to pass someone, especially in the winter. The safe speed for these places is considerably *under* 20 mph! There are also lots of very pretty trees near the road that block one's view of oncoming traffic.

We have probably all experienced the adrenalin surge from hitting the ditch as a speeder suddenly appears on the wrong side of a blind curve on our roads.

People who drive as if there were no other cars in The Retreat and who take corners on the wrong side of the road are endangering the safety of all of us.

Please slow down and drive defensively, so we don't have a bad accident and serious injuries here.

informing them that their trees would be treated and removed.



RETREAT GRASS FIRE

On Saturday, February 28, 1976, at about 5:15 pm, the Glen Haven Volunteer Fire Department responded to a grass fire located at the Miller Fork Creek rear entrance to The Retreat. The fire started on Lots 1 and 2 in the second Filing and, because of the 40-45 mph winds, soon had spread east over the ridge in National Forest land. Loveland, Drake and the National Park Fire Departments arrived to help contain the fire. Many Retreat landowners, who were at their cabins for the weekend, and other residents of the area grabbed shovels and pitched in. By about 8:30, the fire was contained, after burning about 30 acres. The Sheriff's Department stayed on the scene overnight, mopping up and putting out smoldering logs and stumps. It is

believed the fire started from a spark from a campfire that the wind fanned into flames. The Glen Haven Volunteers were the first on the scene and, along with the local residents, kept the fire from spreading west until more help arrived. The damage could have been a lot worse than it was.

Don't Miss Your Chance

Last chance to get your name in print and help the Glen Haven Area Volunteer Fire Department at the same time!



The deadline to send in recipes for the Glen Haven Cookbook has been extended, to Feb. 20, 1998. Don't delay; photocopy, type or write out your favorite recipes now, and send them to:

Carroll Martin
Glen Haven Cookbook
P. O. Box 88
Glen Haven, CO 80532-0088

Are You Breaking the Law?

Violations of two Larimer County ordinances, concerning loose dogs and open fires, have been reported in The Retreat.

DOGS

Larimer County prohibits dogs being "at large" at all times. Dogs



must be "physically controlled by a human being by means of a leash held by the human being . . ." or must immediately respond to voice or other command of the accompanying person. The only exceptions are: dogs actually working livestock, locating or retrieving wild game in season for a licensed hunter, assisting law enforcement officers, or being trained for any of these specific pursuits, and, dogs within the confines of their owners' property; an unleashed animal in the open bed of a truck is not allowed.

Complete regulations are contained in the Larimer County Animal Ordinance booklet, available for \$2 from the Humane Society: 970-226-3647.

OPEN FIRES

Larimer Co. prohibits burning of

the following materials at all times:

- yard and garden debris
- construction debris
- anything that produces excessive smoke (grass clippings, leaves, tires, plastics, wire, etc.)
- household garbage

(Also: structures, unless used by the fire department for training, and commercial/business waste.)

The only outdoor burning allowed is of "slash" for the purpose of fire reduction — *if* the following rules are obeyed:

To burn slash, you must first get a burn permit from the County Health Department; this permit must be co-signed by the Sheriff, who will notify the local fire department of the time and location of the burn. The fire must be attended at all times, and fire-extinguishing methods must be close at hand. Open burning is discouraged from November through March due to air pollution.

Illegal open burning carries a fine of up to \$100 a day per violation.

To obtain a permit to burn slash, call the Larimer Co. Dept. of Health and Environment at 970-498-6789 at least 24 hours in advance.

Board of Directors, 1997-98
[Terms expire at Annual Meeting in bracketed year]

Marcella Bicknell, President ['99]
1473 Streamside Dr., P. O. Box 143, Glen Haven, CO 80532
(970) 586-1034

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

John Barlow ['00]
24 Black Creek Dr., P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Marvin Gee ['99]
722 Miller Fork Rd., P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Stephen Little ['00]
22 Saddle Court, P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

Gene Pfeif ['98]
324 Ninth
Windsor, CO 80550
(970) 686-7735

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

Officers, Committee Chairs, Other RLA Leaders

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Dennis Bicknell, ACC
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Ron Ellis, Snow Plowing
P. O. Box 3884
Estes Park, CO 80517
(970) 586-3242

Victoria McCoy, Newsletter Ed.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Janice Tate, Corresponding Sect'y
P. O. Box 41
Glen Haven, CO 80532
(970) 586-9289

John Barlow & Stephen Little
Road Committee Co-Chairs

Alfred Cunningham & Shirley Turpin
Co-Recording Secretaries

Frances Cunningham & Nancy McDevitt: Welcome Committee

Marcella Bicknell & Richard Boggs
GHAVFD Liaisons

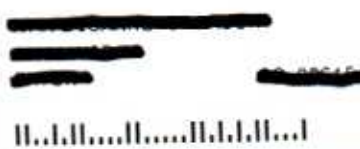
THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



**First
Class
Mail**



007



Address Correction Requested



The Retreat Newsletter

1971 ★ 27th Year ★ 1998



April/May 1998

★ P. O. Box 160, Glen Haven, CO 80532 ★

April/May 1998

Upcoming Events

Board Meeting

May 16, 1998

9:30 am

at the Pfeif residence,
1488 Dunraven Glade Road
(Note: this is the 3rd,
not the 4th, Saturday)

(3/20)

Board Meeting

July 25, 1998

9:30 am

at the Big Thompson Assn.
Building in Drake

(3/20)

Potluck

July 25, 1998

Noon-1 pm

Big Thompson Assn. Bldg.,
Drake

(3/20)

Annual Meeting

July 25, 1998

1 pm

Big Thompson Assn. Bldg.,
Drake

March Board Meeting Report

In the first of two Landowner Comments sessions, Victoria McCoy asked the RLA Board to consider installing a 20-mile-per-hour sign where Miller Fork Road starts at Dunraven Glade Road. Janice Ricker requested a like sign at the beginning of Bulwark Ridge Road. The Comments session was followed by:

Chair and Committee Reports

William Widmaier's **treasurer's report** was delivered by Board Member Marcy Trahan. As of March 20, 1998, \$36,795 in assessments had been received; expected total assessment receipts are \$38,665.

Assistant Treasurer Ken Cooper reported that one property had changed ownership since the last Board meeting: Paul and Sally Whyard purchased Lot 60, Filing 2, from Ronald and J.A. Dobbins.

Dennis Bicknell's **Architectural Control Committee report** was delivered by Marcella Bicknell. Applications

were approved for Kenneth and Patricia James to build a log cabin on Lot 13, Filing 3, and for Earl Runnels to build a carport on Lot 64, Filing 1, both on Dunraven Glade Road.

Graham Fowler's **Environmental Control Committee report** is a separate article on page 4.

The **Road Committee report** was delivered by committee member Stephen Little. See separate article on page 2.

Nominating Committee chair Marcy Trahan reported that four RLA members are on the slate for the two open Board positions. In alphabetical order, they are: Joanne Gilbaugh, Gene Pfeif, Marcy Trahan and Terry Tuttle.

[Note: Candidates who wish to do so may submit head-and-shoulders photos to accompany their campaign statements, which will appear in the June/July Newsletter; the background should be very light.

Continued on page 2

Retreat Directory Deadline

The annual directory of RLA members' names, addresses and telephone numbers is being prepared now for distribution at the July 25 Annual Meeting.

Landowners who do *not* want their telephone numbers listed in the Directory

must contact Marcia Cooper, 8070 W. Woodard Dr., Lakewood, CO 80227-2440, by **May 1, 1998**.

If you made this request last year and want to renew it for the 1998 Directory, please contact Mrs. Cooper again.

Summer Potluck Change

The Summer Potluck, which has long been a tradition on the day of the Annual Meeting, will this year take place at noon, between the Board meeting and the Annual Meeting, instead of after the Annual meeting, as it was last year.

The date is Saturday, July 25, 1998;



the location is the Big Thompson Association Building, about a mile east of Drake.

Mark your calendar now, and plan to attend both the Potluck and the Annual Meeting, a great time to get together with Retreat friends and neighbors. Watch for more information in the June/July Newsletter.

Paving Rumors

By Marcella Bicknell, RLA President

The RLA Board has learned of recent discussions by some members concerning the blacktopping of Dunraven Glade Road, Larimer County Road 51B.

RLA contact with Larimer County officials indicates there are no county plans to perform this work. An Improvement District could be formed to finance the cost, estimated at \$360,000. People living adjacent to and within a certain distance of Dunraven Glade Road would be in the Improvement District.

The RLA Board has not been invited to any such discussions but feels that all members should be informed of the above facts.

**Important
ROAD
Info, p.2**

March Board Meeting Report

Continued from page 1

Send photos to Newsletter Editor, P. O. Box 29, Glen Haven, CO 80532; they must be received by May 15.]

Landowner Comments

During the second Landowner Comments period, a number of remarks were made. Among them:

Janice Ricker mentioned Ron Ellis' snowplowing and said she thought he was doing a great job. She also asked that some of the planned road base material be applied on Bulwark Ridge Road.

Ken Cooper stated that thanks were due to Marcella Bicknell and Marvin Gee for the great Winter Potluck.

Duke Sumonia asked if there were plans to remedy the runoff problem from Elkridge Road onto Dunraven Glade Road.

Steve Little replied that it was probably an impossible situation, and Dale Alps said possibly only paving that particular section

of road would solve the problem. Mr. Sumonia suggested that attention to the culverts and ditches might help.

Road Repair Program

By Stephen Little, Board Member

Your Road Committee is planning an active program of Retreat road repair and maintenance for the spring.

We are particularly concerned about the potholes on the more level roads and the drainage ditches on the steeper roads.

We would like to ask all of you to check your culverts and clear them, so water can run through them easily. We have serious problems with uphill driveways that discharge their runoff directly into the road; they cause road erosion and potholes to form. All uphill driveways should have drainage patterns that take water off to the sides and into the adjacent ditches. We may have to modify a driveway intersection with the road that causes road erosion, so please be prepared to find some changes to your driveway. We will try to be gentle!

It is our hope that there will be a late-spring or early-summer grading and ditching of the roads, and then a follow-up grading in the fall to prepare the roads for

winter.

We will try to hold some road-work days during the spring and summer, so those of you with desire, strength, and willingness (or at least one of the above), please call John Barlow or Steve Little to be put on a list of volunteers. We will definitely call you for help. Thanks.

John Barlow; 970-586-2582

Steve Little; 970-586-9051.

RETREAT SERVICES

John Barlow

Fine Home Design & Construction
(970) 586-2582

Flo Belz

Belz Realty Listings & Sales
(970) 669-1472

Ernie Conrad Real Estate

Glen Haven/Retreat Properties
(970) 586-5929

Barry & Louise Hughes

Wildlife Rehabilitators
(970) 586-3833

Mahan Mtn. View Water Svcs.

Water Hauling for Cisterns
(970) 663-1341

John Manchester

Handyman Services
(970) 586-8030

Ron & Janice Tate

Buy & Sell Antiques & Collectibles
(970) 586-9289

Three-line listings are free to RLA members, \$10/year to non-members (make checks out to RLA). Deadlines: 2nd Friday in January, March, May, July, September, November. Send name, short description of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.

Editorial Comment

We've attended every RLA Board meeting since September 1996, so we've had a chance to observe quite a lot of Board business.

We've been impressed by the thoughtfulness and care the Board members show in addressing each issue that arises. Some of these issues require considerable research and discussion, which they never shirk. The Board members, other officers and most of the committee heads rarely miss a meeting. They lend the use of their homes for meeting purposes. They donate their time and energy and commitment to The Retreat. They act in the best interest of the majority of Retreat members.

And, they are all volunteers.

We believe the current, and past, Board members, officers, and committee members are owed the sincere gratitude of all RLA members.

Covenant #16 Driveways & Access Roads

"No driveway or access road shall be constructed or used unless an approved culvert of a minimum size of twelve inches shall first be installed by the owners of the lot, at their expense, unless said driveway or access road is below the level of the public road surface."

RETREAT SERVICES

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Name: _____

Short (30 letters & spaces max.) description of service: _____

Telephone Number: _____

The 1998 Winter Potluck



RLA Board President Marcella Bicknell announces the entertainment program and reveals the names of the lucky RLA members who had been chosen to take part in this year's melodrama.

In addition to the usual sumptuous spread of edibles, the March 14 Winter Potluck gave RLA members a variety of entertainment. Bob Clarke told three stories, purportedly based on dreams he had had, starring some of The Retreat's best-known members. Steve Little threw out a series of famous quotes, whose authors the crowd identified, as a warm-up for a series of serious questions, such as "Does a convex mirror enlarge or reduce images?" Some who answered correctly won prizes. Then came the *pièce de résistance*, The Melodrama, starring: Linda Bachali, John and Mike Barlow, Flo Belz, Jim Boyd, Vernon Burch, John Cooper, George Richard, Janice Ricker, Janice Tate, Arthur Turpin and Marylouise Widmaier. Direction was by John Manchester, costume design by Nancy McDevitt, and piano accompaniment by Carol Fulton.



At left, Board member Steve Little leads a round of questions-and-answers, followed by an impromptu discussion of the 2028 asteroid, at that time reported to be on a possible collision course with Earth.



The newest generation was well represented. From left are Alec and Grace Fowler, with their mother, Julie; and Christopher and Mathew Boyd, with their mother, Ardene.



At left, RLA member and Glen Haven post-master Bob Clarke tells one of his hilarious stories.



The cast of the 1998 Melodrama, from left: Kneeling in front are Arthur Turpin and George Richard; standing are Jan Ricker, Marylouise Widmaier, John Cooper, Janice Tate, Jim Boyd, Linda Bachali, Mike Barlow, John Manchester, John Barlow, Flo Belz and Vernon Burch.

The Retreat and the National Forests

By Dennis Bicknell and Graham Fowler

The Retreat is essentially surrounded by Roosevelt National Forest; to the immediate west is Comanche Peak Wilderness Area and, of course, Rocky Mountain National Park is just beyond that.

The forests — in this case Roosevelt and Arapahoe forests and Pawnee National Grass Land — are operated under a Land and Resource Management Plan required by federal law. The last plan was approved in 1984, and parts of it have been under challenge from the Colorado Mountain Club. A new *draft* plan was formulated in the early 1990s and made available for comment and suggestion. Numerous public meetings were held. All this is in a standard format written in its own jargon. Please keep in mind that the drafts and comments run literally more than 1000 pages.

Several proposals were of interest and concern to the Retreat Landowners Association and its members. These included trails for all-terrain vehicles (ATVs) coming from the Poudre Canyon over Danner Pass and Storm Mountain and perhaps coming down either Black Creek Road or Miller Fork Road to trailheads. Another proposal was for the development of a ski area in the Comanche Peak Area, with an all-season road going north and west from Glen Haven or perhaps the Dunraven trailhead area. Another concerned forest management, including fire policy, disease control and timber harvesting.

The RLA notified the membership of the proposed plan and advised how indi-

vidual members could offer comments and opinions. In addition, the RLA maintained close contact with the process in order to be able to make appropriate comments in a timely manner. The membership offered numerous valid comments, all of which became incorporated in seven alternatives for a final draft plan. This draft plan was



considered last year and, in November 1997, one alternative was selected by the Forest Managers; after a comment-notice period, the 1997 Revision to the Land and Resource Management Plan became effective.

It is good to report that most of the Retreat concerns have been resolved in a favorable manner. The ATV trails were not approved in the immediate area; some trail work will be done in the Cedar Park area. For the Crosier Area, which includes The Retreat, the Plan, Chapter Two, pages 161 and 162, has the following goals and desired conditions:

- *Emphasize maintaining wilderness characteristics.*
- *Timber harvest is not allowed. Ac-*

cept insect and disease losses.


- *The wildfire management strategy is prescription control. Prescribed fire may be implemented to maintain a natural landscape and control fuel accumulations.*

- *Manage the Miller Fork drainage as semiprimitive wilderness with no new trails. Rehabilitate existing human-caused disturbances to the landscape.*

In addition, several vacant cattle-grazing allotments in both the Crosier and Cedar Park areas will be closed due to lack of public access. The Comanche Wilderness Ski Area proposal has been dropped for lack of interest. This also applies to a ski area considered in the Twin Sisters area. An area of several thousand acres along Bulwark Ridge toward Signal Mountain is recommended for Wilderness designation. This includes the headwaters of the Miller Fork Creek and extends toward Danner Pass. Miller Fork Watershed is rated as Class I (functional), meaning it is in good condition. Only major events cause long-term changes. Human disturbances are not compromising watershed function or stream segment integrity.

It is suggested that those interested in reading any or all of the Plan, with environmental-impact statements, maps, charts and comments, contact libraries along the Front Range or any Forest Service office.

Certainly, thanks are due to all members who took part in the process, as well as the RLA Board of Directors who stayed the course. Particular thanks are offered to Graham and Julie Fowler, who kept up with the meetings and documentation. It is felt that the outcome of this plan is another great demonstration of what the RLA and its members can accomplish! Perhaps another milestone? Be prepared: Remember that these plans are to be redone about every 10 years.

•••••  •••••
 • The members of the Ostrich Assn. held regular meetings and became irritated by Ostrich Oscar, who was always late. They decided to play a trick on him. As they saw Oscar approaching, they all buried their heads in the sand. Oscar walked up, looked around, and said, "Well, I finally got here ahead of the rest of them."
 •••••



El Niño left us some very wet spring snow on March 17 and 18, 1998; that's 17" on the left. More than 29" fell in March 1998, compared to 9.25" in March 1997.

The Retreat Heritage

The following excerpts are from the Winter 1977 Retreat Newsletter, courtesy of ACC Chairman Dennis Bicknell.

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 Retreat roads and bridges. This figure does not include the main entrance bridge or Dunraven Glade Road.

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.

Funding for the repair of the roads has been supplied by the Federal Disaster Assistance Administration . . .

We are all thankful that no cabins were destroyed and no one was killed or injured in The Retreat the night of July 31.

Ernie Conrad [RLA President]

* * *

LANDOWNERS' REPORT

By Vangie & Dobby Dobson

It started out as a normal weekend. We pulled the trailer in at four o'clock, unhooked, and Dobby drove to Estes Park. When he returned, we were going to do a little work on the cabin, which was framed up but not closed in. It started raining about seven o'clock . . . We can't recall exactly when the roar of the flood started, but it's a

sound one will never forget! About 11 pm, we put on our hip boots and rain coats and went down toward the bridge [on Streamside Drive just inside The Retreat boundary; this bridge was replaced by the culvert that exists at present]. Miller Fork 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 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. 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 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 . . .

We took walks both ways, toward Drake and 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 . . .

It was a full week before the men could

come in far enough to construct a temporary bridge to allow all the stranded cars to get out. 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.

* * *

An update by Ernie Conrad clarifies the discrepancy between his statement that no cabins were destroyed and the Dobsons' statement that "Nothing was left in places where there had been cabins . . ." Both are correct: No cabins were lost in The Retreat, but several were lost along County Road 43, which is the scene described by the Dobsons.

The flood occurred on a three-day weekend commemorating the 100th anniversary of Colorado statehood, so the area was unusually full of people. Among the dead were two Glen Haven residents and two campers in one of the picnic areas on County Road 43.



Newsletter Submissions

RLA members are encouraged to submit articles — and photos — of interest to fellow members for publication in the Newsletter. The Newsletter is mailed out in February, April, June, August, September and November; deadlines are the Friday before each Board meeting. Send articles and photos to: RLA Newsletter, P. O. Box 29, Glen Haven, CO 80532-0029.

If anyone ended up with an extra serving spoon after the Winter Potluck, it belongs to Flo Belz.

Tree-Cutting Protocol

By Marcella Bicknell, RLA President

In the past year or more, there have been several incidents of tree cutting and removal that have been troublesome for individual members and the RLA. Considerable time and effort have been expended in these matters. They raise serious issues of trespass, among other things. The RLA Board wishes to remind the members of the following:

- Know your property lines and corners.
- Respect your neighbors' property lines.
- Contact the ACC to advise of

tree cutting planned and persons doing the work. See Covenant 10. (Phone: 970-586-1034)

- If you observe someone cutting trees, do not know the person and are uncomfortable with asking who he is, please contact the RLA. (Phone: 970-586-1034)

- Get written permission to cut on another member's property.

These good-neighbor guides are always important, and with expected increases in beetle infestations in the immediate future they will become even more important.

Board of Directors, 1997-98
[Terms expire at Annual Meeting in bracketed year]

Marcella Bicknell, President ['99]
1473 Streamside Dr., P. O. Box 143, Glen Haven, CO 80532
(970) 586-1034

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

John Barlow ['00]
24 Black Creek Dr., P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Marvin Gee ['99]
722 Miller Fork Rd., P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Stephen Little ['00]
22 Saddle Court, P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

Gene Pfeif ['98]
324 Ninth St.
Windsor, CO 80550
(970) 686-7735

Marcille Trahan ['98]
1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

Officers, Committee Chairs, Other RLA Leaders

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Dennis Bicknell, ACC
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Ron Ellis, Snow Plowing
P. O. Box 3884
Estes Park, CO 80517
(970) 586-3242

Victoria McCoy, Newsletter Ed.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Janice Tate, Corresponding Sect'y
P. O. Box 41
Glen Haven, CO 80532
(970) 586-9289

John Barlow & Stephen Little
Road Committee Co-Chairs

Alfred Cunningham & Shirley Turpin
Co-Recording Secretaries

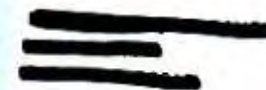
Frances Cunningham & Nancy McDevitt: Welcome Committee

Marcella Bicknell & Richard Boggs
GHAFD Liaisons

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



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10/3213

Postnet barcode



The Retreat Newsletter

1971 ★ 27th Year ★ 1998



October/November 1998 ★ P. O. Box 160, Glen Haven, CO 80532 ★ October/November 1998

Upcoming Meetings

Budget Work Session
3 p.m., November 14, 1998,
at the Widmaier residence,
684 Miller Fork Rd.

☪

Board Meeting: Nov. 21, 1998,
at the Little residence,
22 Saddle Ct.

☪

Board Meeting: Jan. 23, 1999,
at the Gee residence,
722 Miller Fork Rd.

☪

Board Meeting: Mar. 27, 1999,
at the Barlow residence,
24 Black Creek Dr.

☪

Board Meeting: May 22, 1999,
at the Pfeif residence,
1488 Dunraven Glade Rd.

☪

July 31, 1999:

**Board Meeting and
ANNUAL MEETING**

☪

Board Meetings start at 9:30 a.m.

September Board Meeting Report

The first order of business at the September Board meeting was the election of Board officers: Marcille Trahan, President; Marvin Gee, Vice President; Marcella Bicknell, Secretary.

Landowner Comments

Jim Boyd presented several ideas of ways to make Retreat road maintenance more cost efficient. He also offered to help with road maintenance by training new people and by working on the roads with the help of the Road Committee.

Bea Behrens said she had heard that Larimer County was planning to spray weeds along Dunraven Glade Road and expressed concern about the proliferation of thistles. The Board had not heard of the spraying plan and decided to consult ECC Chairman Graham Fowler about identifying the weeds that should be eliminated.

Board & Committee Reports

The Board agreed to hold a budget work session at 3 p.m. on November 14 at

Treasurer William Widmaier's residence.

Assistant Treasurer Ken Cooper reported on changes in Retreat property ownership and Directory listings; see boxes on page 3.

Architectural Control Committee Chairman Dennis Bicknell reported that the Whyards (Filing 2, Lot 60) had requested a variance to build 10 feet closer to the road than the Covenants allow, which the Board voted to grant.

Road Committee co-Chair John Barlow said that a price adjustment had been received for the parts of the grading work that were unsatisfactory and that, with the help of RLA member Richard Weinmeister and volunteers, the Road Committee hoped to make more improvements to the roads before snowplowing begins.

Water Update

Marcella Bicknell stated it had been suggested that The Retreat ask the chief water engineer for this district to speak to the RLA membership at a special meeting; she suggested the Board send him everything The Retreat has published about water and ask him if there are areas that have not been covered or are unclear.

Other Business

Dale Alps suggested a mirror at Streamside and County Road 43 would be a good idea, and Marcille Trahan asked the Road Committee to make a decision about 20-mph signs by the November meeting.

Mr. and Mrs. Keith Cross, whose house is on County Road 43 and who also own the adjoining lot, which is in The Retreat, requested to be excluded from The Retreat as they do not use Retreat roads. The Board voted to deny this request.

At the 1998 Annual Meeting, the Parliamentarian said she thought amendment of certain portions of our bylaws should be considered. The Board recently received a letter from her offering to assist if it is

Continued on page 2

In yet another effect of El Niño, our trees turned unusually late this autumn. In mid-October, two weeks later than 1997's peak color, the red and gold leaves around the Dunraven Glade entrance to The Retreat were truly spectacular.



Recording Secretaryship

Shirley Neely-Turpin, who has been serving the RLA as co-recording secretary, taking the minutes of alternating Board meetings, will be doing so for the last time at the Jan. 23, 1999, meeting.

The RLA Board sincerely thanks Ms. Neely-Turpin for her generous contribution of time and energy.

The Board also seeks a volunteer to act as co-recording secretary, sharing the duty with Al Cunningham, starting with the May 22 Board meeting and including the Annual Meeting in July, and every second Board meeting thereafter.

The RLA member filling this position is paid \$20 per Board meeting, with an extra stipend for taking the minutes at the Annual meeting.

Those who wish to volunteer are asked to contact RLA President Marcille Trahan, 1817 42nd Ave., Greeley, CO 80634. Telephone: 970-330-6396.



RETREAT SERVICES

John Barlow

Fine Home Design & Construction
(970) 586-2582

Flo Belz

Belz Realty Listings & Sales
(970) 669-1472

Ernie Conrad Real Estate
Glen Haven Retreat Properties
(970) 586-5929

Barry & Louise Hughes
Wildlife Rehabilitators
(970) 586-3833

Mahan Mtn. View Water Svcs.
Water Hauling for Cisterns
(970) 663-1341

Ron & Janice Tate
Buy & Sell Antiques & Collectibles
(970) 586-9289

Three-line listings are free to RLA members, \$10/year to non-members (make checks out to RLA). Deadlines: 2nd Friday in January, March, May, July, September, November. Send name, short description of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.

September Board Meeting Report

Continued from page 1

decided to proceed. Marvin Gee suggested The Retreat thank her and ask her to highlight the bylaws of concern.

Dale Alps reported that the rules have changed for use of the Big Thompson Assn. (BTA) building, where the RLA Annual Meeting has been held for the past few

years. The BTA now requires a \$100 deposit in addition to the \$100 use fee; if the building is not left in satisfactory condition, the BTA will keep all or part of the deposit to cover cleaning costs. Please use the coupon at the bottom of page 3 to suggest an alternate location for the 1999 Annual Meeting.

Covenant 14

It was observed at the September Board meeting that there seems to be a number of property owners who have stored unused and unlicensed cars on their lots. The Board would like to remind all RLA members of the provisions of Covenant 14:

"No inoperative private automobiles, machines, or rubbish shall be placed and remain on any lot for more than 30 days, unless stored or parked in a carport."

•••••
• A couple of Martians land in
• Denver and stop to watch a
• John Wayne western movie
• showing on a television set in a
• store window.

• "This is fascinating," says the first
• Martian.

• "Yes," says the second, "but I
• can't figure out why the hero has
• a biped on his back."
•••••



Editorial Comment

Every time we drive on Miller Fork Road, we silently thank Jim Boyd and Al Cunningham.

Early in October, these two RLA members took it upon themselves to spread the gravel out on the curve between the Gwynns' and Turpins' and to remove the bumps and craters near the Stoltes'. In the third week of October, we noticed someone had filled several potholes with asphalt; we suspect that, too, was Al Cunningham's work.

At a time when most of us believe that if we voice a complaint to someone else we have done our civic duty, it's inspiring to see two people who go beyond mere complaints, put their shoulders to the plow, and get the job done.

*Thanks from all of us,
Jim and Al!*

Glen Haven, Larimer County Seat

On June 18, 1998, Glen Haven was "County Seat for a Day." The Larimer County commissioners — John Clarke, Jim Disney and Cheryl Olson — Sheriff Richard Shockley, several deputies, and other county officials took questions, complaints and compliments from about 75 residents.

Among the many comments was one asking the Sheriff if something could be done to enforce the 25-mph speed limit through town, mentioning that tourists coming out of the General Store might easily step in front of a car. The posting of a sign at both ends of town was determined to be the only solution. We were pleasantly surprised when the county installed signs requesting compliance with the speed limit a few months later.

Steve Childs, GHAVFD fireman and co-owner of the General Store, asked if guardrails could be constructed on the Devils Gulch switchbacks, citing five

accidents there last year, one of them a fatality. A county engineer said that drainage problems would be exacerbated by guardrails and that drivers should slow down; Mr. Childs said that drainage wasn't as important as lives and that all the accidents had been at low speed. The engineer promised to look into the possibility of guardrails.

Mr. Childs also asked if something could be done to limit the number of participants in bike rallies on County Road 43, one of which draws 2000 riders and blocks all traffic, including emergency vehicles, for an entire day. The Commissioners said that, beyond requiring bikers to ride single file, there wasn't much they could do; they agreed that 2000 bicyclists on our little road were too many.

The "Virtual Courthouse" can be visited at: www.co.larimer.co.us. Or, e-mail webmaster@co.larimer.co.us.

Guardrail Petition Circulated

A combination of the county's attitude at the June 18 meeting (see article, p. 2) and the information that the school bus has had difficulty negotiating the Devils Gulch switchbacks for more than 20 years motivated a local resident to draw up and circulate a petition requesting Larimer County to install guardrails.

Two hundred forty-five local residents signed the petition, which was presented to the commissioners on Sept. 15, 1998. On Sept. 22, a detailed list of accidents, with damage incurred, drawn up by GHAVFD Fire Chief Tom Housewright was presented to the commis-

sioners; they responded by putting guardrails on the list of projects to be considered for 1999.

Articles in the *Estes Park Trail-Gazette*, *Loveland Reporter-Herald* and *Fort Collins Coloradoan* were followed by television coverage on Channel 4.

While there is not universal support for this issue among residents, due to the fact that they themselves have successfully driven this road for many years, most do hope this minor safety measure (total cost: \$15,000) will be undertaken before an accident involving school children occurs.

Holiday Wreath Workshops and Sales

RLA member Frances Cunningham and Glen Haven resident Carroll Martin will again offer wreath- or swag-making workshops in mid-November. Participants will learn to make fresh, fragrant displays to decorate their own houses or to give as gifts.



Wreaths and swags will also be for sale, and shipping and packaging will be available.

Seven morning, afternoon and evening workshops will be given during

Property Values

During the Annual Meeting, while speaking in favor of The Retreat's contribution to the GHAVFD, Board Member Steve Little made a point that may not have occurred to everyone.

Vacant land cannot be insured, so if a fire destroys your trees and the scenic value of your property, your loss is even greater than that of those who have insured residences. Therefore, even those not facing the loss of a home should willingly support the funding of the fire department.

the week of November 14-21 at the Glen Haven Association's Town Hall.

The cost of \$30 per person includes greens, wire, berries, pine cones and a traditional red bow. Other supplies and colored ribbons will be available for purchase.

Group rates can be arranged for 10 or more people, and the two workshop leaders will go to the group's location, if desired.

Workshop participants should wear old clothes and bring garden gloves, large scissors and wire cutters.

To obtain the exact times and to register, call Frances Cunningham at 970-586-7627 or Carroll Martin at 970-586-5470.

If you'd like to have the Annual Meeting at a location other than the Big Thompson Assn. building at Drake, please let the Board know, using the form below.

1999 Annual Meeting Location

The 1999 RLA Annual Meeting should be at:

Because _____

Name (optional) _____

Send form to:
1999 Annual Meeting Location
RLA
PO Box 160, Glen Haven, CO 80532

Retreat Property Change

Mark and Dorris Hall sold Filing 3, Lot 2, to **Robert B. Smallwood**, General Delivery, Glen Haven, CO 80532.

Retreat Directory Changes

(Please note changes in your copy of the Landowners Directory)

James & Joanne Persichetti's phone numbers should be: 303-665-3034 in Lafayette, and 970-577-0752 in The Retreat.

Kenneth & Patricia James have moved to 10555 MacArthur Blvd., #2122, Irving, TX 75063. Phone: 972-869-3537.

Anne Laubhan has moved to 608 S. Bluff, Wichita, KS 67218.

Lynn & Rebecca Lorenz's new address is P.O. Box 1737, Prescott, AZ 86302. Phone: 520-443-1415.

Marlan & Anita McMahan have moved to 1034 W. Camino Pablo Dr., P.O. Box 7018, Pueblo West, CO 81007. Phone: 719-647-1276.

Gene & Carol Ann Pfeif have moved to 33941 Siasconset Rd, Windsor, CO 80026. Phone 970-686-7735

Eugene & Shirley Robb's phone # should be: 970-577-0862

Gary & Arlene Spahn have moved to 4607 Timberglen, #2212, Dallas, TX 75287. Phone: 972-733-4682.

Noah & Janette Van Butsel's area code is 402.

If you're willing to serve on the 1999 Nominating Committee or to run for the Board of Directors, please let the Board know, using the form below.

1999 Board Nominations

I volunteer to:

- Serve on the Nominating Comm.
 Run for the Board of Directors

Name _____

Phone # _____

Send form to:
1999 Nominating Committee
RLA
PO Box 160, Glen Haven, CO 80532

Board of Directors, 1998-99
[Terms expire at Annual Meeting in bracketed year]

Marcille Trahan, President ['01]
1817 42nd Ave., Greeley, CO 80634
(970) 330-6396

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

John Barlow ['00]
24 Black Creek Dr., P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Marcella Bicknell ['99]
1473 Streamside Dr., P. O. Box 143,
Glen Haven, CO 80532
(970) 586-1034

Marvin Gee ['99]
722 Miller Fork Rd., P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Stephen Little ['00]
22 Saddle Court, P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

Gene Pfeif ['01]
33941 Siasconset Rd.
Windsor, CO 80550-4718
(970) 686-7735

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2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

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Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

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(970) 586-3242

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John Barlow & Stephen Little
Road Committee Co-Chairs

Alfred Cunningham & Shirley Turpin
Co-Recording Secretaries

Frances Cunningham & Nancy McDevitt: Welcome Committee

John Manchester, GHAVFD Pres.;
M. Bicknell, R. Boggs: GHAVFD Liaisons

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



**First
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Happy Thanksgiving



From the RLA Board



Address Correction Requested



The Retreat Newsletter

1971 ★ 27th Year ★ 1998



December 1998/January 1999 ★ P. O. Box 160, Glen Haven, CO 80532 ★ December 1998/January 1999

Upcoming Events

**Board Meeting: Jan. 23, 1999,
at the Gee residence,
722 Miller Fork Rd.**

☪

Winter Potluck

March 6, 1999

**Community Church of the
Rockies, Estes Park**

☪

**Board Meeting: Mar. 27, 1999,
at the Barlow residence,
24 Black Creek Dr.**

☪

**Board Meeting: May 22, 1999,
at the Pfeif residence,
1488 Dunraven Glade Rd.**

☪

July 31, 1999:

**Board Meeting and
ANNUAL MEETING**

☪

Board Meetings start at 9:30 a.m.

Assessment Notices

By Ken Cooper, Assistant Treasurer

Just a reminder: The RLA statements for 1999 dues will be mailed around December 23, 1998. The 1999 assessment, as set by your RLA Board, is \$195 per landowner and is due January 1, 1999.

Last year, one of our landowners commented that if a bill is due January 1st, it ought to be mailed earlier than the last week in December. The main reason for waiting is to avoid the pre-Christmas deluge of cards, letters and advertising. Bear in mind that no late charges apply unless your payment is postmarked on or after March 1, 1999, so you have two months in which to make it.

- A professor of Greek takes his torn suit to a Greek tailor.
- The tailor looks at the pants and asks, "Euripides?" "Yes," replies the professor. "Eumenides?"



November Board Meeting Report

Board President Marcy Trahan gave the first report at the November meeting, about the all-day Community Associations Institute (CAI) session she attended on behalf of the RLA on October 17, 1998. This report is summarized in a separate article on page 3.

Board & Committee Reports

Treasurer William Widmaier reported that, as of November 21, 1998, \$38,824 in assessments had been received out of the total budgeted amount of \$39,035. Cash receipts were \$43,706.35, including assessments, interest, late fees and transfer fees. As of November 21, cash disbursements were \$34,393.68.

Assistant Treasurer Ken Cooper's report stated that no property had changed ownership since the last Board meeting.

Architectural Control Committee Chairman Dennis Bicknell's report stated that the Russels' application for an addition to their cabin had been approved; the Squires had informed the ACC of completion of the exterior of their cabin within the six-month extension previously granted by the Board; the Gilbaughs had changed the siding on their replacement garage to split log, and work was under way; the Shimeks and Jane Lovejoy had submitted notices of plans to replace the roofs of their cabins; the Bennetts had advised that they are repainting the exterior of their cabin; and an application had been received from the Jorends for a fenced dog run, for which approval was expected soon.

Road Committee Co-Chair John Barlow said he was in the process of pricing speed-limit signs; these will be made of redwood, in keeping with the surroundings. He also said that next year's road-work effort would be on Elkridge Drive, and that the Road Committee would assess the results of this year's work and reset priorities in the spring of 1999.

Co-Chair Stephen Little's report about roadbase and gravel is in a separate article starting on page 2.

The Road Committee wishes to stress that RLA members who have comments

about the roads should contact Mr. Barlow or Mr. Little, not the operators of the road equipment.

Nominating Committee Chair Stephen Little's committee members are Frances Cunningham and Carol Fulton. RLA members who wish to nominate another RLA member, or to volunteer to run for a Board position themselves, are asked to contact any committee member.

Other Business

The location for the 1999 Annual Meeting was discussed; it was decided that the Big Thompson Assn. building would be reserved again, despite the fact that a cleaning deposit has been added.

The location and date of the Winter Potluck was discussed; it was decided to hold the potluck at the Community Church of the Rockies again, and that the date would be Saturday, March 6, 1999.

The 1999 annual assessment of \$195 per landowner and the 1999 budget were presented. The Board voted unanimously to approve both. The budget is on page 3.

RLA member Duke Sumonia asked what price adjustment had been granted by Jansma Brothers for the work on our roads. Mr. Barlow answered that five hours at \$75 per hour had been deducted.

Recording Secretary

The RLA Board needs a co-recording secretary to share duties with Al Cunningham.

These duties consist of taking the minutes at every other Board meeting, starting in May 1999, and taking the minutes at the Annual Meeting in July, which totals three Board meetings per year plus the Annual Meeting.

There is a stipend of \$20 per Board meeting and \$100 for the Annual Meeting.

Volunteers are asked to contact RLA President Marcy Trahan, 1817 42nd Ave., Greeley, CO 80634, 970-330-6396.

**1999 Budget
on page 3**

RETREAT SERVICES

John Barlow
Fine Home Design & Construction
(970) 586-2582

Flo Belz
Belz Realty Listings & Sales
(970) 669-1472

Ernie Conrad Real Estate
Glen Haven/Retreat Properties
(970) 586-5929

Paul & Carol Dingel
Northfork Crafts/Fine Woodwork
(970) 586-6968

Barry & Louise Hughes
Wildlife Rehabilitators
(970) 586-3833

Mahan Mtn. View Water Svcs.
Water Hauling for Cisterns
(970) 663-1341

Ron & Janice Tate
Buy & Sell Antiques & Collectibles
(970) 586-9289

Retreat Directory Changes

(Please note changes in your copy of the Landowners Directory)

Garrett Rivers' address should be: P. O. Box 184, Glen Haven, CO 80532-0184.

Frank & Donna Shavlik have moved to 1444 Matthew Circle, Estes Park, CO 80517.

Robert B. Smallwood's address is P. O. Box 292, Glen Haven, CO 80532-0292. Mr. Smallwood bought F3, L2 from Mark and Dorris Hall, as noted in the October/November 1998 newsletter.

In Memoriam

Longtime RLA member Viola Dill of Loveland died October 7, 1998, at the age of 73.

She is survived by her husband, Albert, son Allen and his wife Arlis, son Gary and his wife Beth Anne, four grandchildren and four great-grandchildren.



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

Dear Retreat Landowner,

After careful consideration of the budget, the Retreat Board of Directors has set the 1999 landowner assessment at \$195. This is a modest increase of \$10 from last year's assessment and far from the \$250 limit approved at the July annual meeting. This amount includes a \$50-per-member contribution to the Glen Haven Area Volunteer Fire Department (GHAVFD), which was approved by the membership at the July 1998 annual meeting.

There is some question regarding the tax deductibility of this contribution to the GHAVFD. After consulting IRS regulations and legal counsel, the following options address this issue. However, please check with your financial advisor as to what is most appropriate for you.

Option 1: Full payment of \$195 is made directly to the RLA which includes the \$50 contribution. The \$50 contribution cannot legally be claimed as a charitable deduction since it is subsumed within the annual assessment.

Option 2: Full payment is made in the form of two checks. One for the amount of \$145 is made out to the RLA for the assessment. The second check for the \$50 contribution is made out to the GHAVFD. Your canceled GHAVFD check then becomes your documentation for a charitable tax deduction. However, **both checks must be sent together to the RLA** in order to simplify bookkeeping and tracking. Please do not send the contribution directly to the GHAVFD as this will complicate record keeping.

Regardless of the option you choose, the RLA will forward the contributions to the GHAVFD. Please be reminded that this contribution is not optional. It was voted and approved by the membership for a three-year period at the annual meeting. For those who have a cabin, the need for fire protection is obvious. For those who don't yet have mountain homes, the value of your land is primarily in the trees and scenery that make ownership in The Retreat so attractive. A fire would not only destroy that attractiveness but would also decrease the value of your land for many years to come.

The Assistant Treasurer will be mailing an assessment invoice to each member shortly. Please keep this notice for future reference. Your timely payment will be greatly appreciated. Thank you.

Sincerely,

RLA Board of Directors

Road Report

By Stephen Little, Board Member

Your RLA Roads Committee has been active this fall, adding roadbase and gravel to Retreat roads.

Lower Streamside Drive was completely re-graded, and some parts of Copper Hill Road where the washboard surfaces were very bad were re-graded as well.

We put down 21 loads of recycled asphalt and nine loads of 3/4" gravel.

The gravel went onto the upper part of Bulwark Ridge Road (4 loads) and lower down on the north-facing part (1.5 loads). We also put 1/2 load on Fighting Elk Court and a load on the place where Miller Fork Road crosses the stream. Miller Fork Road just past the McCoy's received 2 loads of gravel, as well. Gravel is used to combat

the mud on these roads; even though it costs a bit more per load, it covers more than twice the distance as recycled asphalt.

Recycled-asphalt roadbase was applied to the rocky upstream portion of lower Streamside Drive (11 loads) and on the two curves of Copper Hill road past Fisherman's Lane (2 loads each). The curves at the beginning of Miller Fork Road just off Dunraven Glade Road were covered with 3 loads, and 3 loads were put on Elkridge Drive just above the fire station.

Al Cunningham and Jim Boyd were driving the grader, I was pitching rocks and directing traffic, and we had help from Ron Tate and Tom Crandell.

If you have driven on these roads, I am

Continued on page 3

Community Associations ABCs

Following are excerpts from the report written by RLA Board President Marcy Trahan about the Community Associations Institute (CAI) session she attended in October:

The *hierarchy of governing documents* (in descending order) consists of the Plat, the Covenants, the Articles of Incorporation, the Bylaws, and the Rules and Regulations adopted by the Board over the years.

The *rights and obligations* of the owners and Board members include the duties of loyalty (prohibits Board members from making decisions that benefit their own interests) and ordinary care (requires that duties be performed in good faith and in the best interests of the association).

The *five steps of problem solving* include identifying the scope of a problem, determining who has the authority and obligation to address the problem, considering different approaches to solving the problem, communicating the plan to members, and monitoring and evaluating the plan.

Administering of finances consists of the Planning Phase (preparation and adoption of annual budget), the Operation Phase (preparation of monthly financial statements, collection of assessments, and investment of funds), and Evaluation Phase (annual audit).

Creation and enforcement of rules includes the requirement that the rule be necessary, that it is not already covered by an existing rule, that it is clear and specific, that it is applicable in a uniform manner, and that there is a consensus for the rule.

Road Report

Continued from page 2

sure you are aware of the improvement. We have plans to add quite a bit of road-base next year to cover more of the rocks that make grading so difficult. When the roads can be graded in a straightforward fashion it will make road maintainance much easier to do, so we can do it more frequently.

Please DO help us out by driving slowly (20 mph speed limit) and carefully on Retreat roads. It is especially important not to accelerate rapidly on the curves where it is so difficult to keep roadbase in place. We plan to place some signs and curve markers on our roads next spring.

Retreat Landowners Association, Inc. 1999 Budget

INCOME

Assessments: 211 x \$195	\$41,145
Transfer Fees & Other	500
Interest Income	<u>3,500</u>
TOTAL INCOME	\$ <u>45,145</u>

EXPENSES

Accounting	\$ 350
Administration	
Miscellaneous	550
Office Supplies	750
Postage	700
Secretarial	250
Long-Distance Telephone	150
Travel	100
Newsletter: postage & copying	1,000
Membership Directories	350
Social Events & Annual Meeting	450
Donations: Fire Department	10,550
Environmental	1,000
Insurance	2,850
Legal Fees	2,000
Membership	<u>300</u>
Sub Total	<u>21,350</u>
Snow Removal	<u>5,000</u>
Road Maintenance	
Payroll, P/R taxes & insurance	2,500
Road admin., certification, training	500
Road base and supplies	10,000
Regrade roads & ditches	3,500
Equipment repairs & maintenance	2,500
Equipment fuel	<u>1,000</u>
Sub Total - Road Maintenance	<u>20,000</u>
Transfer to Equipment Fund	<u>1,000*</u>
TOTAL EXPENSES	\$ <u>47,350</u>

EXCESS OF EXPENSES OVER RECEIPTS (\$2,205)

A deficit is budgeted because the Board expects to carry over a portion of the 1998 surplus to 1999 operations.

*from Unrestricted Funds

If you have questions about the RLA budget, please call any Board member.

Board of Directors, 1998-99
[Terms expire at Annual Meeting in bracketed year]

Marcille Trahan, President ['01]
1817 42nd Ave., Greeley, CO 80634
(970) 330-6396

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
(970) 667-6752

Marcella Bicknell ['99]
1473 Streamside Dr., P. O. Box 143,
Glen Haven, CO 80532
(970) 586-1034

Stephen Little ['00]
22 Saddle Court, P. O. Box 37
Glen Haven, CO 90532
(970) 586-9051

John Barlow ['00]
24 Black Creek Dr., P. O. Box 96
Glen Haven, CO 80532
(970) 586-2582

Marvin Gee ['99]
722 Miller Fork Rd., P. O. Box 159
Glen Haven, CO 80532
(970) 586-5485

Gene Pfeif ['01]
33941 Siasconset Rd.
Windsor, CO 80550-4718
(970) 686-7735

Officers, Committee Chairs, Other RLA Leaders

William Widmaier, Treas.
2010 46th Ave., F1
Greeley, CO 80634
(970) 330-3281

Graham Fowler, ECC
8764 Skyland Dr.
Niwot, CO 80503
(303) 652-8365

Janice Tate, Corresponding Sect'y
P. O. Box 41
Glen Haven, CO 80532
(970) 586-9289

Ken Cooper, Ass't. Treas.
8070 W. Woodard Dr.
Lakewood, CO 80227
(303) 986-5070

Ron Ellis, Snow Plowing
P. O. Box 3884
Estes Park, CO 80517
(970) 586-3242

John Barlow & Stephen Little
Road Committee Co-Chairs

Dennis Bicknell, ACC
P. O. Box 172
Glen Haven, CO 80532
(970) 586-1034

Victoria McCoy, Newsletter Ed.
P. O. Box 29
Glen Haven, CO 80532
(970) 577-0015

Alfred Cunningham & Shirley Turpin
Co-Recording Secretaries

Frances Cunningham & Nancy McDevitt: Welcome Committee

John Manchester, GHAVFD Pres.;
M. Bicknell, R. Boggs: GHAVFD Liaisons

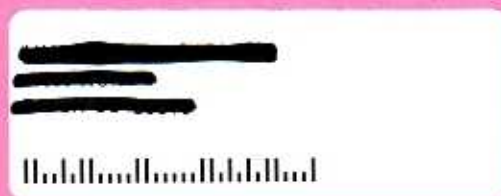
THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160



**Season's
Greetings**



**From the
RLA Board**



Address Correction Requested