



RETREAT LANDOWNERS ASSOCIATION, INC.

PRESIDENT'S REPORT

Jim Persichetti

During the past several months the RLA Board of Directors has attempted to determine the effect on The Retreat Landowners of an error in survey when the property owned by Mr. and Mrs. Maitland was sold to The Retreat developer, Escape Properties. (Mr. Lynn Wells was the president of Escape Properties.)

At the time of sale, Escape Properties entered into a contract with an engineering firm known as V.T.N.Inc. to produce a boundary survey of the property being purchased by Escape Properties from the Maitlands. The platting of the filings # 1,2,3,4, and 5, that is dividing into lots and the legal description of these lots, was based on the above mentioned boundary survey. The overall process of detailed platting and developing by Escape Properties is too lengthy to explain in this newsletter.

During the period of 1975 and 76 the Bureau of Land Management conducted a re-survey of Township 6 north, Range 72 west which includes The Retreat subdivision. This survey by B.L.M. was to re-affirm the original recorded 1880 -1881 B.L.M. boundary survey. Information from B.L.M. and others gathered through 1979 indicated that there indeed had been an error in the above mentioned V.T.N. boundary survey.

How did this survey error affect us as landowners in the Retreat and what was the best course of action to take so as to inform the R.L.A. members? In the fall of 1980 the Board of Directors retained Mr. James Littlejohn, an attorney at law to advise them on the survey problem. It was determined that the survey error had indeed changed some property lines on the perimeter lots adjoining National Forest land and that many of these lots had suffered loss of square footage of property. Furthermore, it was determined that both perimeter lots and interior lots which were not affected by actual square footage loss would be affected by impaired merchantable title.

At the last regular board meetin on January 31, 1981, James Littlejohn was able to give some good news to us. Through a cooperative effort with the V.T.N. Corp., Mr. and Mrs. Maitland and the U.S. Forest Service, they are attempting a complicated land trade among them. The end result, hopefully, will be that the U.S. Forest Service will then be able to deed to each affected perimeter property owner that portion of square footage lost due to the survey error. This should then also resolve the problem of merchantable title affecting all lots in The Retreat. This process will probably require several more months before completion.

The result of this land trade them would be each landowner should end up with the exact physical land he purchased.

I feel we should continue to monitor the progress of V.T.N. Corp., the Maitlands and the U.S. Forest Service in their endeavor to resolve



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the survey problem. Should there be any change or resolve in the survey problem we will get the information out in coming newsletters. Should it become apparent that the above parties cannot resolve the problem the board will propose a plan of collective legal representation of the RLA members.

Please note that the Board of Directors in this matter is attempting to inform each member of the problem to the best of it's ability. We do not wish to give the impression to any member that we are representing any member as to their legal position. We are attempting to pass on information at this point in time. Should you as individual property owners feel the need for individual legal representation on the survey error that, of course, is your right and privilege. The Board of Directors would emphasize that we are optimistic that V.T.N., the Maitlands and the U.S. Forest Service can resolve the boundary survey problem and that cooperation with them at this time is probably in everyone's best interest.

Fishing News

Ray Stark

Another summer will soon be here, and hopefully some leisure time. What better way to spend some of this time, than to go fishing in our own Miller Fork Creek. We in the Retreat are so fortunate as to have a good non-polluted creek running through our area. When fishing in any creek or stream, we are required to observe the state fishing laws, and to respect other peoples property.

This spring, your RLA is planning to stock Miller Fork Creek with rainbow trout. They will be a hardy and good growing fish, 8 to 10" in length. Hopefully, there will be enough runoff and water flow to support them. We will be checking with the National Forrest Service to see what our expected water flow will be.

We have noticed Quite a few fish have survived from last year even though we had a heavy ice cover over the winter, so there should be some good fishing this spring even before we get into our stocking program. So, goodluck to all you fishermen, and have a relaxing time enjoying one of our favorite pastimes.



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BEEBLE CONTROL Harold Dobson

It will soon be time to walk the area to check for beetle infested trees. I have walked part of The Retreat and spot checked a number of areas. These areas were formerly infested. So far I have not found any infested trees. For this reason, I have put off the marking until later. Since I do not expect to find many infested trees, it will not take long to remove them. The tree marking will be on April 25th, 1981. I will send cards to all who have signed up to help. Anyone who has not signed up but would like to help, please let me know. We need to know how many we will have as lunch will be provided. We will meet at my cabin, 280 Streamside Dr. at 9:00 A.M. Any help is appreciated.

BUDWORM Harold Dobson

At this time I do not have anymore information concerning the budworm infestation from the Forest Service. The information that I had recieved was in a letter displayed at the annual meeting and also printed in the newsletter.

In patrolling the area this spring I have observed some browning of needles where trees are very thick. According to information that I have, very few trees ~~are~~ killed by the budworm. The foliage on the branches is destroyed but usually will recover in three to five years.

If enough of the people who signed the sheet at the annual meeting are still interested we will have a meeting. Call me at 426-7410. At this meeting we will explain the possibilities of what may be done. The cost of aerial spraying is \$12.50/acre at this time. The following people signed the sheet at the annual meeting showing interest in aerial spray: Tom Hallstrom, Jim Piersel, Tom Fulton, William McDonald, Hans Ziegler, Shirley Baker, I.B.Muller, Jean Richards, John McAfee, Clent Miles, Charles Galbraith, Corinne Morgan, Jim Persichetti, and Tom Bennett.

At the March 14, 1981 meeting the board decided to ask those concerned with the budworm infestation to meet on April 25, 1981 at our cabin, 280 Streamside Dr. The meeting will take place at 9:00A.M. Please contact me ahead of time so that we can plan lunch for everyone.

Harold Dobson
3251 Mowry Pl.
Westminster, CO. 80030
303-426-7410

TELEPHONES

Mountain Bell is preparing to install telephone lines in The Retreat starting this spring. One line will be built up Dunraven Glade, ending at Gladeview. Another line will be built up Streamside, ending at Blackcreek. If there are more applications, it might be possible to extend the lines further yet this year. To apply, CALL the mt Bell Business Office in Ft. Collins 303-221-5005. Be prepared with lot and house number, estimated long distance calls, current phone numbers, etc. The rate quoted for 4 party line was \$8.40 per month. There will be a pay phone installed near the new fire station in The Retreat.



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BY-LAW COMMITTEE

Tom Bennett

A by-law committee has been appointed by President Jim Persichetti, made up of the following members:

Tom Bennett---Chairman
1513 Lakeside Ave.
Ft. Collins, CO. 80521

Laurene Nicholl
2805 Eagle Dr.
Ft. Collins, CO 80525

Dennis Bicknell
726 Karen St.
Ft. Morgan, CO 80701

Ed Richards
1732-27th Ave.
Greeley, CO. 80631

We are updating and housekeeping the by-laws in order to reprint them. If any Retreat Landowners have suggestions for the revision, please contact any of the committee members immediately. Remember, this is for an updating of the by-laws, NOT the protective covenants. Your suggestions are most welcome. We will present the revised by-laws for approval at the annual meeting this summer.

REPORT ON ROAD CONDITIONS

Spring is just around the corner and the roads are beginning to show it!

The roads have been in quite good condition throughout the winter due to the fact that we have had very little moisture. However, on Tuesday and Wednesday, March 3rd. and 4th. we had a 10" snow fall and about 2" more on Friday, March 6th. With a warming trend following, most of the frost came out of the ground. The melting snow on top of that has caused some muddy roads and rutting problems in several areas. These problems will be taken care of as soon as possible. It seems as though we have this same problem every spring.

The roads were snow plowed on Tuesday, Wednesday and Thursday, March 10th., 11th. and 12th.

I would like to thank everyone for their cooperation in checking your culverts and making sure they are open for any spring runoff we may have. We are always open for any suggestions or comments you may have which will help us in making road maintenance decisions.

Thank you again for your cooperation.

Frank Horn.

Road Chairman.



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This article is from the Estes Park Trail-Gazette. Wild Life Wrap Up by Frank Rinella, Conservation Officer.

Wildlife Wrap Up By Frank Rinella Conservation Officer



WHAT EVERY DOG OWNER SHOULD KNOW

Colorado law 33-6-138 states: "A district wildlife manager, parks and recreation officer, or other commissioned officer, (including deputy sheriff and city police) may kill any dog found to be endangering wildlife.

As used in this section, 'endangering wildlife' means chasing, worrying, flushing, stalking, or injuring protected game birds or animals."

Colorado law 33-6-142 states: "It is unlawful for any person to keep a dog which harasses wildlife, whether or not the wildlife is actually injured by such dog."

A violation of 33-6-142 is punishable by a fine of \$25 to \$300 and up to 90 days in jail.

Colorado law 33-3-106 states: "Nothing in this section shall make unlawful to trap, kill, or otherwise dispose of...

dogs in situations when it is necessary to prevent them from inflicting death or injury to livestock or human life and additionally...when it is necessary to prevent them from inflicting death or injury to big game, small game, birds, or mammals.

"The Division of Wildlife may bring a civil action against the owner of any dog inflicting death or injury to any big game, small game, bird or mammal for the value of each animal injured or killed.

"The minimum value of each animal is set forth in section 33-6-104."

The free roaming dog is the most harmful predator.

He attacks for fun.

He seldom kills immediately, he cripples his prey and goes home to eat.

The cared for dog is man's best friend.

What kind of dog do you have?

At this coming annual meeting two positions on the Board of Directors will be coming up. We would like to encourage a number of people to run for these positions, to bring in new points of view and direction. If you are interested in running for the Board of Directors please send your name to Marcella Bicknell by May 1, 1981.

ANNUAL MEETING

The annual Meeting has been tentatively scheduled for August 15, 1981. More information will be in the next newsletter.



FALL 1981

RETREAT LANDOWNERS ASSOCIATION, INC.

As your RLA Board President I would like to assure all owners that we have a cooperative and understanding group of board members and committee chairmen who will do the utmost to resolve our problems and protect the interests of The Retreat area as a unit. We hope to have a good relationship with all of our neighbors. Hopefully we can always have good news in our newsletters and releases. I would like to thank you in advance for your cooperation.

Sincerely,
Dick Weinmeister

WHAT'S YOUR HOME WORTH?

Ray Stark

Many of the homes in The Retreat are weekend residences and some are remote from our year round neighbors. We have had a few break-ins this summer. A good lock on doors and windows stops, are a good deturent, but in many cases entry can be made by just breaking a glass. One product that might help is a sonic alarm. It is activated by sound and can be hooked up to a horn or siren that will usually scare off the intruder that is just looking. Also these Units can be wired to a lamp or outside flood light.

WILDLIFE PROTECTION

Please help protect the wildlife in our area. There are many old barbed wire fences laying around that are left over from the ranching days here. The deer and elk are prone to get hung up on these in the winter when the snow helps to cover the dangerous pieces of wire. When putting up new fences, please consider using smooth wire instead of barbed wire as this too will help prevent the loss of our wildlife.

NEW CHAIRMEN

Road Main. Ray Stark, Box 100, Glen Haven, CO.80532
Phone-586-2200

Beetle Cont. Rock Tallman, Box 3712, Estes Park, CO.80517



Fall 1981

RETREAT LANDOWNERS ASSOCIATION, INC.

CORRECTIONS AND CHANGES OF ADDRESS LIST

Filing 1.

- Lot 6. Glen and Diane Endsley, 7001 S. Quince, Englewood, CO. 80112
- Lot 88 John & Peggy Bossley, 106 Delphine St. Lafayette, LA. 70503
- Lot 78 Mr & Mrs Don Ballman, 21432 Rios St. Woodland Hills, CA. 91364
- Lot 33 Wendel Vantine, 816 E. 1st St. Loveland, CO. 80537
- Lot 69 Elizabeth Massie, Judith Todd, David Wells and James Bauder, 2687 42nd Ave. San Francisco, CA. 94116
- Lot 93 Lyle & Nancy Reeves, 1943 Cindy Ct. Loveland, CO. 80537
- Lot 17 James Johnston, 3715 N. Oliver, Wichita, KA. 67220
- Lot 32 John Shockley, Box Glen Haven, CO. 80532

Filing 2

- Lot 33 Roderick & Margaret McGrew, 282 Mount Lucas Rd. Princeton N.J. 08540
- Lot 58 Norman & Kimberly Rich, 1613 Leila Dr. Loveland, CO. 80537
- Lot 31 Henry Knipple, 8654 Chase Dr. #337, Arvada, CO. 80003
owns this lot with Camerzell's.
- Lot 27 Richard & Joann Weinmeister, 2125 Bluebell Ave. Greeley CO. 80631
- Lot 54 Stephen & Irene Little, #1 Observatory House, Wellesly MA. 02181

Filing 4

- Lot 12 Charles & Lois Norris, Box 231, West Union, IA. 52175
- Lot 5 VTN
- Lot 26 Michael & Jane Marsolek, 2209 Oak La. Rolling Meadows IL. 60008

Filing 5

- Lot 14 David Harmon, Box 3814, Estes Park, CO. 80517

Bulwark Ridge

- Les Denning, PO Box 2147, Estes Park, CO. 80517

REPORT ON ROAD CONDITIONS.

With the fall season upon us, now would be a good time to check those culverts to make sure they are open and water can run through them freely. Most important of all is to check your driveway and make sure it is not draining into the road and causing erosion. Make sure it is draining in the ditch. This is your responsibility and will greatly help to keep the Retreat roads in better shape. At the present time the roads are in fairly good shape, considering the amount of rain we had this summer. We do have a few trouble spots which can be taken care of with some shovel work.

We plan on grading one more time this fall, probably in November, weather permitting, to smooth out some rough spots.

With your cooperation we hope to continually improve our roads to make them more pleasurable to drive on. If you feel you have a problem in your area, please discuss it with your road chairman.

Thank you very much.