



RETREAT

Newsletter

YOUR BOARD OF DIRECTORS AT WORK

The RLA Board of Directors, composed of six members, holds six regularly scheduled meetings each year. According to our Bylaws, the Board is responsible for: (1) transacting association business, (2) fixing, imposing and collecting penalties for violations, (3) electing officers, (4) appointing committees and (5) assessing annual membership dues.

In short, the Board's basic duty could be described in these words: "to protect, maintain and enhance" the value of all our Retreat property. But this is not an easy task because it involves approximately 1,000 acres of real estate, 261 lots, 210 landowners with 90 cabins and homes.

Members of the Board are aware of the trust placed in them and make every effort to be considerate and just in their decisions. Landowner viewpoints and interests vary widely thus making the governing process a difficult one.

The Board met on March 25th. Here are some highlights from that session:

- * Reviewed the status of liens levied against owners
- * Evaluated complaints about snow removal during recent storm; developed a contingency plan
- * Voted to make major repairs on grader just as soon as possible
- * Reported most owners have granted permission for the

*In memory of
Walter M. Maitland
1912 - 1989*

Walter McClymonds Maitland, 76, Mountain Home Ranch, Drake, died February 11 at his part-time home in Hilton Head, S. C. He was born April 26, 1912, in California. He married Ruth Vollmen in 1946. He was a civil engineer and rancher. He moved to Drake in 1950.

\$\$\$ \$\$\$\$

The Retreat property was originally a part of the Mountain Home Ranch. Our sympathy has been communicated to Mrs. Maitland and her family.

ANNUAL MEETING OF THE RETREAT ASSOCIATION SET FOR JULY 29th

Saturday, July 29, is the date for the RLA annual meeting this year. The meeting will be held in the Glen Haven Community building followed by a pot-luck supper.

The summer issue of the Newsletter will carry details on the session and supper. Please mark your calendar now, if you have not done so, and reserve this time to meet with your neighbors.

BOARD ACTION, continued.....

- removal of diseased trees.
- * Referred the names of 14 owners with delinquent dues to the Retreat's legal counsel for collection.



RETREAT LANDOWNERS ASSOCIATION, INC.

April 1989

Dear R. L. A. members,

I thought I would bring everyone up-to-date on what has been happening in the Retreat and what your board has been doing over the winter.

A winter storm dumped over 2' of snow on the Retreat and temperatures dropped to 30 below zero. The board got many calls about why we didn't get the roads plowed right away. With over 20 miles of road in the Retreat and a grader that is getting old, it does take some time to get the roads open. At 30 below, the grader just didn't want to start. We tried to hire a private contractor (six contacts were made) but due to the demand after the storm, we were put on a waiting list. When we finally were able to find one, their equipment broke down. Eventually we were able to start our grader and the roads were opened up. We have budgeted money to up-grade our equipment and so as soon as the snow stops falling we will make the grader our first priority.

We have a new corresponding secretary/assistant treasurer, Marvin Gee. We welcome Marv aboard. Dennis and Marcella Bicknell stepped down from the position after many years of dedicated service to the Retreat. Dennis is still chairing the Architectural Control Committee but is looking for a replacement. Marcella and Dennis are to be commended for their years of interest and commitment to the Retreat.

Our new executive address is: R.L.A. Inc.; POB #55; Glen Haven, Colorado 80532. Marv's phone number is 303/586-5485.

Recently Duke Sumonia, Marv and I attended a conference sponsored by the Community Associations Institute, Rocky Mountain Chapter. We each attended different sessions on subjects from budgets to covenant enforcement. I felt it was worth the expense and hope to put some of what we each learned to use.

Please try to get your assessments in if you haven't paid yet. If you move, please get us your new address. This helps us get newsletters and other mailings to you. If you have any issues you would like the board to look at, please do not hesitate to call or write to the board.

Be thinking about the annual meeting in Glen Haven on July 29th. We will have three openings on the board at that time. If you are interested in becoming a board member, please let us know. We hope to see as many of you at the annual meeting as possible. Remember, board meetings are open and we welcome your input.

Respectfully submitted,

President, R. L. A.

**THE WEEK OF THE BIG CHILL
AND DEEP SNOW**

- One person's view

Wednesday, February 1st: It has started. Coming home from Estes Park at 10:00 pm, the frost was clinging to dry grass beside Miller Fork Road - tiny rainbows in the car's headlights. It is getting cold! Plug in the block heater.

Thursday: The snow and cold have come. Perhaps there are four inches on the ground by choir practice time. It's -14 degrees. Keep the block heater plugged in.

Friday: Gotta do the wash in town; we're on a cistern/holding tank arrangement. Snow is still coming down, over six inches deep. Let's give it a whirl; the 4WD Toyota should make it. Better get supplies "just in case." Whew! Made it both ways. Snow is still falling. Don't forget to plug in the block heater. Got enough food and water. Ooops, the holding tank is pretty full. Hope that Stilles can get up here with there "honey wagon." McDonalds have been in Estes Park with their truck and made the last indentation in the snow up Elkridge Drive. We're holing up for the time being. Feed the birds. I wonder if Rock was able to get the special block heater for the grader the Board gave him permission to purchase. He's been having trouble starting the grader in cold weather.

Saturday: It's still snowing. Better run the truck up and down the driveway like Jerry Spencer suggested a couple of years ago. It helps keep the tracks identified and makes it easier to get out once the road is plowed. Truck won't start. Block heater's on the Toyota but the

clearance is much lower than the truck. Not going anyplace today anyway. Phone calls begin. "Why isn't Rock plowing?" Well, he's probably trying to start the grader, probably didn't get down to the valley to pick up the heater before this storm hit. Hang in there. More phone calls. One from Hugh, "I'm able to get into Estes, need anything?" Thanks, we're okay. How could he get back here if we did need something? Hugh has tried to help Duke get out of his driveway. They're on Dunraven Glade Road; the County's plowed it once, anyway. More calls - same answer about Rock surely trying to get the grader started. Sit tight. Neither of Vikki's cars will start; if we leave for church in the morning, can she ride along? Another phone call - church is cancelled. So unless there is a miracle none of us will be going. Tom out shovelling. Has part of the driveway done. Feed the birds. Maggie has filled her feeders several times already, too.

Sunday: Haha! Clear skies and -24 degrees here at our place, much lower at other people's places. Feed the birds. There's a flock of gray-capped Rosy Finches who have been to our feeders and to Maggie's. They are from Alaska. Probably feel right at home here in this weather. Tom out shovelling. More calls. "The Board should do something." They are - telephone poll of Board says "let's get someone else in if Rock can't start the grader." The deer must be holing up too - no sign of them on this beautiful snow. Graham comes up from Longmont, skis to our place, had thought he'd ski to Rock's to see if he could help. Too much now. Call Glen Haven. Who does their plowing? Call to Doug Grice - his

rigs won't start. Call to Bob Lindsay - he has a tractor with a blade. It won't start. Still the calls - "Where's Rock?" Same answer. Calls to five different snowplowing concerns. None can come. Everyone out plowing. Oh, good! Thumper Young can come around six with his crew tonight. Meanwhile, Rock, Jim Boyd and Dick Gilmore from Bulwark Association, are trying to get the grader started. Hope their arms hold out - they have to hand crank it to get it started. No simple key to turn or button to push. Marv gets out to Dunraven Glade. Along with Hugh he is helping Ron get his car down Solitude Court. Ron has to be in Denver Monday. Marv starts back up Miller Fork, gets stuck at Alkires. She has hot chocolate for those who stop by. Tom out shovelling. Truck still won't start. Block heater on Toyota still plugged in. Maggie has a snowblower. They are ready to get out when the road is cleared! Mention to Tom this would be the time to have a radio connection with the Tallmans to find out how things are. Well, Thumper will be in to help tonight. Two snowmobiles go by: Tom Stolz's house on Copperhill Road. He tried to stop them to see if there was word from Rock. They wouldn't stop. It is dark now, and I see two sets of headlights coming this way on Copperhill Road. Hope it's Thumper and his crew. Call Stilles so as to be at the head of the list as soon as the roads open up. Haven't had any glitches in the electricity since those second-length stoppages earlier today. Call the most worried people to let them know that Thumper should be coming. Did not know Thumper and

crew had gotten part way up Solitude Court and the blade frame broke in three places on one vehicle and the other one just gave up the ghost. Call from Thumper's helper at 10:00 pm explaining what happened. Will try to get back tomorrow, but will probably be Wednesday before they're fixed.

Monday: The calls - Gad, the calls!! Tom out shovelling. Porta-pottie working well. Thank goodness we still have it from our camping days. Good news, sort of. Jim Boyd in radio contact with the YMCA who called Duke - yes, Jim, Rock and Dick have been trying to start the grader. For two days they have been trying! Call from Tim later, Dick has stopped by with his high-clearance truck and is going in to rent a heater of some sort. In the meantime, more calls to the other plowing concerns. Everyone out plowing. Please call back. Probably couldn't get to the Retreat until Wednesday. All charge \$45 to \$50 per hour per vehicle. Marv gets unstuck, Duke got in to Estes Park. Maggie snowshoes down to get the paper. Gets ours too, thank you very much. Tom stays in to take calls while I stomp through two and a half feet of snow, down to Miller Fork Road. Cabin fever and phone calls have worn me down! Beautiful day - clear blue sky, snow still hanging heavy on the trees because of the cold, and it crunches underfoot. Tracks show some high-clearance vehicles have gotten through. Also see some deer tracks. Hope they find plenty to eat. Too bad the people out of state can't see this beautiful panorama - even if it is inconveniencing some people. It's still very cold. Call from YMCA - the grader is started and the men will work on the roads all night if necessary, to get them open. Yaaaay!!

A call from Linda Stolz. The snowplow just went by her house! We rush out on the deck and hear one of the "sweetest sounds in all the world" - the road grader. Now, calls to the other snow removal people - thanks, but we're getting it done after all. We will keep your names handy, though, just in case. True to his word, Rock works until 2:00 am and by morning all those who had called so often are able to get out. I wonder if Becky waited up until Rock got in. If he were to get stuck at that time of night, resourceful though he is, things could get pretty hairy. I think I'd stay up, in similar circumstances. I certainly hope the membership will appreciate Rock's work. He did get the grader started, saved us a lot of money, even though it wasn't as quickly done as some who called would have preferred. On a 6" snow it takes him eight hours to complete the Retreat roads. If we'd brought in outside snow removers, we would have had to pay them \$40 more than Rock charges an hour. Multiply that by eight hours at least, probably more, because of the depth of the snow.

Tuesday: Everyone gets out. Rock comes back and does some widening on the roads most traveled.

Wednesday: The sun continues to shine - it gets cold at night, but we can get out! The Stilles "honey wagon" get stuck trying to get to our place, goes back home. Porta-pottie still working well. Some others have been worse off than we. Tim's pipes froze - he gets water from Duke.

Conclusion:
Something like this brings out the best, and worst - brings

out the "What can I do to help?" from some people, but from others, "What are you doing to help me?" What a week. Big adventure!

NEWS NOTES, in breif...

The next **meeting of the Board of Directors** will be held on Saturday, June 3rd, at 9:30 am, on Fisherman's Lane in the home of Dice McKnight. (Note postponement one week from the regular meeting time because of the Memorial Day week-end.) All RLA members are welcome to attend.

Retreat logo **windshield decals** are available to all members. Placing this symbol on your car helps us identify the landowners from visitors. Write or call the Retreat office for the stickers.

Fire Days, sponsored by the Glen Haven Area Volunteer Fire Department, will be held on Saturday, August 12th. The fair is a major fund-raising event for the community. Jewel and Duke Sumonia are chairing the committee. They are seeking volunteers willing to plan for and work at the activity. Please call 586-8505 and offer your assistance. We will all benefit by your help. Thanks.

Drop a postcard to Box 55 if you'd like a current **RLA Membership Roster**.

You are invited to write a letter to the Board regarding **covenant violations** you have observed.

RLA Board of Directors, 1989

Graham Fowler.....president
800 Elliott
Longmont, CO 80501
651-3887 *

Tom Fulton.....vice-president
120 Elkridge Court, Box 112
Glen Haven, CO 80532
586-8225

Dice McKnight.....treasurer
2118 24th Street Road
Greeley, CO 80631
353-1044

Hugh Beckham
318 Dunraven Glade Road, Box 71
Glen Haven, CO 80532
586-6931

Margurite McDonald
946 Elkridge Drive, Box 110
Glen Haven, CO 80532
586-3063
* telephone #'s are area 303

Duke Sumonia
317 Dunraven Glade Road, Box 114
Glen Haven, CO 80532
586-8505

Carol Fulton..recording secretary
120 Elkridge Court, Box 112
Glen Haven, Co 80532
586-8225

Dennis Bicknell...committee chair
Architectural Control
2315 Fairplay Drive
Loveland, CO 80538
667-9465

Jim Persichetti...committee chair
Environmental Concerns
2024 Salisbury Court
Lafayette, CO 80026
665-3034

Ray Tallman.....committee chair
Box 117 Road Maintenance
Glen Haven, CO 80532



THE RETREAT
Landowners Association, Inc.
Post office box 55
Glen Haven, CO 80532

Marvin Gee
(Registered agent)
(Newsletter editor)
722 Miller Fork Road
303 / 586-5485



SUMONIA, DUSHAN
P O BOX 114
GLEN HAVEN CO
80532



RETREAT

Newsletter

18th Annual Meeting, July 29th

BUSINESS

Members of the Retreat Land-owners Association will meet in the Glen Haven Community Building at 1:00 pm on Saturday, July 29th to conduct their annual business meeting. The bylaws of the Association call for this meeting to be held each year on the last Saturday of July. The agenda for the meeting is printed in the newsletter.

ELECTION

The election of directors is one of the important business items to be considered. With six persons serving on the board, two vacancies occur each year. The term of office is for three years. Tom Fulton's and Graham Fowler's terms expire this year. Maggie McDonald was appointed by the board, earlier this year, to fill a vacancy created when a member resigned. One year still remains on that position and is now subject to election by the membership.

Four persons have indicated their interest in serving as members of the board: Graham Fowler, Maggie McDonald, Eugene Pfeif and Mary Purinton. (Maggie would like to fulfill the one year term mentioned earlier.) Brief biographical sketches of these four persons is included in this newsletter. Nominations may also be made from the floor at the annual meeting.

The Association provides proxy ballots for those unable to attend the annual meeting. Such a ballot is enclosed.

FOOD & more...

The annual meeting will be followed by a potluck supper at 5:30 pm in the Glen Haven Community Building. The RLA will furnish the meat, beverages and condiments. Members should bring: a salad,

a vegetable, or
a desert.

Please also bring your own place settings.

The supper will be followed by a short program which will enable members and families to get acquainted with one another and our Retreat environment. There will be an opportunity for members to sign up for a historical hike to Piper's Meadow on Sunday, July 30th. Duke Sumonia, who has spent considerable time researching the history of the area, will lead the outing.

An after-glow will follow the evening program. For those interested in the history of Glen Haven and the Retreat, Duke has volunteered to present his full narrated slide show.

If you are planning to attend the potluck, please RSVP to: Char Gee, Box 51, Glen Haven, CO 80532 or 303/586-5485. (Reservations will help greatly in planning for the supper!)

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Handy Reservation Form

I will be attending the RLA potluck on July 29th.

Please prepare for ___ in our group.

Signed, _____



RETREAT LANDOWNERS ASSOCIATION, INC.

PRESIDENT'S REPORT 1989

Just a few lines to keep you up to date on retreat activities. I will be giving a full report at the Annual Meeting on July 29th.

We have started to overhaul the grader and it should be "like new" before the first snow falls. The trout have been ordered and will be stocked before you receive this letter. Our efforts towards covenant violations continue. Remember, if you rent out your property the tenants are also required to follow all covenants, rules, regulations and applicable country and state laws.

I hope to see as many of you as possible at the annual meeting. We will have reports on areas of interest and welcome your comments and suggestions. We will be having elections for three vacant board positions. Enclosed is a list of candidates and we will expect nominations from the floor. Also, I will be requesting to have the \$100 assessment limit raised. This was set several years ago and the cost of doing business has increased dramatically. Insurance, legal expenses, gas and oil, etc. continue to rise each year and I anticipate next year's assessment being set at just over the \$100 mark.

Remember that not all problems are "Board" problems. If the Sheriff or other agency can handle the situation, please call them directly.

See you at the annual meeting on July 29th.

Respectfully submitted,

Graham J. Fowler,
Board President

BOARD OF DIRECTOR CANDIDATES

Graham Fowler

"I have been a member of the Retreat Board for several years. I have served as President for the past two years. I am 33 years old and am employed as a Detective in the Longmont Police Department. I feel I objectively conduct Retreat business, keeping on top of problem areas and uniformly enforcing the covenants, etc. If re-elected, I will continue to serve the Retreat and will attempt to maintain the level of service we are accustomed to. I will attempt to keep the Retreat the way it is, while keeping the costs down."

Maggie McDonald

"My husband, Bill, and I bought property in the Retreat in 1977 and have been full-time residents since June 1985. We moved here from Moline, Illinois where I taught in the elementary schools.

"Since living in the Retreat, I have been active in St. Bartholomew's Episcopal Church, Crossroads (our emergency food center in Estes Park) and the Women's International League for Peace and Freedom. I have also served on the RLA Board since November 5, 1988 when I was appointed to fill the vacancy created by Tim Stoltz's resignation. I would like to finish the remaining year of that term."

Eugene Pfeif

A native of Colorado, Eugene Pfeif was born in Loveland. Now a resident of Windsor, he and his wife, Carol, bought land in the Retreat two years ago and are just finishing the exterior work on their Dunraven Glade home. The Pfeif's have two daughters.

Gene serves as a project superintendent for the Sterling

CANDIDATES, continued...

Company, formerly called Flatirons. He and his crews prepare roadbeds for paving.

Gene says, "I would like to use some of my time and effort, along with my project experience, for the benefit of the Retreat and its residents."

Mary Purinton

Mary moved to Colorado in 1961 from Iowa and has been in Fort Collins since 1965. In September, Mary will retire from a 15 year career as a Life Skills Program Coordinator in a neighborhood center that serves low income families. Mary and her husband, Eldon, purchased land on Copper Hill Road in 1974 and built their cabin in '81. Sometime in 1990 this residence will become their permanent home.

Mary states, "The RLA Board, in the past, has handled some major crises and issues with excellence and wisdom. I would be pleased to have the opportunity to assist in preserving this type of leadership. Because of this strong landowners association, the Retreat continues as a quality land with a quality lifestyle."



The Retreat provides a coin-operated telephone at the fire house just off Dunraven Glade Road and Elkridge Drive. This phone is for emergencies and the personal use of Retreat members and guests.

RLA LANDOWNERS: FROM 35 STATES AND TWO COUNTRIES

Have you ever wondered where Retreat landowners come from? Here is a listing, by state, starting on the east coast and moving westward.

MA - 2	MO - 2
NH - 1	KS - 3
NJ - 4	NE - 5
NY - 1	LA - 1
PA - 3	OK - 2
MD - 1	TX - 6
VA - 1	CO - 125
NC - 1	WY - 2
GA - 1	ID - 3
FL - 3	MT - 1
TN - 1	UT - 1
OH - 8	AZ - 2
IN - 4	NM - 1
MI - 2	NV - 1
IA - 5	CA - 3
WI - 3	HA - 1
MN - 1	WA - 1
IL - 12	
Switzerland - 2	
United Kingdom - 1.	

NEWS NOTES, in brief...

Many people are working hard in the planning for Glen Haven's **Fire Day** which will be held on Saturday, August 12th. More help is needed, both in the plan process and to serve on that day. If you are willing to lend a hand, please contact Jewell or Duke Sumonia, Box 114, or phone 586-8505.

Donations of new arts and craft items or any new merchandise is most welcome. These items will be auctioned off at the festival. (Please, no garage sale items.) There will, however, be flea market booth space available for your rental and sales use.

One out of every eight Americans lives in a housing arrangement that involves a **community association** similar to our RLA. These

associations are an important form of self-government and self-regulation.

Our special thanks to paramedic **Jeff Schanhals** who lives on North Fork Road in Glen Haven. Jeff works for the Estes Park Medical Center and was off-duty at home when word went out about the boy being bitten by the rattlesnake. He responded immediately and was the first on the scene to provide medical assistance. In all likelihood, his care contributed significantly to the boy's survival. (Beau left Children's Hospital in Denver and went back to his home in Louisiana the latter part of June!) A scholarship from the Elizabeth Guild helped Jeff get his paramedic training.

The buying power of each dollar is not what it used to be. Graham mentioned the need to raise our present RLA dues limit in his letter. A quick look at the **Consumer Price Index**, often called the "cost of living index," tells us why. Using 1967 as the base-line year with an index of \$100, the index reads:

1970 =	\$116.30
1975 =	161.20
1980 =	246.80
1986 =	328.40.

Engineering work has been done for the extension of **telephone lines** in the Retreat. The work is expected to be put out to bid shortly. The lines are supposed to be installed in late summer and be in service by early fall. The extension goes up Miller Fork beyond the Spencer's around to the Purinton's on Copper Hill. The connection charge for those who have already signed up is \$1,000.

IF YOU PLAN TO ATTEND MEETING, PLEASE BRING THIS SHEET WITH YOU.



RETREAT LANDOWNERS ASSOCIATION, INC.

Agenda

- EIGHTEENTH ANNUAL MEMBERSHIP MEETING -

July 29, 1989

Glen Haven Community Building

Registration: 12:00 to 1:00 pm

- | | |
|--|---------|
| 1. Call to order and distribution of proxies | 1:00 pm |
| 2. Approval of minutes of 1988 meeting | 1:15 pm |
| 3. President's report | 1:25 pm |
| 4. Treasurer's report, Dice McKnight | 1:40 pm |
| 5. Architectural Control, Dennis Bicknell | 1:50 pm |
| 6. Road Maintenance, Ray Tallman | 2:15 pm |
| 7. Refreshment break | 2:30 pm |
| 8. Environmental Concerns, Jim Persichetti | 2:45 pm |
| 9. Election of board members | 3:05 pm |
| 10. Old business | 3:20 pm |
| 11. New business | 3:40 pm |
| 12. Landowner's comments | 4:00 pm |
| 13. Adjournment | 4:30 pm |

Note: discussion may be limited to maintain suggested schedule.

Ballot for Board of Directors

Vote for three: one for one (1) year term;
two for three (3) year terms.

One year:

___ Maggie McDonald

___ _____

Three year:

___ Graham Fowler

___ Eugene Pfeif

___ Mary Purinton

___ _____



RETREAT LANDOWNERS ASSOCIATION, INC.

- EIGHTEENTH ANNUAL MEMBERSHIP MEETING -

I will not be able to attend the annual meeting this year. Please assign the following proxy and cast the ballot for board of director candidates as marked.

PROXY and BALLOT for RLA ANNUAL MEETING

July 29, 1989

I, _____, being an active member in good standing of the Retreat Landowners Association, under the bylaws governing said Association, do hereby grant my proxy to (name) _____. (You may designate any active member who is in good standing of the Association. If you choose a board member, they are: Hugh Beckham, Graham Fowler, Tom Fulton, Maggie McDonald, Dice McKnight and Duke Sumonia.)

This proxy is being executed for the July 29, 1989 scheduled Eighteenth Annual Meeting and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit on other business as may come before the meeting.

Date: _____ Lot and filing _____

Signature Signature

COMPLETE this PROXY and BALLOT and RETURN FOR THE MEETING to:

**Retreat Landowners Association, Z Marvin Gee, Box 55,
Glen Haven, CO 80532**

Ballot for Board of Directors

**Vote for three: one for one (1) year term;
two for three (3) year terms.**

One year:	Three year:
___ Maggie McDonald	___ Graham Fowler
___ _____	___ Eugene Pfeif
	___ Mary Purinton
	___ _____

Sept 89



RETREAT LANDOWNERS ASSOCIATION, INC.

PRESIDENT'S REPORT

It was nice to see so many of you at the annual meeting. Enclosed are the minutes from the meeting. I enjoyed visiting with many of you and listening to your comments. Believe me, your comments do not fall on deaf ears.

As a result of a review of two issues by our attorney, (1) the raising of the \$100 assessment limit to \$150 and (2) the question of what "prorata" in covenant #15 means, the board has taken several steps.

First, the board voted to rescind the motion passed at the July 29th board meeting lifting the assessment limit to \$150. The limit will remain at \$100 until a vote at the next annual meeting. The board, when it sets it's budget for next year will just have to stay under the limit. This may not allow any money to be set aside in the reserve fund but the budget work is only just getting started.

Second, our attorney has suggested that covenant 15 means that road maintenance should be assessed separately and that it should be paid on a per lot basis and not per membership. Currently if you own one lot or ten lots you only pay one assessment. As more of us buy additional lots our revenue drops. Our attorney has suggested that we look at assessing each lot rather than per membership as we do now.

We are going to have a special board meeting with our attorney to look at all these issues. No changes will be made until after next years annual meeting.

We are always willing to listen to your suggestions and comments and welcome them at any time. We do try to be professional and do the best we can with our limited budget. We appreciate your support and look forward to working with you this coming year.

Respectfully submitted,

Graham J. Fowler
President, R. L. A.



RETREAT

Newsletter

December 1989

1990 Landowner Assessments

The notice for Retreat landowner assessments will be put in the mail later this month. These assessments are payable on January 1 and become delinquent on March 1 each year.

According to the RLA bylaws: "Assessments shall be sufficient to provide for the necessary operating expenses of the Association and the proper maintenance and improvement of its property..." The board of directors has set the 1990 assessment at \$100 per land owner.

There was a time when unpaid assessments were a real problem for the Association. But in more recent years a concerted effort has been made to collect in a timely fashion. Legal lien procedures are initiated promptly when owners fail to make payment. Individual owners and the Association benefit when assessments are paid on time.

Snow Removal Policy

In order for everyone to have the same understanding and expectation, the board of directors has reaffirmed the Retreat's policy regarding snow removal:

1. There will be no snow removal until the snow depth is at least six inches.
2. Snow removal will not begin until it has stopped snowing to protect the safety and well-being of operator and equipment.

Committee to Study Assessments

At the October meeting of the RLA board, Graham Fowler, president, appointed a six-member committee to propose various options for raising more money for the Retreat. Jim Persichetti is serving as committee chairman.

This subject has been under discussion for some time since the Retreat needs additional funds in order to serve all the landowners more adequately. Among the options suggested to date are: increasing the limit on the assessment, reducing services in order to keep within the current \$100 limit, changing the current policy of assessing each land owner to assessing each lot and assessing land owners according to use.

The committee will hold its first meeting in January and present recommended options to the RLA board along with the pros and cons of each. The board will submit the findings and recommended option to the membership at the annual meeting in July. We would hope to have a progress report available for the spring issue of the Newsletter.

MERRY CHRISTMAS
and
HAPPY NEW YEAR

to each of you!



RETREAT LANDOWNERS ASSOCIATION, INC.

PRESIDENT'S REPORT

<u>ITEM</u>	<u>PERCENT</u>	<u>AMOUNT</u>	<u>\$\$\$\$\$(TO EACH)</u>
LEGAL SERVICES	28	6,000	28
ROAD MAINTENANCE	16.3	3,500	16.30
EQUIPMENT REPAIR	11.7	2,500	11.70
INSURANCE	11.0	2,350	11.00

THESE ARE BUDGET ITEMS REQUIRING OVER 10% OF OUR ANNUAL BUDGET AND ACCOUNT FOR 67% OF THE TOTAL BUDGET.

OFFICE SUPPLIES	5.8	1,250	5.80
RESERVE FUND	4.7	1,000	4.70
ENVIRONMENTAL CONTROL	4.7	1,000	4.70
TELEPHONE (FIREHOUSE)	3.7	800	3.70
TROUT STOCKING	3.5	750	3.50
SECRETARIAL SERVICES	2.6	550	2.60
G.H.A.V.F.D.	2.3	500	2.30
MISC.	1.4	300	1.40
EXPENSE REIMBURSEMENT	1.2	250	1.20
ACCOUNTING-AUDIT	.9	190	.90
ANNUAL MEETING	.9	200	.90
MEMBERSHIP AND CORP. FEES	.8	180	.80
PROPERTY TAXES	.5	100	.50
<u>TOTAL</u>	<u>100.0%</u>	<u>\$21,420</u>	<u>\$100.00</u>

ABOVE IS THE 1990 RETREAT LANDOWNERS ASSOCIATION BUDGET. I HAVE LISTED THEM IN ORDER OF EXPENSE AND SHOWED THE PERCENT THAT EACH ONE COSTS US. AS PROMISED NEXT YEARS ASSESSMENT WILL BE WITHIN THE \$100 LIMIT AND WAS SET AT \$100. OUR TOTAL BUDGET IS \$21,420. THIS IS AN INCREASE OF \$1,170 OVER LAST YEAR OR ABOUT A 9.5% INCREASE. ALL FIGURES WERE ROUNDED OFF. THE INCREASE IS DUE TO OUR ADDITION OF A RESERVE FUND AND THE NEED TO BUILD THIS BACK UP. FOR A \$100, EVEN 1990 DOLLARS, I THINK WE GET ALOT. WHEN YOU SHARE THE COST WITH ALL MEMBERS IT'S QUITE A BARGAIN. I APPRECIATE ALL THE SUPPORT THE BOARD HAS RECEIVED THIS PAST YEAR AND I LOOK FORWARD TO SERVING AS PRESIDENT FOR ANOTHER YEAR. I WOULD LIKE TO WISH ALL OF YOU A VERY MERRY CHRISTMAS AND A HAPPY NEW YEAR. ENJOY THE HOLIDAYS!

RESPECTFULLY SUBMITTED,

GRAHAM J. FOWLER
PRESIDENT R.L.A.

Andreas Houser from Zurich, Switzerland visited the Retreat during his summer holiday. His parents and his grandmother, Erika Ziegler, are Retreat land owners. To further his English language skills during this time, he observed, read, wrote and reflected on different aspects of his experiences. One such occasion was the RLA Annual Landowners Meeting. He came to the meeting using his Swiss democratic vision.

(Switzerland is the one country where the citizens may meet in open-air assemblies to pass laws and elect administrations. In the USA we have an elected representative government where elected officials vote for the citizens of their area. This often results in the work of running many organizations being done by 20 % of the total group.)

The Retreat Annual Meeting, My Perspective

I am 19 years old and am here in the USA for a vacation. I had the chance to get a view of American democracy while attending the meeting of the Retreat Landowners Association.

There were about 75 people who came together, discussed and made several decisions for the next year. The discussion was led by the RLA president and Board consisting of five members.

In our country we have something similar. Four times a year every adult inhabitant of our village who is interested in the community life, comes together and does about the same as they do here.

Although these two countries

lie at a far distance from one another, their democratic systems have quite a few things in common. We also have a group of elected members who manage the current problems, try to find a solution and afterwards present those to the community. The community then has the chance of sitting together in a similar meeting and exhibiting their point of view on a particular problem. At this point there is the possibility of either accepting this motion or voting it down. These facts are more or less the same in both countries, but there are also some differences.

One important difference is the easy way of discussing with each other. In Switzerland, if you have something important to say you go to the center so that everybody is able to see you without craning their neck and you can tell your ideas to everybody at the same time. In America I saw that a person can shout their thoughts across the town hall to somebody who sits in the other corner. This can happen from several different community members at the same time! (Interruptions as acknowledgments or rejections and cry outs were quite strange to me.)

During the afternoon I had some different impressions about the people and their social life. I had the feeling that a lot of members arrived without knowing what they were to discuss and some came a half an hour too late. If I were one of the leading members, it would turn me mad if every five minutes somebody was disturbing the session by looking for a spare seat.

One thing surprised me very

much. The Board decided, without vote, to increase the annual payment from \$95 to \$105. Is this democracy? A few people have the right of just deciding some important changes without asking the community? I think this is an abuse of the democratic rights. And it embarrassed me that none of the community members recognized this. (* see editor's note.)

Another unusual but not bad idea was the connection of the meeting to a party-evening. So we had also after the meeting a great time!

As a final overview I would say that the U.S. and also the Swiss could still work on their democracy. This experience helped me to recognize the different ways of thinking of our two countries.

**EDITOR'S NOTE. This feeling was also felt by a number of RLA members present. Your board has heard from concerned landowners during the fall board meetings. Presently a committee chaired by Jim Pensichetti is researching alternative ways to meet our growing budget needs. This will be brought for a vote at the Annual Meeting in July.)*

Democracy is alive and kicking throughout the world! Those of us who were born, raised and prospered under the benefits of free options sometimes forget the struggles of democratic progress. WHAT WE HAVE TODAY is because of the DREAMS FROM OUR PAST.

SEE YOU AT THE RLA ANNUAL MEETING!!

Burn your wood more efficiently

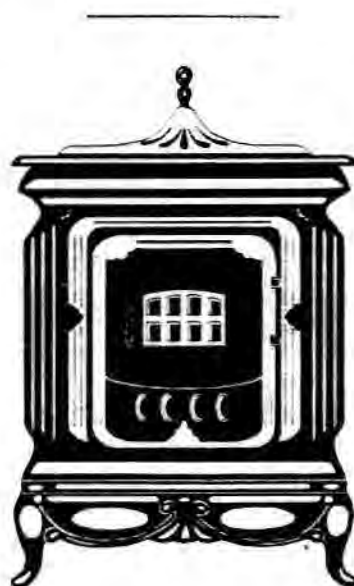
Woodstoves and fireplaces burn up over 80% of the timber harvested in Colorado. Some folks burn wood just for the effect, while others find it a satisfying alternative to more conventional forms of home heating.

The heat of wood comes from burning not only the timber itself, but certain internal volatile gases. These gases are released at low temperatures, but do not burn until they reach high temperatures with the proper amount of air. If not completely burned, the gases pollute the air as carbon monoxide, particulates, and creosote, a highly flammable material. Creosote also deposits on the inside of the chimney. In large amounts it can cause a flue fire.

An efficient fire, therefore, is hot and has enough air to burn the volatile gases as they escape from the wood.

When using a stove, people often fully load it with wood, and then regulate heat output by restricting air flow. This does nothing but create a cool, slow-burning fire and a lot of smoke. A better way to control heat output is by fuel load size. Limit the amount of wood burned at a given time. When warming requirements are small, maintain a small hot fire. For greater heating requirements, simply build a larger hot fire.

When adding wood, completely open the draft controls for 10-30 minutes to quickly bring up combustion temperature. Then, partially close the draft to get a moderate burning rate. Monitor the stove's operation to make sure complete combustion occurs. If you see little or no visible smoke from the chimney, your wood is burning completely and efficiently.



Burn only dry and properly seasoned wood: split and stacked in a dry place for at least one year. Green or wet wood lowers the burning temperature. Never burn trash, coal, railroad ties, plastic, or wrapping paper in your woodstove.

In addition to operating your stove properly, always observe and enforce safe habits for its operation. Keep flammable materials away from the stove. Never allow small children in the stove area without an attentive adult, and prevent them from opening the door to feed or watch the fire. Maintain a watch for sparks when drafts are open.

Woodburning not only saves on the energy bill, but brings that special warm atmosphere to a home. If you've made "the move to wood heat", or plan to, make sure you burn your wood as efficiently as possible. Let's keep our air clean and use our natural resources wisely.

From the
Colorado
Forestry
News

1990 Board Meeting Schedule

The RLA board of directors has set the following meeting dates for next year.

January 27
March 31
May 19
July 28 *
August 25
October 27
December 1

* RLA annual meeting

RLA members are welcome to attend meetings of the board. The agenda provides for land owner comments in the early portion of each meeting.

Glen Haven Christmas Pot-luck

The annual Christmas pot-luck supper will be held at Glen Haven Community Building on December 20 at six o'clock. Families are asked to bring a vegetable, salad or dessert along with table service.

ACC Chairman Sought

The board of directors is searching for an RLA member who is interested and willing to serve as the chair for the Architectural Control Committee. This most important committee is responsible for monitoring all building as cited in our protective covenants. The continuing value of all our property is at stake in this process.

Anyone who would like to know more about this matter should contact any board member. All of us are indebted for the service Dennis Bicknel has contributed in this area through the years.

Mistletoe Booklet Available

"You can save your Pines from Dwarf Mistletoe" (USFS).

WELCOME, New RLA Members

The following persons have purchased property in the Retreat since the annual meeting in July:

E. V. and P. D. Jenkins
Botswana, Africa
(I, lot 3 from Gardner)
Beth Sanford
Denver, CO
(I, lot 17 from Johnston)
Thomas and Mavee Crump
Kalamazoo, MI
(I, lot 68 from VTN)
Bruce and Marlene Brown
Downers Grove, IL
(IV, lot 11 from VTN)
Royce and Judy Edwards
Loveland, CO
(IV, lot 29 from Berry)

Wildlife

The Retreat is participating with the Colorado Division of Wildlife and the Estes Valley Improvement Association in a "Neighborhood Wildlife Alert." Signs are posted at the entrances informing hunters of this fact. No hunting or discharging of firearms is permitted in the Retreat.

Stray dogs chasing deer continue to be a problem in the Retreat. The county ordinance is very clear on this subject. If you have any question about subject, contact the Larimer County Animal Control. The stray animal pick-up number is 226-6147 or 667-7387. (Any dog off its owner's property and not under physical control or command is a stray.)

By cooperating, we can get rid of this menace for both people and wildlife.

Retreat News

The Estes Park Trail-Gazette carries a regular column on Glen Haven. Contact Char Gee, 586-5485, for items to be included.

RLA Board of Directors, 1989-90

Graham Fowler.....president
800 Elliot Street
Longmont, CO 80501
651-3887 *

Duke Sumonia.....vice-president
317 Dunraven Glade Road, Box 114
Glen Haven, CO 80532
586-8505

Dice McKnight.....treasurer
2118 24th Street Road
Greeley, CO 80631
353-1044

Hugh Beckham
318 Dunraven Glade Road, Box 71
Glen Haven, CO 80532
586-6931

Maggie McDonald
946 Elkridge Drive, Box 110
Glen Haven, CO 80532
586-3063

Mary Purinton
2012 Niagara Court, #54
Fort Collins, CO 80525
482-0979

* * * * *

Carol Fulton..recording secretary
120 Elkridge Court, Box 112
Glen Haven, CO 80532
586-8225

Dennis Bicknell...committee chair
Architectural Control
2315 Fairplay Drive
Loveland, CO 80538
667-9465

Jim Persichetti...committee chair
Environmental Concerns
2042 Salisbury Court
Lafayette, CO 80026
665-3034

Ray Tallman.....committee chair
Box 117 Road Maintenance
Glen Haven, CO 80532

* * * * *

* telephone #'s, area 303

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80532



RETREAT LANDOWNERS ASSOCIATION, INC.

PRESIDENT'S REPORT

Seasons Greetings from the Board! It is hard to believe that another year has gone by. We hope that it was a good year for all of you and wish you all the best for 1991.

If you have never visited the Retreat in winter you should. To see the Retreat blanketed in white, the air so crisp, the sky so blue, so quiet.....perfect to get you in the Christmas spirit.

The Board just finished the 1991 budget. Some changes were made that we feel will benefit the Retreat for years to come. In addition to our contingency reserve account another reserve account, equipment depreciation, was established to set aside funds for the eventual replacement of our roadgrader and backhoe.

Money was also budgeted to start planning some type of shelter for our equipment. We need to study such things as possible sites, size, construction design etc. The Board feels that to have the equipment stored in a proper facility will help keep down maintenance costs, ease starting problems in the winter and be in harmony with our concern for the environment. (Currently the equipment is stored around the Retreat and the Board doesn't feel that this is keeping with the spirit of the Retreat.)

Assessments will remain at \$100 for 1991. As promised, roads continue to be our #1 priority, a program which was started last year. Some roadbase has been put down and one new culvert has been installed. What is not completed this fall will be finished in the spring. A plan has been developed to fix the two areas where the wood cribbing surrounding the culvert disintegrated. This involves extending the culverts of the lower side and then cover them with large rocks. Dirt would then be placed behind the rocks to build up the slope. Small trees taken from the roadside would then be transplanted in the bank to hold it together.

A new bridge was installed over Miller Fork between Streamside Drive and Fishermans Lane with the help of Steve Little and Brian Martens. We were able to complete the project in about 3 hours.

There will be three openings on the Board next year as the Board will be increased to seven (as voted upon at the annual meeting). If you are interested in serving on the Board please let me know. Remember we value your input and are always glad to hear from you. Please let us know what we are doing that pleases you also.

Happy Holidays!