



## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

*Graham Fowler, President*

Now is the time for all good people to come to the aid of their association. That was a phrase, or something similar, that was used in my high school typing class. Can't tell you how many times I must have typed that. But seriously your association needs you. We have several openings including board positions that we are trying to fill. These only take a few hours each month but will provide you with knowledge and history about the Retreat. Please give it some thought even if you're a new member.

I used the trailer from the pole barn a few weeks ago to haul some slash to the slash pile. I noticed the hitch wasn't working properly. I mentioned this to Chuck Reynolds, roads committee chair, and he had Rich Gilmore install a new one. Much safer and easier to use. Your assessment helps for repairs like this and for the chipping costs associated with the slash pile.

The board gets many requests about things such as the keeping of chickens or storage of a trailer on a vacant lot. The answers to most questions can be found on our website. The covenants, bylaws and policies are all posted there. The website is [www.retreat-glenhaven.org](http://www.retreat-glenhaven.org). The owners password is supplied annually with the annual meeting packet or at closing if you're a new owner.

## "MID-WINTER" RETREAT POTLUCK



**Bring a Dish to Share with your neighbors!**

**Sunday, February 17th**  
Social Hour: 3:00 p.m.  
Dinner: 4:00 p.m.  
Glen Haven Town Hall

*Please bring place  
settings for your family.  
Anyone welcome to help  
with set-up beginning  
at 2:00 p.m.*

### CLEANING UP OUR ROADS

When the Retreat was laid out almost 50 years ago, our brand-new roads were no doubt pristine, with clean ditches and wide margins. Over time, vegetation has protruded into the roadway, pullouts have filled with dirt and bushes, and trees have crowded the roadbed, their branches forcing drivers farther into the middle. Passing opposing vehicles has become an exercise in skillful avoidance, especially on our many blind corners, and encountering large vehicles like the trash truck or the grader means backing into a driveway to make enough room.

It's time to begin the long process of reclaiming our roads, but that's no simple job when you're talking about 12 miles of overgrowth. One possibility is to use a mobile chipper to mulch the vegetation in place, as hauling so much material to the slash pile would be a monumental task. You can help by policing your own stretch of road. Remove branches and small trees that restrict sightlines around corners. Pull up those scraggly bushes that scratch cars when they're forced to the side of the road. Toss rocks that might damage a vehicle over the side (check below first!).

In order to increase the drivable roadway, we also plan to mow those areas where the grass grows tall on the margins. This not only gives drivers a place to move over to when passing, it also reduces the risk of fire when a hot exhaust comes in contact with dead grass stalks. Again, you can help by removing rocks or large bushes that will interfere with the mowing.

Trees and shrubs by the roadside might look more aesthetically pleasing, but they reduce the functionality of our roads, not only as a means of passage, but also as firebreaks and firefighting platforms. If we all do our part, we can restore the road system to what it was when it was new.

The roadwork scheduled for this year will be started earlier than in previous years because now that Highway 34 is completed, Ward Construction has asked us to begin our work in March or April before their busy season. I agreed so that we can get a better price and more flexible delivery from them.

The next pressing issue is to start shopping for a newer road grader to replace our old and deteriorating grader. We hope to do this within the next year or so. Our 1992 Champion grader was purchased in 2002 for about \$42,000. The front wheel drive is not working right now. We had a mechanic look at it this week but he could not find the problem and said that troubleshooting info is not available for this model. Rich has asked another mechanic to come look at it in the next week or two. The grader is still usable except for grading icy roads with a steep uphill slope. So Rich has to drive to the top and then grade back downhill.

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### ROAD MAINTENANCE RESPONSIBILITIES

The objective of the Roads Committee and equipment operators is to maintain the Retreat roads in a safe, drivable condition for our residents. This includes plowing snow when more than 4 inches and grading out potholes and washboard conditions that can cause loss of control. When erosion of the road base reveals large rocks that prevent smooth grading, then it becomes necessary to restore the road base. The use of recycled asphalt material has proven to be longer lasting than native road base on our roads.

This work applies to the 12 miles of Retreat private roads and for providing access to Streamside Dr in the Retreat, this also applies to lower Streamside Dr from the Retreat boundary down to CR43. That commitment is described in the Covenants, Section 5.14 Roads. That 2 tenths of a mile is heavily traveled by Retreat residents and must be maintained in a safe condition for all. Large rocks are beginning to appear and so it has reached the point where the road base must be restored sometime in the next fiscal year. Please be patient and understand that although the work will be done outside the Retreat, it is a definite benefit for our residents as well.

# NEW WATER RESERVOIR

In 2007, some far-sighted residents installed a 10,000-gallon underground reservoir on Bulwark Ridge to give firefighters immediate access to water. This is especially important when you consider that the creeks in the Retreat, and even the North Fork, can be encased in ice during winter. The undertaking was very expensive, costing close to \$20,000.

Now take a look at the Retreat today, all but choked in overgrowth and downed trees. We've had two cabin fires in the last several years, and only luck and the incredible response times of our fire department have prevented them from taking the whole valley with them. It's not hard to see the need for access to more readily available water; the last thing we need is for firefighters to be hacking through the ice while your cabin burns.

Homeowner's insurance has also become increasingly difficult to obtain. After the tremendous liability brought on by the recent California wildfires, it may reach the point where insurance companies will no longer offer new policies in forested areas (don't let your current policy lapse). You can't sell your house if the buyer can't get insurance.

But the price of a new reservoir like the one on Bulwark has more than doubled. While we can apply for a matching grant from forestry agencies, we're still required to come up with roughly \$20,000 ourselves. We're looking into getting grants for some of that too, but it's likely we're going to need some money from the membership, probably in the area of \$50-100 each.

Assuming we can manage to raise enough funds, the new reservoir will be on Copper Hill, as the fire department has identified that as the next most-vulnerable area. Later, we will see about installing reservoirs on Elkridge and Dunraven. Please give due consideration to this project and the potential consequences of continued inaction.



## NON-OFFICIAL SECTION ANNOUNCEMENTS

### RUSSIAN OLIVE INFESTATION

One of the many invasive species we have in the Retreat is the Russian olive tree. There are about a dozen of these small trees here, mostly along Streamside. It is classified as a noxious weed in Colorado and its cultivation is banned. Unfortunately, it is also quite difficult to kill. Just cutting it down isn't enough, as it sprouts many more shoots from the stump (like a willow). You must poison it within minutes of cutting with 41% glyphosphate, which is available from Home Depot for about \$10. Spread the solution along the outer edges of the cut; the tree will transport the poison down into the roots. This method is said to be 90% effective, but you'll need to monitor the stump in case it isn't. While the Internet says you can kill them at any time of year, poisoning them in the spring when the sap is running will probably work best.





Address Correction Requested

**THE NEXT BOARD MEETING  
WILL BE HELD ON  
April 14th at 9:00 at  
Graham Fowler's residence**



**BOARD OF DIRECTORS 2018-19:**

**Graham Fowler, President** ['20]

375 Betasso Rd  
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2102 Miller Fork Rd, The Retreat  
(720) 635-9464; (970) 577-0536  
grahamfowler55@gmail.com

**Loretta Martens, Vice President** ['19]

114 Rock Bridge Court  
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(970) 577-1014 (Cabin)  
(970) 674-1861  
blmartens55@msn.com

**Heather Gooch, Treasurer** ['20]

PO Box 201  
Glen Haven, CO 80532  
1557 Dunraven Glade Rd, The Retreat  
(970) 586-5558  
hgooch81@gmail.com

**Rachel Balduzzi** ['21]

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(970) 577-1568  
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**Kristen Berg** ['20]

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Glen Haven, CO 80532  
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(970) 586-3947  
kaberg1980@gmail.com

**Kent Mills** ['21]

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kbrillo59@comcast.net

**David Stookesberry** ['20]

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**Board Email**

RetreatBoard@gmail.com

**Recording Secretary**

Joan Van Horn  
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**Business Service Provider**

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**COMMITTEES:**

**Roads**

Chuck Reynolds, Chair  
(970) 577-0855  
csrey56@msn.com

**Architectural Control**

Peg Sloan  
(970) 586-9707  
pjsloan@mac.com

**Environmental Control**

Amanda Gordon, Chair  
(970) 577-0636  
mandygordon@q.com

**Newsletter Editor**

Kristen Berg  
(970) 586-3947  
kaberg1980@gmail.com



# THE RETREAT RUNDOWN

Official Newsletter of the Retreat Landowners  
Association



## A New Look

BY KRISTEN BERG

As we continue to evaluate our board policies, procedures, and daily work, we decided it was time our newsletter format got a "face-lift". Since we are moving to a primarily electronic means of communication for members, we wanted to share our updates in a more web friendly format. This will allow us more creative freedom as well as offer a cost savings to our members. This template is free to use and one of our board members has volunteered to create the newsletters. Retreat members can always contribute their ideas and photos for this publication by emailing us at: [retreatboard@gmail.com](mailto:retreatboard@gmail.com). In the meantime enjoy the new look and let us know how you like it!



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# Official Business:

## PRESIDENT'S MESSAGE

It is with great respect and appreciation that we announce our President Graham Fowler resigned from his position at our April board meeting. At our meeting we were able to appoint an interim President, Kent Mills, until we can officially elect a replacement at our annual meeting. Please enjoy Graham's farewell message:

During the summers of 1975-1977 I was a camp counselor at Cheley Camp on the North Fork of the Big Thompson. The camp is accessed by Dunraven Glade Road. It was during those summers that I discovered the Retreat. I fell in love with the area but it wasn't until 1983 that I was able to buy a lot. Thank you Ernie. Over the years, I bought the 2 adjoining lots and eventually built a cabin in 1994. My plan was to retire there. Over the 36 years of belonging to the Retreat I served on the board much of the time, mostly as president. I also served on the environmental committee, helped write the newsletter, and even stocked Miller Fork with trout. Yes, for many years the RLA paid to put fish in the stream. I've kept the trails in the area clear, built bridges and caught many fish in Miller Fork. Retirement hasn't come yet; well it did 10 years ago when I retired from police work and became a park ranger. Retirement is closer now but still a couple of years away and my soon to be wife, Lauri, and I had to make a decision. Retire to my cabin, emphasis on MY, or find our together/forever home. The decision was not an easy one and took years to make. Zillow became our best friend and we looked for the perfect place, not just in Colorado, but all over the US. Finally we found the perfect place in South Park and have since closed on it. My cabin is currently on the market and I am hoping to find someone that will love the Retreat as much as I did. 37 years is a long time, more than half my life, so yes, I'm a little sad. Lauri and I love adventure and exploring new areas and we're ready to begin this chapter in our lives. Not the final chapter by any means. I will miss the Retreat and all of you. We didn't always agree on everything, but we kept on, keeping it a place where people want to live. It's been my pleasure to serve you, a time in my life I'll never forget but it's time to move on. Others, you, will step up to the plate and take over where I left off. Thank you and goodbye.

## APRIL 14TH BOARD MEETING MINUTES SUMMARY

The RLA Board met for their regular meeting on April 14th. In attendance were Graham Fowler, Rachel Balduzzi, Heather Gooch, Loretta Martens, Kent Mills, David Stookesberry, Mandy Gordon, Chuck Reynolds, Peggy Sloan, and Joan Van Horn. Board minutes from the prior meeting on January 13th, 2019 were approved. As part of the treasurer's report, the board voted to change bank providers from Key Bank to Bank of Estes Park. There are two assessments currently outstanding, the renewal of the 3-year special assessment for the GHAVFD will be voted on at the annual meeting. There will be a 2019-2020 draft budget reviewed at the next regular meeting. Committee reports were given, at this time there is still no replacement for the Roads Chair or operator. Mandy Gordon gave an update on fire mitigation and grants that have been applied for to help with costs for proposed work. Loretta gave an update on VRBO listings in the Retreat and next steps for policies on them. No update on progress for high speed internet. The Board will be recruiting two new board members to fill vacancies, Graham Fowler resigned from the board and Loretta Martens will not be running again. The current ATV policy has reached it's one year trial and will be made permanent. For full minutes and details of the April 14th meeting, please visit the website.

## ROAD COMMITTEE REPORT

The roadwork scheduled for this year was started on Thursday, April 18 and finished by the end of Friday the 19th. This included 0.2 miles of RAP installed on Bulwark Ridge Dr and 0.1 mile on Elkridge Dr. It has been difficult to get a mechanic from Fort Collins to fix the front wheel drive on the road grader but finally we do have a commitment to do the repair work next month. We do not have a firm estimate on the repair cost. We have not yet found a replacement used grader in our price range but we continue to look. It is not an urgent need right now but it is important that we obtain a newer more reliable unit within the next six months or so. The Roads Committee is looking for a chair and operators. Do you have heavy equipment experience? Please contact the board at: [retreatboard@gmail.com](mailto:retreatboard@gmail.com) if your interested in helping.

## Road Easements

### UPDATE FROM THE ROADS COMMITTEE

The road right-of-way in the Retreat is platted at 50 feet wide, while the gravel part most of us drive on averages only 15 feet. The road meanders within this easement like a stream, but mostly it stays in the middle of the channel.

There's a good reason the easement is so much wider than the actual road. The gravel is generally only 1.5 cars wide in most places, even less in some, which makes clean margins important when meeting oncoming traffic. While two passengers cars can squeak by each other without too much trouble, facing a large truck often necessitates backing into a driveway or into one of our infrequent pullouts. You can help by removing roadside obstacles. Usually these are trees or bushes, but sometimes rocks fall close to the roadside. Our backhoe can help move those.

Take a look at the trees along your stretch of road. Are they in the easement? Worse, are they touching the gravel? Are there gouges in the bark where equipment has scraped them? Does the grader have to grade around them? It goes without saying that no tree under a power line or in one of our ditches has a future; it's much easier and cheaper to get rid of them when they're small.

Don't just see them as they are today. Imagine them in 50 years. How large will the trunk get? How far will the branches reach? Probably the worst tree to plant near the road is a spruce. It's the largest tree we have in the Retreat; its trunk gets truly massive and its branches go all the way to the ground. And if you trim them, they try to grow back. Large spruces are also unsafe. Their wood is weak and their heavy canopy snaps in strong winds, potentially coming down on your house or a power line.

Everyone uses our roads, even those who don't come up very often. It's important for all of us to help in maintaining their functionality. Contact the Board if you need assistance with your stretch.

We still need volunteers to clear vegetation from the sides of the roads. Please contact **Mandy Gordon** at [mandygordon@q.com](mailto:mandygordon@q.com) if you'd like to help.



**Spring is here!**  
**Now is the time to get rid of those Russian Olives.**  
**It's easier if you do it before they leaf out. Don't forget to poison the final cut with 41% glyphosate (wear gloves) immediately afterwards.**  
**If you need help, contact the Environmental Chair at [mandygordon@q.com](mailto:mandygordon@q.com).**



# Fire Mitigation Communication

BY KEVIN ZAGORDA-GHAVFD FIRE CHIEF

Floods notwithstanding, fire is probably the Retreat's biggest threat. A majority of our properties lack adequate defensible space to protect the structure and surrounding forest. Some roadsides have extensive fuel loading, which would make them impassible during a wildfire. The fire mitigation work required is labor-intensive and expensive if contracted out, and more insurance companies are requiring an adequate defensible space in order to maintain coverage.

A structure fire in the Retreat last September very nearly caused a wildfire. If it had been windy and firefighters had arrived a few minutes later, the fire might have escaped, threatening homes along Elk Ridge, lower Streamside, and possibly the entire Retreat.

Glen Haven has put tremendous effort into recovery from the 2013 flood. The time has come to shift community focus to wildfires.

Team Rubicon is a volunteer organization dedicated to disaster recovery. They are holding a leadership conference at the YMCA in Estes this summer and wish to perform a meaningful project in the area. They have agreed to help Glen Haven with its fire mitigation efforts and expect to field 20-50 volunteers per day for 10 consecutive days starting August 5.

After touring the Retreat, the team decided to focus its attention on Fishermans Lane and the Copper Hill/Miller Fork roadside between Fishermans and Bulwark Ridge intersections. These areas have the highest probability of becoming impassible during a wildfire, risking entrapment of both residents and firefighting crews. There is also a potential for mitigation on lower Streamside, which is the next highest risk area. A firebreak will be constructed from the end of Fishermans up the gully to Copper Hill. Property owners will also be able to sign up for fire mitigation help, time permitting. Work would be directed at roadsides, removal of dead trees, and enhancement of defensible space. Use this link before the end of June to sign up: <https://www.surveymonkey.com/r/8ZNR5PX>.

A community potluck at the Town Hall is being planned for June with representatives from Team Rubicon present. There will also be an information table at the annual GHAVFD pancake breakfast. Final updates will be provided at the annual meeting just prior to the work starting.

Here is what  
firefighters trying  
to protect a  
structure are  
faced with. Do you  
care enough about  
their safety to  
maintain your  
property?





# MEET YOUR NEIGHBOR

A friendly way to get to know each other a bit better

## Meet the Bergs

Brian, Kristen, Gunnison and August (Gus) Berg moved to Colorado from WI in 2011. We lived in Estes Park until we found our forever home in 2016 here in the Retreat. We loved the open land, seclusion and proximity to Estes Park. Brian works for the Town of Estes as the Parks Division Supervisor and Town Arborist. Kristen works for the Estes Park Elementary School as the secretary/bookkeeper where their son Gunnison attends 3rd grade. Gus will join them in Kindergarten next Fall. We also have two yellow labs, Copper and Hayward. If you hear their names being yelled.... echoing through the canyon, we apologize! Stop over anytime and say "Hi"! We love meeting people.



We would love to feature your family!

Please send a photo & quick blurb about yourselves, where you came from, why you chose to live in the retreat and any other fun facts you'd like to share and you can be the next neighbor we meet. Send info to: [retreatboard@gmail.com](mailto:retreatboard@gmail.com)



## Upcoming Meetings and Special Events

SUNDAY, JUNE 30TH  
3-6 PM

### THANK YOU/MOVING AWAY PARTY FOR GRAHAM

Join us for a party honoring Graham Fowler at the Glen Haven Town Hall. He has made significant contributions to the Retreat Landowners Association over the years and he is now moving away to pursue new adventures. Let's gather to celebrate him! Bring a dish to share, beverage of choice and place settings.

SATURDAY, JULY 20TH  
1:30PM

### ANNUAL RLA MEETING

The annual meeting will be held on July 20th at 1:30 PM at the Glen Haven Town Hall. Member packets will be emailed or mailed (based on your preference on file) 30 days before the annual meeting. We will be electing 2 new board members. If you're interested in applying please submit a letter of interest to: [retreatboard@gmail.com](mailto:retreatboard@gmail.com)

The next regular  
RLA board  
meeting will be  
held on June 9th  
at 406 Dunraven  
Glade Rd.

## ANNUAL GHAVFD PANCAKE BREAKFAST

JULY 20TH 7-11AM







## Contact Us

P.O. BOX 160 | GLEN HAVEN, CO 80532  
OFFICE PHONE: (970) 586-9519  
RETREATBOARD@GMAIL.COM

Board of Directors [terms expire at annual meeting in  
bracket year]

Kent Mills, Interim President [2021]  
6530 Pumpkin Ridge Dr Windsor, CO 80550  
(970)302-0019, (970)590-4686

Loretta Martens, Vice President [2019]  
114 Rock Bridge Court Windsor, CO 80550-6134  
(970)577-1014 (Cabin), (970)674-1861

Heather Gooch, Treasurer [2020]  
1557 Dunraven Glade Rd. | PO Box 201  
Glen Haven, CO 80532, (970)586-5558

David Stookesberry, Secretary [2020]  
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Kristen Berg, Newsletter Editor [2020]  
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Rachel Balduzzi [2021]  
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Recording Secretary: Joan Van Horn | [jvhep@juno.com](mailto:jvhep@juno.com)  
Business Office: [office@retreat-glenhaven.org](mailto:office@retreat-glenhaven.org)

## Committee Chairs

Roads Committee:  
Chuck Reynolds, Chair  
970-577-0855; 970-667-0821

Architectural Control Committee:  
Peg Sloan  
970-586-9707  
[RetreatBoardACC@gmail.com](mailto:RetreatBoardACC@gmail.com)

Environmental Control  
Committee:  
Mandy Gordon

Forest Preservation Committee:  
Peter Sinnott  
970-577-7766

Nominating Committee:  
Heather Gooch

# THE RETREAT RUNDOWN

Official Newsletter of the Retreat Landowners  
Association



## Wine & Cheese and Annual Meeting

BY KRISTEN BERG

We want to thank everyone for taking the time out of their busy schedules to attend our recent Retreat events: The wine and cheese party and our annual meeting. We had a large turn out of membership and made many new connections between members. These events give us time to build community, reflect on the past and plan for our future. We'd love to have even more people at our next events so that we can continue to include a diverse perspective on the issues facing residents in the Retreat. Please remember to reach out to us at: [retreatboard@gmail.com](mailto:retreatboard@gmail.com) if you have questions or concerns about anything!



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# UNOFFICIAL BUSINESS

## Saying Good Bye to a Longtime Retreat Resident

### OBITUARY

## *Maynard Carl Avey*

JUNE 8, 1926 - MARCH 10, 2019

**M**aynard C Avey, born 6-8-26 in Iowa, died on 3-10-19. He served in the US Navy. While retired, he drove a school bus for the Estes Park School District and drove thousands of visitors in and out of Rocky Mountain National Park on visitor shuttles until he was 90 years old. After the 2013 Big Thompson Flood, he processed fallen trees into firewood and offered it free to neighbors in Glen Haven where he resided for 30 years in a log home he built with his own hands. He is preceded in death by his parents, son's Ted and Tom and grandson, Thomas. He is survived by his wife, Beverly A. Avey, 3 step children and many grandchildren and great grandchildren.

## Water Reservoir and Team Rubicon Update

The membership voted to approve the remaining funding for the reservoir on Copper Hill, so we're now able to schedule the installation. Unfortunately, there's a bit of a building boom going on right now, and the excavators are booked for several months out. We might be able to get it installed sometime this winter, but it's more likely going to be in the spring. Many thanks to all who have given their support so far. We're getting there!

## Votes Are Still Coming In...

We continue to gather votes from members concerning the two ballot issues presented at the annual meeting: The road right of way and short term rentals. All residents should have gotten a form to cast their vote in their annual member packet prior to the annual meeting. If you have not turned yours in, please take a few minutes to review these issues and cast your vote using the form and envelope provided. If you DID NOT receive a ballot form in your packet, please reach out to us at: [retreatboard@gmail.com](mailto:retreatboard@gmail.com) ASAP so we can send you one!





## OFFICIAL BUSINESS

### PRESIDENT'S MESSAGE

After another annual meeting has come and gone, we as a board are getting ready to take over the management of the association. We are preparing to discuss all items that we will be responsible for among ourselves. We often receive correspondence from members concerning the many things that we as owners need to be aware of and be able to handle on our own properties. One thing is making sure that culverts under your driveways are clear of any obstructions. Runoff can damage the Retreat roads if culverts become clogged. Please also be aware of activities that might be considered a nuisance to your neighbors ie: shooting for target practice on your property and flying drones over neighbors property. We should all try and get along with each other and extend common sense courtesy. If you find yourselves to be in conflict with a neighbor, the first step would be by meeting them face to face. A simple conversation that raises awareness of an issue can go a long way with most. We as a board will make every effort to respond to members concerns if you are having difficulty working it out. -Kent Mills, Board President

### JUNE 19TH BOARD MEETING MINUTES

For a full account of approved meeting minutes, please click the link [www.retreat-glenhaven.org/minutes](http://www.retreat-glenhaven.org/minutes) or visit the website directly. If you would prefer to have a mailed copy of meeting minutes, please contact the board at [retreatboard@gmail.com](mailto:retreatboard@gmail.com) to make a request.

### ROAD COMMITTEE REPORT-JUNE 2019

Approximately 0.4 mile of RAP was installed on Bulwark Ridge Dr and Elkridge Dr. on April 18th/19th. The bill for material was \$8,812. Many thanks to Rich Gilmore and Kevin Zagorda for operating the road grader and water truck. The repair of the front wheel drive on the road grader was not completed as promised last month. We do not have a firm estimate on the repair cost. We have not found a used replacement grader in our price range but we continue to look. It is not an urgent need right now but it is important that we obtain a newer more reliable unit within the next six months or so. The cost of leasing a grader is more than \$8,000/month because only new equipment is on the lease program. This is not a viable option for our budget. Due to the rocky condition of lower Streamside down to CR43, we are recommending that RAP be laid down in September rather than waiting until Spring. This is a little more than 0.1 mile and Ward Construction has confirmed that this would be good timing for them.



## Culvert Maintenance

### UPDATE FROM THE ROADS COMMITTEE

#### FRIENDS AND NEIGHBORS:

This summer we have experienced a very high incidence of heavy rain storms. In many ways this has benefited all by reducing wildfire danger and improving forest health. Negative impacts however, are road erosion and road/driveway culvert damage and blockage. When those culverts are not working properly major damage to roads and property can occur and expensive repairs can result. Cross road type culverts are the total responsibility of The Retreat and are maintained by the Roads Crew routinely. Driveway culverts, however, are the responsibility of the property owner as clearly described in our By-Laws. This includes keeping them open and clear so they can do their job of water diversion. We therefore strongly advise all who do have driveway culverts to inspect them and flush/repair them when needed. These situations are always less expensive if attended to earlier rather than later. Thank you in advance for doing your part to make our Retreat the wonderful place that it is.

Cody Sanders, Roads Chairman.

## Did You Know?

We have a new Roads Chairman: Cody Sanders as well as a new Road Maintenance Operator: Brian Berg. Thanks for stepping up and doing work that benefits everyone living in the Retreat. If you are interested in serving on the Roads Committee or being trained as an operator please let us know!

**If you have a road concern or question you can reach out to Cody via our board email: [retreatboard@gmail.com](mailto:retreatboard@gmail.com)**



## Environmental Report

BY MANDY GORDON: ENVIRONMENTAL CHAIR

Dwarf mistletoe is a native parasitic plant that infests conifers in the western US. There are dozens of species, but five are known to grow in Colorado, infesting primarily ponderosa and lodgepole pines in this area. Mistletoe eventually kills the host tree by depriving it of water and nutrients, but before that happens it reduces growth and cause branching deformities that can make the tree look strange. It also reduces the tree's ability to withstand fire. There is no cure, although you might try cutting off the branch of a newly infected tree before it spreads. Fortunately, it spreads very slowly; there is time to remove the tree before it infects others. We have known dwarf mistletoe infestations along Miller Fork Rd and Bulwark Ridge Dr. If you need help managing this problem on your lot, email [mandygordon@q.com](mailto:mandygordon@q.com).

More detailed information can be found at:  
<https://csfs.colostate.edu/forest-management/common-forest-insects-diseases/dwarf-mistletoe>.

Image of Dwarf  
Mistletoe on Tree







# MEET YOUR NEIGHBOR

A friendly way to get to know each other a bit better

## Meet the Fultons:

We're Scott and Becky Fulton and have lived at 120 Wild Elk Court for the past 8 years on a part time basis.

Scott's parents chose to live in the Retreat when it first opened. We currently live in Northern New York and when Scott retires in a few years we hope to spend even more time in the Retreat. Scott enjoys playing various wind instruments in pit orchestras and community bands. We both enjoy hiking in the Rocky Mountains.

We would love to feature  
your family!

Please send a photo &  
quick blurb about  
yourselves, where you  
came from, why you  
chose to live in the  
retreat and any other fun  
facts you'd like to share  
and you can be the next  
neighbor we meet.

Send info to:  
[retreatboard@gmail.com](mailto:retreatboard@gmail.com)



## Upcoming Meetings

**SUNDAY, NOVEMBER 3RD**  
**9:00 AM**

### RLA REGULAR BOARD MEETING

The next regular board meeting will be held on November 3rd at 9:00 a.m. at the Mills Residence @ 644 Copper Hill Road.

### CR 43 Construction Update

Overlay of CR43 – The Switch Backs

This year's pavement maintenance program is overlaying County Road 43 from the switchbacks above Glen Haven to the Estes Park town line. This includes paving the switchbacks and replacing the guardrail. We anticipate paving to take 4 days to complete. We will be closing the road to traffic from 7:00AM until 5:00PM starting Thursday September 12th continuing Friday 9/13, Monday 9/16, and Tuesday 9/17. During the closure traffic will detour to Highway 34. The road will be open to regular traffic outside the work hours of 7:00-5:00. Work will not be performed during the weekend. Following paving we will be replacing the guardrail and graveling the shoulders in the switchbacks. These operations also require closure during work but can accommodate intermittent traffic. From 7:00AM to 5:00PM traffic will be let through on the hour and half hour. If you are in line at the top of the hour or at half past you will get through.

You can also check our website for road closures at:

[www.Larimer.org/roads/closures](http://www.Larimer.org/roads/closures)

Erich Purcell (970) 498-5733 or [EPurcell@larimer.org](mailto:EPurcell@larimer.org)



**Spot the Wildflower:**  
**Monkshood**

## ANNUAL ASSESSMENT REMINDER

HAVE YOU SENT IN YOUR  
DUES YET?

Annual Dues: \$300

GHAVFD: \$100

Water Reservoir: \$100





## BOARD OF DIRECTORS

[terms expire at annual meeting in bracket year]

Kent Mills, President [2021]  
6530 Pumpkin Ridge Dr  
Windsor, CO 80550  
(970) 302-0019, (970) 590-4686

Rachel Balduzzi, Vice President [2021]  
406 Dunraven Glade Rd | PO Box 329  
Glen Haven, CO 80532, (970) 577-1568

Heather Gooch, Treasurer [2020]  
1557 Dunraven Glade Rd. | PO Box 201  
Glen Haven, CO 80532, (970) 203-5458

David Stookesberry, Secretary [2020]  
491 Copper Hill Rd | PO Box 363  
Glen Haven, CO 80532, (970) 586-9130

Kristen Berg, Newsletter Editor [2020]  
90 Solitude CT | PO Box 302  
Glen Haven, CO 80532, (970) 586-3947

Bunny Beers, Member at Large [2022]  
1161 Elkridge Drive Rd. | PO Box 110  
Glen Haven, CO 80532

## Committee Chairs

Roads Committee:  
Cody Sanders, Chair  
Brian Berg, Operator  
Kevin Zagorda, Operator

Architectural Control  
Committee:  
George Brelig  
Ron Spurlin

Environmental Control  
Committee:  
Mandy Gordon  
Kent Mills

Forest Preservation  
Committee:  
Peter Sinnott

Accounting/Bookkeeping:  
Cindy Grigg  
[office@retreat-glenhaven.org](mailto:office@retreat-glenhaven.org)

## CONTACT US:

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