



The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

PRESIDENT'S MESSAGE -- *Graham Fowler, President*

Happy New Year! I hope you were able to enjoy the holidays with family and friends. Not much going on in The Retreat. We are planning a midwinter potluck on February 10th at the American Legion. Cash bar, cocktails are at 5 and dinner starts at 5:30. Please bring a dish to share along with a plate and silverware for your family to eat with. Hope to see many of you there. I hiked up Triangle Mountain on New Years Day. It's been many years since I've been to the top but still remember hiking over after the flood. I was able to find where I'd signed the peak register back in 2006. Many familiar names are in the log. From the top you can see Longs Peak, the Great Plains and most of The Retreat. My, how small my place looks from up there. It's 1.5 miles from County Road 43 to the summit. Looking around I was reminded how dry it's been and how little snow we've received. Hope you all have a great year.

BOARD OF DIRECTORS MEETING

December 3, 2017 @ 9:00 a.m.; Cunningham Residence, 564 Copper Hill Road

In attendance: Graham Fowler, President ; Loretta Martens, Vice President; Joanne Zagorda, Treasurer; Heather Gooch, Secretary; Kristen Berg, Director ; Frances Cunningham, Director; David Stookesberry, Director. Committee Chairs Present: Peggy Burch (Environmental), Peg Sloan (ACC), Rich Gilmore on behalf of Chuck Reynolds (Roads); Residents Present: Vernon Burch.

The meeting was called to order at 9:13 am, the agenda was approved by consent as presented with no changes, and the minutes of the August 27th, 2017 Board Meeting were approved through a roll call vote, all members voted "aye".

Correspondence: Residents (email and written correspondence): A resident had a question if a second house on their established property was permitted for a "mother-in-law house." Retreat landowners must follow the same guidelines for zoning as Larimer County has established.

Landowner/Board member comments: Graham noted that there was a guy driving up and down people's driveways during the last snowfall. Graham was in contact with the sheriff's office regarding the incident.

The Board talked again about signs to deter this type of behavior, discussion on whether or not we need to add signs about speed, suggest that the area is under surveillance, etc.

REPORTS:

Financial Report: Treasurer Joanne Zagorda gave an overview on the current financial report. Reminder that \$15,500 in monies were collected before the annual meeting, which is still affecting the numbers overall. There are currently five property owners that are delinquent in their dues. Letters have gone out to the delinquent parties to let them know if they are experiencing a hardship, to reach out to the Board. The five remaining property owners mentioned have not responded to the letters at this time. The next step will be to move forward with sending a formal communication regarding their delinquent accounts. Motion to approve sending the five parties a formal letter of account delinquency made by Treasurer Joanne Zagorda, seconded by Dave Stookesberry. Those in favor: Joanne Zagorda, Dave Stookesberry, Heather Gooch, Kristen Berg, Frances Cunningham. Against: Loretta Martens, giving reason that she doesn't agree with the verbiage of the letter but realizes this is the required next step and that the letters have been drafted by our lawyer.

Joanne reviewed the most recent Property Transfer Report: There was a transfer of ownership that happened as a result of a parent passing away. Clarification that there is no transfer fee to the Retreat in this circumstance.

Meeting - Continued on Page 2

Recap on current Liens: There are still three current liens to be filed against property owners and the Board is working with legal to complete the necessary steps as that process continues.

Roads Report: Roads Chairperson, Chuck Reynolds was not available for the meeting, but sent in a written report for the meeting. Rich Gilmore attended on behalf of the Roads Committee as well.

ACC Report: Chair Peg Sloan was present to report on the current projects under review by the ACC:

Rich Gilmore finished his construction (Bulwark Ridge Architectural Control) .

The Spahn detached garage is almost complete.

Heather Gooch will be submitting for ACC approval to construct a detached garage.

Peg noted that she has paid the contract on the PO Box for six months.

It was noted that Harley Lyons has stepped down from the ACC Committee. Board has agreed to add a section to the upcoming newsletter to recruit new members to join the committee and give a brief responsibility overview.

Environmental Report: Verbal and Written Report from Peggy Burch. Peggy reminded everyone to follow proper fire danger precautions, talked regarding the recent IPS Beetle population along the front range and overviewed the importance of proper disposal and timely management of downed trees on your property.

Several members of the Board commented the importance to really stress the fire safety information to the new residents. Reminder that the fire department is willing to come out to look at your lot to help determine the work that needs to be done.

Peggy Burch also mentioned that she would like to start doing a regular newsletter on the animals in the area and the entire Board agreed that would be a good addition to the publication. Kristen will be adding a new family feature when new families move in.

OLD BUSINESS:

393 Streamside Property/Cumulative Overview: A four-step plan was sent to the resident with costs included to put in a culvert (the original plan didn't include the removal trees) following the 2013 flood damage. A recent survey was completed by VHE and presented to the resident. President Graham Fowler has communicated that the project will be completed between now and Spring and the Retreat would like to move forward with the plans. The Board proposes to send a formal communication recap outlining the work to be done and communication trail throughout the process.

Covenant violations: None to report

Website: The Board was all in favor to go live with the new website design. Hobert Office will continue to update and host the website, but Heather Gooch will remain as an admin on the account as a back up. Gmail discussion regarding who owns the Gmail account and who has access to it. The current Gmail account is managed only by the Board and used for residents to communicate with the Board. There was a discussion about creating email accounts for Committees such as the ACC, etc.

Webcam: Heather to contact Eric Calkins regarding web cam, need to research pricing on a new one and cost for hosting.

Chenoweth/USFS land exchange: Trying to finish the agreement with Ann Marie Chenoweth for the land swap and agree on the contingencies regarding association fees and other covenants. According to Ann Marie, she found some old information and we are waiting to hear back from her on the next steps.

NEW BUSINESS:

VRBO (vacation rental by owner). Loretta received a call from a real estate agent asking about if our community allowed VRBO rentals. At this time, the Retreat does not have an established policy on that matter. Graham is going to ask the lawyers to get clarification on Larimer County regulations.

OHV/ATV use on RLA roads: There is a policy prohibiting ATV (Policy on Roads and Vehicles, page 25). Policy reflects that "All Terrain Vehicles (ATVs), off-road motorcycles, and other vehicles used exclusively for off-road use that are not licensed are prohibited because of their danger of fire, destruction of the ecology, safety of pedestrians and other traffic, and noise pollution." Board member Kristen Berg requested to have the policy reviewed and opened for discussion, commenting she was in favor of allowing ATV use by residents. Secretary Heather Gooch agreed. President Graham Fowler suggested a policy revision could be drafted to allow residents of the Retreat to use ATVs by following guidelines such as forest service approved mufflers, driving at or below the posted speed limit, following required safety precautions, etc. Kristen will begin the draft on a revised policy in regard to ATV's to present to the Board for review.

Other:

Midwinter potluck: Mid February to March.

Board Gathering: After Christmas.

Next Board Meeting: March 18th, 9:00 am at the home of Heather Gooch.

Adjourn: 11:45 am

Submitted by Heather Gooch, Secretary

ROAD REPORT

Chuck Reynolds – Roads Chair
January, 2018

The unplanned but necessary roads repairs on various eroded areas have been completed. This required nine loads of RAP at a cost of \$4071. Thanks to Rich for doing the grading work in a timely manner.

Annual maintenance work on the Silverado snow plow truck was done and heavy duty shocks were installed to better control wheel hop during plowing. The bill was \$766. We're ready for winter snows now.

The big tree at 393 Streamside was removed by Brian Berg so now we will have better road clearance there. Rich cut down the stump to below grade level. The next step is to fill in the eroded stream bank with standard road base material. After that we will re-grade the road and hill-side drainage ditch to prevent future erosion into the stream. Re-surfacing with RAP has been scheduled for spring time when we can combine it with the other planned road restoration. This will save us money on both material costs and equipment mobilization costs.

INTERESTED IN SERVING ON THE ACC COMMITTEE?

If you are considering building an addition to your existing home, building a home or garage, adding a storage shed, or replacing a deck, the Architectural Control Committee exists to work with the landowner prior to construction or exterior remodeling to insure that the buildings conform to the Retreat covenants and the ACC policy. Information on the ACC policies is on our website.

If anyone would like to work on the ACC Committee to assist in reviewing applications and updating the map, please call Peg Sloan - 970-586-9707 or email pjsloan@mac.com

NEW YEAR, NEW LOOK!

Announcing the newly redesigned Retreat website, www.retreat-glenhaven.org. The website was redesigned to keep the important information that our community members need and rely on, but to streamline the information with simple navigation, and a modern look and feel.

We recognize that it is important to protect personal resident information, so a "Member Area" was created that is password protected and not viewable by the general public. Information found in this section are items such as the landowners directory, maps and plats, gate combinations, as well as RLA policies, bylaws and handbooks. **The password to the secure member area is Creek2018.** There is also a new photo section for residents called the "Retreat Brag Book." The main purpose of this section is to highlight all of the great things that make our neighborhood unique, whether it be landscapes, flying or fuzzy friends, or photos of you and your family. If you would like to have your photos included in the brag book, please send them to RetreatBoard@gmail.com. We encourage our community to visit and explore the new site and provide feedback. The site was built by your board secretary, Heather Gooch, and will continue to be run and updated by Hobert Office Services, Ltd.

NEIGHBORHOOD WATCH SIGNS

As some of you may have noticed, we have secured and installed 2 neighborhood watch signs at the two entrances to the Retreat. We hope that this brings a sense of vigilance and warning to visitors and residents. If there is suspicious behavior, neighbors are watching out for each other and will report crimes if necessary. Please be a good neighbor by reaching out if you will be away on vacation. If your neighbor knows of your planned absence they can be on the lookout for anything out of the normal. Remember~A connected community is a SAFE community.

If you are receiving this newsletter as a printed copy, please let the Retreat office know if you would prefer to receive electronically to save money on printing and postage. Email office@retreat-glenhaven.org

NON-OFFICIAL SECTION ANNOUNCEMENTS

WILD IN THE RETREAT



This is a new feature newsletter column that will highlight the majestic creatures we find ourselves face to face with in the place we're lucky to call home. Each article will feature an animal spotted out and about and some fun and educational facts about them. This time around we'll feature the comical wild turkey. I don't know if you're like me, but I can't help but laugh when these funny creatures scatter in front of my car back and forth when I leave. Every time we pass one, my 8 year old son calls out "Hey turkey, you're lucky it's not November!"

Here are a few that you may find interesting:

1. The bird is really named after the nation of Turkey.
2. The wild turkey's bald head can change color in seconds with excitement or emotion. The birds' heads can be red, (pink) white or blue.
3. Turkeys' gobbles can be heard a mile or more away and they are fast on their feet with a top running speed of about 25 miles per hour or about the same as a human track star.
4. A group of turkeys — has many awesome and unusual descriptive nouns, including a "crop", "dole", "gang", "posse", and "raffle."
5. Wild turkeys sleep in trees. The birds are usually seen walking so many people are surprised they even fly. Though they only fly for short distances, they are speedy and hit about 55 miles per hour when going full tilt.

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OFFICIAL BUSINESS SECTION

PRESIDENT'S MESSAGE

Graham Fowler, President

Your board and all our committees have been busy. Spring has sprung and with that will come some road work. The board has been presented with a plan by roads committee chair Chuck Reynolds. The plan was approved and work should start in the next couple of months. Chuck and his fellow committee members have been doing an awesome job on the upkeep of the many miles of road and it is very much appreciated. Sadly, Chuck announced that he will be stepping down as chair. He has been very involved over the past few years and overseen many projects including the purchase of replacement equipment and has always had our best interests at heart. He will negotiate the best deal for us like recycled asphalt, road base of other material. Thanks Chuck. If you are interested in serving as road chair I'm sure Chuck would fill you in on the details.

Joanne Zagorda announced at the last meeting that she too will be stepping down from the board. Joanne has been serving as our treasurer. She has done a great job keeping us within budget and on track regarding our finances. Thank you Joanne. Francis Cunningham also told us she will not be running again for the board after many years of serving as a director. She too will be missed.

If you are interested in serving on the board or one of our committees please let us know. We have openings on the Architectural Control Committee and the Nominating Committee.

A resident brought up a requested policy change that would allow ATV/OHV vehicle use on the private Retreat roads. Many safety and noise concerns were discussed, and the board drafted a policy change addressing those concerns. If the policy is approved, it will be subject to a 1 year trial and re-evaluated based off retreat HOA member feedback. The proposed policy change is included in the newsletter and will be sent out as an official mailing notice to all members. Per our board policy change process, the change will be open for members' comments for 30 days, after which the board will vote on the policy revision at our next scheduled board meeting on June 18th. The 30 days will start after the publication of this newsletter.

The construction on the new town hall in Glen Haven continues and we will be holding the annual meeting there all being well. High speed internet for the area continues to be moved forward. As of this date we don't have any timelines yet.

Fire continues to be on everyone's mind. It's been a dry and windy winter. Red Flag warnings continue to go out. Included in the newsletter is some more information on this topic. We hope you will read it but more so take action. I know we've put this information out before but it's still evident that many people have not done anything. Start small and work on it as you can. We provide a place for you to take you to take your slash to and even cover the costs of having this chipped up and hauled off several times a year.

ANNUAL MEETING: The annual meeting is set for Saturday, July 28, 2018 at 9:00 am at the new Town Hall in downtown Glen Haven. The new Town Hall may not be totally completed but should be able to accommodate meetings.

WINE & CHEESE GATHERING: The Wine & Cheese gathering is scheduled for Friday, July 27 at 6:00 pm at the Pole Barn. Members are asked to bring wine and cheese to share and to bring their own lawn chairs.

NEXT BOARD MEETING: Scheduled for Monday, June 18th @ 6:00pm at Joanne Zagorda's residence on Miller Fork Road.

BOARD OF DIRECTORS MEETING

March 18, 2018 @ 9:00 a.m.; Gooch Residence on Dunraven Glade Drive

Attending: Graham Fowler, Kristen Berg, Frances Cunningham, Heather Gooch, Loretta Martens, David Stookesberry, Joanne Zagorda

Also Attending: Peggy and Vernon Burch, Peter Hillman, Chuck Reynolds, Peggy Sloan, Rich Gilmore, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the December 3, 2017 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Tom O'Shea regarding ATV use, Peg Sloan regarding Landowner/Board member comments and Jennifer Godfrey. The Board agreed that even though "Landowner/Board members comments" is listed early in the meeting agenda, comments would be allowed throughout the meeting.

REPORTS:

Treasurer's report – Joanne Zagorda presented a property sales report and a financial statement through March 15th. Three liens have been filed for delinquent assessments.

Roads report – Chuck Reynolds reported that the repair of the eroded portion of Black Creek Road was completed. He submitted a written report with a map outlining this spring's road maintenance projects for which bids are currently being obtained. He recommended that a minimum of \$28,000 be budgeted for road maintenance for the next fiscal year. Chuck has served five years as Roads Chairman and will be stepping down from this position end of July.

Architectural Committee report – Peggy Sloan said a culvert installation for the Murzas was approved but that obtaining contact information on new owners has been challenging which makes it more difficult for the committee to do its job. There are still positions open on the committee.

Environmental report – Peggy Burch reported that the very dry conditions have escalated the wildfire danger and now would be a good time to encourage property owners to remove slash material and combustible fuels from around their houses, remove dead limbs off the lower portion of tree trunks, and follow wildfire mitigation procedures suggested by the GHAVFD. Peggy agreed to write an article for the next newsletter regarding residential wildfire mitigation in cooperation with the GHAVFD.

OLD BUSINESS:

Phillips Property/Road ROW - Based on the recommendation of the RLA attorney, a full land survey will be conducted to identify the property lines of the property owned by Ed Phillips on Streamside Drive with respect to the road right-of-way rather than the completed site plan.

OHV/ATV Policy – Kristen Berg drafted a policy on OHV/ATV use in the Retreat. It was moved, seconded and carried that the policy be approved for publication with the addition that it be subject to a one-year trial basis and be voted on at the next Board meeting.

Webcam – The current webcam on the Sinnott property has a somewhat foggy lens but the Board agreed that it is adequate for the current usage.

VRBO – VRBO and other types of rentals are not considered home businesses. It was strongly agreed that a publication should be provided to rental properties (and homeowners) outlining important information about the Retreat that would be of benefit to renters and also to provide a quick reference to obtain further information. Loretta agreed to write the publication.

Website/Newsletter – It was questioned whether including minutes as part of the newsletter was desirable. It was decided to keep the minutes in the newsletter even if it increases the length. Heather stressed the importance of reaching all RLA members through various methods but a faster, more efficient way of obtaining new member contact information is needed. Graham agreed to pursue this and suggested that new members be introduced in the newsletter as had been done previously.

Chenoweth Land Exchange – The US Forest Service/Chenoweth land exchange is in its final stages with signatures currently being obtained for the documents. The RLA has signed its documents but several affected property owners still need to sign. The land exchanges will benefit RLA members by providing more open space.

NEW BUSINESS:

High Speed Internet – Peter Hillman provided a thorough comparison of two prospects for improving internet service in the Retreat. Century Link has plans to upgrade the DSL service possibly beginning this summer. Broadband Internet being proposed through the Estes Park Light and Power system which would provide a more efficient, faster internet with greater future growth but may take 3 years or more. More information should be available in the next few months. Peter requested feedback on the information before including in the next newsletter.

2018-19 Budget – Joanne requested input from Board members as to whether or not they recommended spending additional funds on road maintenance this next fiscal year. Payment of some long overdue assessments this fiscal year would allow this increased expenditure but because the income came this year and would not come in the next fiscal year, next year's budget would show that the total expenditures would exceed the total income. The Board could also consider increasing the contingency reserve and the \$25,000 equipment reserve. The Board recommended budgeting the extra funds for road maintenance this next

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fiscal year and to consider increasing the equipment and contingency reserves. The Financial Committee will meet soon to draft next year's budget. Joanne also will be retiring as Treasurer when her term ends in July.

Board Candidates – The terms of Frances Cunningham and Joanne Zagorda will expire in July and neither is planning to rerun. Positions are also open on the ACC and Roads Committees.

Annual Meeting/Wine & Cheese Gathering – The annual meeting is set for Saturday, July 28, 2018 at 9:00am at the new Town Hall in downtown Glen Haven. The new Town Hall may not be totally completed but should be able

to accommodate meetings. The Wine & Cheese gathering is scheduled for Friday, July 27 at 6:00pm at the Pole Barn. Members are asked to bring wine and cheese to share and to bring their own lawn chairs.

Next Board meeting is scheduled for Monday, June 18th @ 6:00pm at Joanne Zagorda's residence on Miller Fork Road.

Meeting adjourned at 11:40am.

Joan Van Horn

Meeting Recording Secretary

VEHICLE USE

All vehicles must travel at or below the posted speed limits. All vehicles using the roads must be licensed. The RLA road equipment (grader, backhoe, water truck) are exempt. Colorado Parks and Wildlife (CPW) regulations pertaining to off-highway vehicles (OHV/ATV) on public roads, such as Dunraven Glade Road, will take priority over RLA policy. In accordance with Colorado state law and Colorado Parks and Wildlife rules and regulations, operation of OHV/ATV's will be allowed on private Retreat roads, for a 1 year trial period, under the following conditions:

1. All traffic laws must be obeyed.
2. Operators must be 10 years or older (under direct supervision of a licensed driver) or by operators 16 years and older AND possess a current, valid driver's license
3. Operators (or adult supervisors) shall have motor vehicle liability insurance as required by law
4. OHV/ATVs shall not exceed the posted speed limit
5. Helmets are required for riders under 18 years of age (a bicycle helmet will NOT suffice)
6. Eye protection is required for every rider (prescription glasses, sunglasses, goggles, etc.)
7. Muffler, spark arrester, and lights at night are required
8. All OHV/ATVs shall be registered with the Colorado Division of Parks and Wildlife

For more information on spark arrester equipment requirements, please refer to:

<https://www.fs.fed.us/eng/pubs/html/03511307/03511307.htm>

For more information on respectful riding and decibel/muffler systems, please refer to:

http://www.staythetrail.org/content.aspx?page_id=22&club_id=266593&module_id=228443

*Extra care should be taken when operating OHVs on public roads. Ride safely and be courteous when encountering vehicle traffic, bicyclists, hikers and other road users. Colorado law limits sound emissions of all new OHVs to 96 decibels. Riding on roads is a privilege; please respect our community by riding responsibly.

ROAD REPORT, MARCH 2018

Chuck Reynolds – Roads Chair

Due to the light amount of snowfall so far this winter, our labor costs for snowplowing are lower than budgeted, but the dust problems on the roads are higher. March is usually the highest snowfall month so maybe we will see a correction in this situation.

There is a short section on upper Black Creek Dr that has eroded to the point where large rocks are exposed that prevent smooth grading to eliminate the washboarded area. This cannot wait until the planned roadwork in June so we will have one load of RAP delivered by Kitchen Construction in the next week or two. Approximate material cost is \$500.

The pricing for RAP delivered by Ward Construction will now be based on the actual distance to the delivery site in the Retreat. So we have prepared a detailed map with travel distances from CR43 so we can get a more accurate estimate of the material cost from Ward before work begins in June. The current budget is \$24000 for this work, but if the price/ton goes up significantly, we may have to reduce some of the plan or go over budget. We will deliver the map to Ward and ask for an estimate within the next 30 days.

TWO PROSPECTS OF IMPROVED INTERNET SERVICE TO THE RETREAT

by Peter Hillman

CenturyLink's Internet service to the Retreat does not provide the speed, bandwidth¹ and reliability to serve current and future Internet connectivity needs. Within the Estes Park Light & Power service area which includes Estes Park, Allenspark, Glen Haven and the Retreat, a survey by Neo Fiber Deliverable (Estes Park Broadband Expansion and Technical Assistance Strategy Report, prepared for Town of Estes Park on August 14, 2015) found Allenspark and Glen Haven have the slowest Internet speeds with low bandwidth of 1-2 Mbps to several subscribers. CenturyLink's Internet service to Retreat homeowners is based on a landline telephone/Digital Subscriber Line (DSL) infrastructure of dedicated, underground, copper wire pairs emanating from two locations: near Streamside Drive and Miller Fork Road. Internet download speed to subscribers near these locations is about 12 Mbps, while subscribers far from these locations receive less than 2 Mbps. When many subscribers are online thereby limiting bandwidth, speed becomes slow and unreliable. CenturyLink does not provide Broadband service to the Retreat as defined in 2015 by the Federal Communications Commission (FCC) as a minimum of 25 Mbps (download)/3 Mbps (upload). Fortunately two prospects for improving Internet service are on the horizon: CenturyLink is engineering an upgrade and Town of Estes Park has completed the planning phase for a Broadband Utility to provide direct fiber optic connectivity to residences and businesses. Each prospect differs greatly in the speed, reliability, advantages and implementation timetable they plan to offer.

CENTURYLINK UPGRADE

Early this year engineers subcontracted by CenturyLink were in the Retreat to survey the existing Internet infrastructure and to design an upgrade to CenturyLink's Internet service (Figure 1). Nothing is official. However after talking to the engineers we have some insight as what might be implemented. The timing of the upgrade is unknown. It might not occur until 2019 based on a conversation with CenturyLink. We will know the timing when crews begin digging trenches to place fiber optic cable to new cabinets or nodes (fiber to the nodes or FTTN technology). Strategically placing several FTTN cabinets throughout the Retreat shortens the length of copper wire to many subscribers, thereby increasing the speed to those subscribers. This is true because Internet speed down a copper wire slows dramatically the greater distance it travels. For example, 2000 feet of copper wire can slow the download speed by 80 percent. Within each node, fiber optic cable will be connected to about 48 existing copper wire pairs, one dedicated pair to each subscriber. Those subscribers with the longest copper wire run may receive a minimum speed of 10 Mbps download/1

Mbps upload while those subscribers close to a node may receive as much as 44 Mbps download/ 5.5 Mbps upload. Potentially this speed can be doubled using VDSL2 technology (DSL utilizing 2 wire pairs to the subscriber to double the speed). Available bandwidth shared by multiple subscribers from a node will be set tentatively by CenturyLink at 300 Mbps (down and up). Monthly pricing to subscribers for faster speed after the anticipated upgrade is unknown, although to stay competitive the monthly rate might be reduced if 1 Gbps fiber is available in the Retreat. As with any commercial enterprise, pricing by CenturyLink is driven by profit and for recuperating the cost of the upgrade. This will be a welcome upgrade, although it does not appear all Retreat subscribers will be able to receive minimum Broadband service as defined by the FCC.

ESTES PARK BROADBAND UTILITY

History: Three years ago (Feb 3, 2015) in a special election Estes Park residents overwhelming voted (92%) to opt out of Senate Bill SB-152, thereby allowing the Town of Estes Park to offer Broadband Internet to residents. In July 2015 Neo Fiber Deliverable conducted the aforementioned feasibility report for Estes Park Broadband expansion, funded by a grant from the US Economic Development Administration. In April 2016 the Town received a \$1.4 million engineering grant from the Colorado Department of Local Affairs (DOLA). In November 2016 from these grant funds Manweiler Telecom Consulting / Uptown Services initiated the engineering design and cost analysis to provide optical fiber to the premise. Also in 2016 a Take Rate Study (how many would take the service and at what price) was conducted by CSU, Mosteller, PhD. On February 27, 2018 Uptown Services presented a Pro Forma, i.e. model financial outcomes, to the Estes Park Board of Trustees for a revenue bond to pay for fiber optic Internet service to the Estes Park Light & Power service area, which includes the Retreat. The long term debt for the revenue bond, paid for by revenue collected from subscribers, would cost approximately \$33 million over a projected pay back of no more than 20 years and preferably less than 15 years. At the end of the presentation, the Board of Trustees agreed for the Town of Estes Park to seek a financial advisor to handle revenue bond origination. Hopefully a revenue bond or a series of bonds can be acquired and approved by the Board of Trustees to initiate construction of a fiber optic network to the Estes Park Light & Power service area. The timeline for acquiring the revenue bond(s) and initiating implementation of the build out is unknown. Optimistically, the first build out to selected residential areas may occur as early as next year. Complete implementation may take 3 years or more.

Internet- Continued on Page 5

Description: Estes Park Broadband Utility plans to provide Retreat homeowners with a minimum of 1 Gbps (down)/1 Gbps (up) fiber optic Internet direct service to residences (Figure 2), with options of 2 Gbps or 4 Gbps at higher monthly rates. Subscription rate for 1 Gbps service is expected to be about \$70/month, which is the sweet spot for the take rate; low enough to attract subscribers and high enough to pay back the revenue bond. Fiber will be connected to a residence from the nearby utility pole, either overhead or underground. Connecting the fiber to a house will only be installed to homeowners electing to subscribe to the service. How to handle adjustment of monthly fees for temporarily suspending service when part time residents are not living on the Retreat has not been decided. Many part time residents find it important to have functional security alarm system and cameras while away or if owners are renting. For a public Broadband utility, it's important to note that monthly fees for subscribers are driven by implementation of the service and maintenance, rather than profit. Estes Park Light & Power utility is a noteworthy example of a successful non-profit utility.

Advantages of optic fiber over DSL: Obviously 1 Gbps fiber reduces the time to download data intensive content compared to DSL. For example, a 3-4.5 GB, 2-hour HD movie with DSL 20 Mbps download speed takes about 30 min to download, while 1 Gbps will take only about 25 sec. If this was the only major advantage fiber optic over DSL, one might not be compelled to spend more for fiber than DSL. If both of the fiber and updated DSL service were implemented today in the Retreat, fiber offers distinct advantages. Optic fiber offers seamless viewing experience from streaming services offered by Roku and AppleTV for Network and Cable TV programming and movie services such as Netflix, Sling TV, fuboTV, Hulu,

and Amazon Video. This is especially true for 4K movie viewing for those who have a 4K flat screen TV. It's also worth comparing the potential cost savings of video streaming to satellite Dish Network and DIRECTV options. An alternative to landline telephone is Voice over Internet Protocol or VOIP or is commonly known as phone service over the Internet. It's important to note the percentage of households with a working landline phone has declined from 92% in 2004 to 44% in 2017, predominately because people are using cell phones instead. This isn't a reason to discontinue landline phone service in the Retreat when cell phone service is poor or non-existent. However, VOIP service is a reliable option to landline phone service provided both the download and upload speed are both at a recommended speed of 3 Mbps. Upload speed is important considering telephone communication is a two-way conversation. Check the upload speed of your DSL service, because DSL upload speeds are slower than download speeds. VOIP services are full-featured and very competitive for pricing. Examples of VOIP services are 1-VOIP, Vontage, Phone Power and possibly Estes Park Broadband Utility to name a few. VOIP services also offer E-911 service, which requires LETA 911 Larimer Emergency Telephone Authority know the location of the residence where the 911 call originated. Also the 911 call must be directed to the Estes Park Communication Center, the Public Safety Answering Point (PSAP) for the Retreat. VOIP phones require AC electrical power to function, which is a serious concern during a power outage. This concern can be overcome with an Uninterruptible Power Supply (UPS) with enough reserve to keep the low electrical demands of a VOIP phone working for a couple hours without the need a standby generator. Speed is also important for downloading and uploading data to the cloud; for backups, applications, and web hosting. Reliability and security are important considerations

when comparing fiber to DSL. Copper wire pairs utilized by DSL are negatively impacted by electromagnetic interference, weather, temperature fluctuations, and corrosion. Fiber is immune from these risks and is more resistant to physical damage. Fiber is more secure because it cannot be easily tapped by a would-be hacker because it must be cut, while copper wire can easily be tapped without cutting the wire. During the 2013 flood underground DSL lines were severely damaged on the Retreat and took a long time to repair. Fiber on utility poles is subject to wind damage, but can be repaired quicker than underground cables. Available

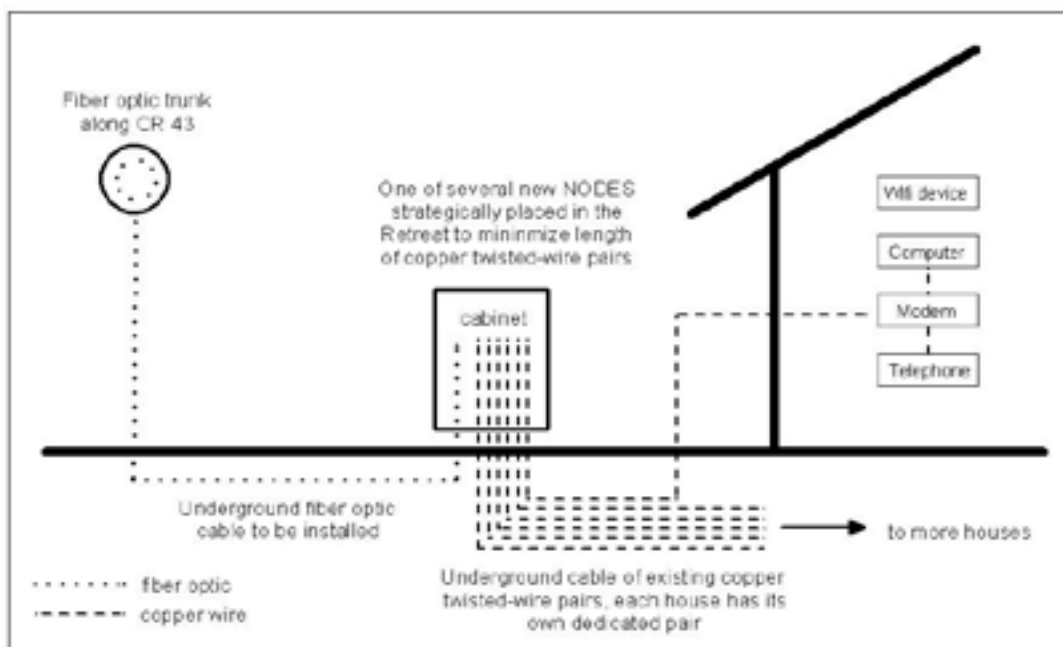


Figure 1. Proposed CenturyLink upgrade for the Retreat: Fiber to the Node (FTTN)

fiber optic bandwidth should far exceed demand and not be a limiting factor. Finally, it's important to recognize fiber is "future proof" and will fulfill our Internet needs far into the future especially considering Internet bandwidth consumption doubles every year.

Higher Home Values: The 2015 NEO Fiber Deliverable report (p. 99) cites a 2015 study by Molner, Savage and Sicker who found home values of homes with gigabit

Internet service are greater than homes with slower Internet service. This study is based on about half a million real estate transactions in all 50 states for single family homes from 2013 to 2015. Homes with gigabit service were found to have 7% higher values than those with 25 Mbps service or less; as an example, a \$300,000 home is projected to sell for \$21,000 more.

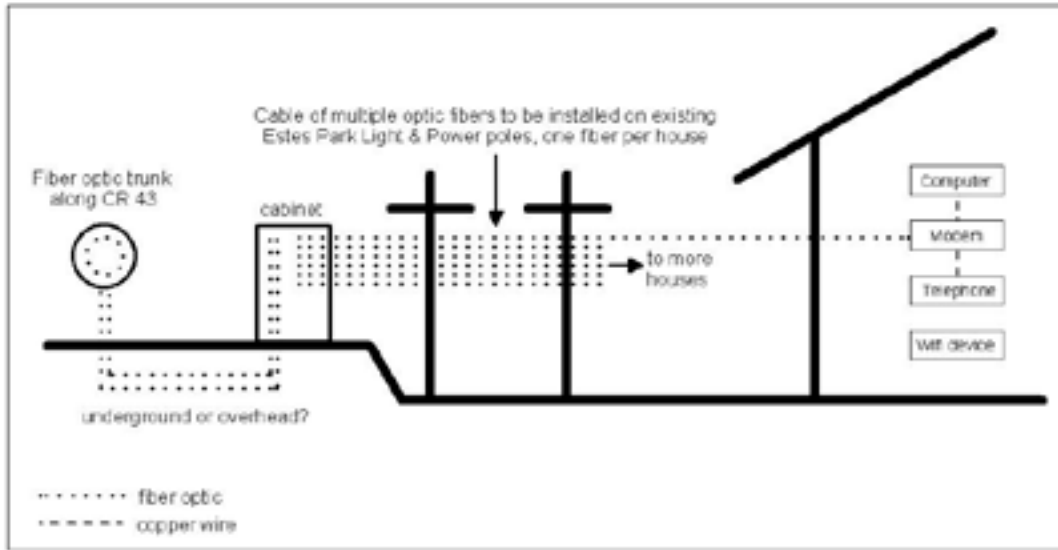


Figure 2. Proposed Estes Park Broadband Utility for the Retreat: Fiber to the Premise (FTTP)

NATIVES IN OUR BACKYARD

Peggy Burch, Retreat Environmental Chair; Master Gardener Affiliate

We all know about the native trees, shrubs, flowers in our backyards. But how much do we really know about the other inhabitants of The Retreat?? What about the chipmunks, rabbits, mice, voles and squirrels? How much do we really know about their diets, where they sleep, how big do they get and how long do they live? I became interested in the native inhabitants when a chipmunk who was missing one leg begged for a piece of my toast one morning when I was outside admiring the views. After I gave him a scrap of my toast, he started to show up every morning looking for a handout and then one morning he didn't show up. A few days later while taking a walk, I saw a chipmunk eating a dead chipmunk. and I was horrified. Not that I thought it was "my" chipmunk but I wondered if that was normal. So then I started to study to study the chipmunks and learned that eating dead animals was part of being a chipmunk. All along, I thought that crows and magpies were the only members of the clean-up crew in our forest. I realized that I never really knew much about the natives in our backyard. I was fascinated and began a study of the creatures that share our forest. This is the first

of a short series of informational articles about the natives that live in our back yards. I am starting with the squirrels as there are so many of them.

Scientific studies of bones from prehistoric times indicate that squirrels were right there with the dinosaurs. So the squirrels were in our forest long before humans came along.

Some fun facts about squirrels- The average squirrel produces 4 offspring each year. The female will breed just once with a male and never again with the same male. Baby squirrels have no teeth or hair and are blind for up to 8 weeks. Tree squirrels do not hibernate but sleep a lot and hunker down when it is really cold and may opt to stay warm with other squirrels. (I presume squirrels of the same type) Ground squirrels hibernate and their body temperatures remain fairly even the whole year. Squirrels do not migrate in the winter and do not come out at night. The nest is called a drey and is made of leaves, grass and weeds and is usually in the fork of a tree. Nests in cavity of trees are called dens.

Natives - Continued on Page 7

Squirrels, along with many other animals, such as mice, porcupines, as well as foxes and bears eat the cast-off antlers of deer, moose and elk. The antlers are full of calcium, phosphorus and mineral salts. At times, the horned animal will eat their own antlers. By summer, the many wild animals will have nearly devoured every antler in the forest. Predators of squirrels are hawks, owls, foxes, coyotes, wildcats, weasels and snakes.

One question that is frequently asked is if squirrels can be domesticated and be pets. While squirrels are entertaining to watch in the wild, the young grow fast and develop strong claws and sharp teeth. They can cause harm to humans and pets in the household. Enjoy watching squirrels in the forest only. Predators of squirrels are hawks, owls, foxes, coyotes, wildcats, weasels and snakes.

Two of the smallest of our squirrels are the Least chipmunk, 3" to 4" tall; weight 2 to 2 1/4 oz. and the Colorado Chipmunk, size 3 1/2 " inches to 4 1/2 "inches tall. Life span is 2 to 4 years for both. We may have both kinds here or maybe only one of them. The Least chipmunk has alternating dark and light brown stripes from the nose to the base of the tail. The chin, chest and belly are lighter. The Colorado chipmunk also has alternating light and dark stripes with a darker brown tail that is the same length as the body. Most of the Chipmunks hold their tails in a horizontal position when running, while the Colorado chipmunk holds its tail in a vertical position while running. There are 5 different kinds of chipmunks in Colorado but only these two seem to be around here. The home for both kinds is a burrow. The burrow is a small round hole with no trace of excavation dirt around it. The winter burrow is deeper than the summer burrow. Although they store food for winter, the chipmunk may appear in winter in a warm spell, to look for additional food. Chippers can also climb trees easily and can jump 4 to 5 feet high. Both types of chippers eat the same kind of foods: seed, fruits, nuts, insects, fungi, buds of flowers and shrubs, flowers, baby birds, bird eggs and carrion. I discovered that they will also eat snakes. **SNAKES??** I once found a snake and a chipmunk on the steps to our deck. The snake was writhing and twisting around the chipmunk. I used a stick to separate them. They both disappeared under the deck. I thought I was saving the chipmunk but I was probably saving the snake. (check the internet for "squirrel chases snake" There are quite a few photos)

The next squirrel is the Golden-mantled Ground Squirrel. A bit larger than chipmunks, they are usually about 7 to 9 inches long and weigh about 14 ounces. The male is a little larger than the female. They resemble the chipmunks in coloration but they do not have stripes on their faces or tops of their bodies. Their habitat is mountain meadows, coniferous forests and forest edges. They reside from tree line to about 12,550 in elevation. The golden mantled squirrel may take dust baths to keep its thick fur tidy. This squirrel has large pouches in its cheeks which it uses to carry food back to its burrows as

fall nears. The winter burrow extends in several directions. One burrow is used for winter hibernation with many side tunnels for food storage. The Golden-mantled ground squirrel may not come out of its burrow during the whole winter to late spring. This ground squirrel can go completely without food for up to 14 days during the coldest darkest days of winter. The hibernation period can be from October to April in many parts of the region. I once saw one of these squirrels come out of his burrow just after a late spring snow storm. The snow moved a little and I wondered what was going on. Then the squirrel popped up with snow on top of his head. I bet he was surprised.

The Pine Squirrel is also known as a Chickaree or red squirrel. This squirrel is found across all of the U.S. The coloration can vary quite a bit for this squirrel depending on the area where it lives. It might be anywhere from an overall rusty red with a white belly with a distinctive white ring around the eyes, to a more gray-brown with a white belly and white ring around its eyes. This squirrel is 7 to 9 inches long and is about 4 to 7 inches tall, when standing. This squirrel can live 2 to 5 years. Its habitat is 6,000 to 12,000 feet in elevation. It lives in a cavity in a tree or sometimes builds a nest from lichen and grass. This squirrel eats pine cone seeds, other seeds, nuts, mushrooms, corn, baby birds and carrion and stores his winter supplies in many tunnels in the area. This is the one squirrel I cannot stand. It starts a raspy wheezy bark when you get within about 15 feet of its nesting place. It can keep this obnoxious noise up for an hour or so. One of these squirrels had a nest about 30 feet from our house. Every time we left the house, it would start this barking. It would chase Abert squirrels up the hill. It would leave piles of discarded pine cones on the ground called a midden. This is the squirrel that is prevalent on the Miller Fork trail. Anyone who has hiked this trail has undoubtedly heard the scolding of the pine squirrel and seen the extensive middens of pine cones. After reading a little more about this squirrel, I learned that this squirrel is very beneficial to our forests. The many kinds of seeds that are stored in extensive tunnels for winter start growth of new trees and vegetation and help to keep our areas forested. Maybe I don't dislike them as much as I thought.

The last of our resident native squirrels are the Abert squirrels. They are perhaps the most interesting of all of our squirrels. Oh well, the last episode comes later.

If you are receiving this newsletter as a printed copy, please let the Retreat office know if you would prefer to receive electronically to save money on printing and postage. Email office@retreat-glenhaven.org

Address Correction Requested

BOARD CANDIDATES

The terms of Frances Cunningham and Joanne Zagorda will expire in July 2018 and neither is planning to rerun. Positions are also open on the ACC and Roads Committee. We thank each committee member and board member for their generous service. If you are interested in serving as a board member or on a committee, please reach out by email to the board to learn more about roles and job descriptions.

**THE ANNUAL MEETING
WILL BE HELD ON
SATURDAY, JULY 28
9:00 A.M. (CHECK-IN AT 8:30)**

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OFFICIAL BUSINESS SECTION

PRESIDENT'S MESSAGE

Graham Fowler, President

Hard to believe five years ago all of us here then were affected by the flood in some way. But we are resilient and Mountain Strong or Glen Haven Strong if you wish. We came back stronger and more resilient. We came together, had our patience tested, stayed the course and life is back to "normal." So good to see the Town Hall almost finished.

It was great to see so many of you, old and new neighbors, at the annual meeting. I felt the meeting went very well and thank you all for the trust you have placed in the board. Roads will continue to be a priority and our move to more efficient and less costly communication is moving forward. We are going to try and do things electronically versus mail.

As always we are looking for those to serve on the board or other committees. Your comments are always welcome. I've been off and on the board for over 30 years and recently was surprised by the letter and checks the RLA received as a donation for the roads and trails. A new bridge was recently built along the Miller Fork Trail with the help of several members so the money has already been put to good use.

We still need to be careful with fires. Several are still burning in the area. By the amount of material being brought to the slash pile I can see many of you have been mitigating your property.

Stay strong.

ANNUAL MEETING

July 28, 2018 @ 9:00 a.m.; Glen Haven Fire Station #1

Attending: Graham Fowler, Frances Cunningham, Heather Gooch, David Stookesberry, Joanne Zagorda

Also Attending: 76 attendees (+ 19 proxies); Joan Van Horn

The 47th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Graham Fowler. Those members who had passed this last year were remembered. The Board Members were introduced, a quorum was established, the agenda and Meeting Standing Rules were accepted, and the minutes of the 2017 Annual Meeting held July 1, 2017 were approved. Members also then introduced themselves.

REPORTS: Written reports from committees were included in the annual meeting packet.

Treasurer's Report – Joanne Zagorda reported that \$7,000 in delinquent assessments was just collected which will be allocated to road maintenance. Only four assessments are currently outstanding.

Roads Committee – Chuck Reynolds thanked Rich Gilmore and Kevin Zagorda for their assistance and road work and agreed to remain as chairman one more year in order to train a new chairman.

Bears – Jim Boyd reminded members that it is the responsibility of homeowners to get along with bears. Complete bear proof containers should be used and nondestructive means to scare bears from humans and human habitation will help instill fear of humans in bears.

Internet – Peter Hillman reported that Century Link is planning an update soon which would provide faster internet service for about \$45/month. The Town of Estes Park is pursuing a revenue bond to provide extremely fast internet but may not be available for a year or more and will run about \$70/month.

Glen Haven Town Hall – Joan Van Horn gave an update on the progress of the construction of the new Town Hall.

Meeting - Continued on Page 2

Glen Haven Area Volunteer Fire Department – Fire Department representative Kevin Zagorda reported that the Pancake Breakfast brought in more than \$12,000. Twenty-two calls have been received to date this year which included a structure fire, assisting with three wildfires and an Estes Park structure fire, and numerous motor vehicle accidents. The department has 18 members and 3 trainees. Estes Park is providing a fire training facility which is open to use by the GHAVFD. Kevin reviewed the many actions homeowners can take to provide defensible space for their homes and added that the Fire Department will assess individual properties with regard to defensible space.

RLA Correspondence – Heather Gooch encouraged members to sign up for email correspondence from the RLA which would save the Association money and provide up-to-date information to members more efficiently. The Website has been revised and provides a section for photos by residents of wildlife, wildflowers, etc. Weather for the Retreat can be obtained from www.RetreatWeather.com.

Reports – In order to reduce light pollution and disturbing neighbors, it is recommended that outdoor lights point downward and be on a timer so they are not on all night.

File of Life forms which provide emergency medical information for emergency responders are available from

the Fire Department Auxiliary and should be located on the outside of one's refrigerator.

The proposed ATV policy passed and will be in effect for one year on a trial basis.

NEW BUSINESS:

Election of Board Members: The terms of Frances Cunningham and Joanne Zagorda expire and the following candidates were presented by the Nominating Committee:

Rachel Balduzzi

Kent Mills

There were no further nominations received "from the floor" and it was moved, seconded and carried that the nominations be closed and that the slate of candidates be elected to office by acclamation.

LANDOWNERS COMMENTS & QUESTIONS:

Comments were made regarding violation of speed limits, underage children driving ATVs, Vacation Rentals by Owners which is being addressed by Larimer County, and more HAM radio operators are needed.

There being no further business, the meeting adjourned.

Joan Van Horn

Meeting Recording Secretary

MILLER FORK BRIDGE REPLACEMENT



One of the bridges along the Miller Fork Trail was just a couple of logs thrown across a side eddy of the stream that was washed out in 2013. It was tricky to cross for those with poor balance and dangerous when wet or icy.



On 20 Aug -- possibly the smokiest day this summer -- Graham Flower, Ron Spurlin, Mandy Gordon, with an assist from Rich Gilmore, three dogs, and a dozen horseflies, replaced the logs with a proper bridge. After a couple of trips with the materials, it took about two hours to assemble. Hopefully this one will last as long as the others of similar design along this trail. It will certainly make it safer!

NON-OFFICIAL SECTION ANNOUNCEMENTS



**Dr. Glenn
James
Endsley,
EdD**

June 05, 1938 -
September 12, 2018

The Retreat is facing an invasive species challenge that will take years of coordinated effort to combat. Anyone who would like to be on the Environmental Committee to help with this and other environmental issues, please contact Mandy Gordon at mandygordon@q.com. The committee is available to any landowner who would like assistance identifying and resolving problems on their lot.

In future editions of our Retreat newsletter, we will only be sending out paper copies to those of you who "opted in" using the paperwork in the annual meeting member's packet. All others will receive the newsletter electronically. We will also no longer be including detailed meeting minutes in each newsletter. Minutes from our future meetings will all be accessible on our website. This is all in an effort to reduce paper waste and streamline the content of the newsletter. If you would like to request a paper copy of our meeting minutes, or newsletter please reach out to: office@retreat-glenhaven.org.

Please Join Us!

Glen Haven Town Hall Grand Opening

Saturday, November 3rd, 2 - 4 pm

light refreshments including wine and beer

Live music will begin at 4:30 and continue until 7



Address Correction Requested

**THE NEXT BOARD MEETING
WILL BE HELD ON
SUNDAY, October 28, 2018, 9:00 am at
the home of Loretta Martens
1422 Streamside Drive**



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The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

PRESIDENT'S MESSAGE

Graham Fowler, President

The Retreat Board wishes you season's greetings as 2018 comes to a close.

As you may have noticed Century Link and its subcontractors have been busy installing fiber optics in the Retreat. There have been several nodes installed and some new telephone poles have appeared. Weather has slowed the progress but we should all have high speed Internet soon.

During the fall we received several complaints about target shooting in the Retreat. We know some people enjoy this but there are others that don't. Bullets and the noise from shooting can travel great distances. At the last board meeting the board decided not to implement a policy but to rather remind residents of the forest service regulations regarding shooting.

Target shooting is allowed on national forest or grassland unless restricted. Check your local ranger district for more information about local restriction.

It is prohibited to shoot:

- In or within 150 yards from a residence, building, campsite, developed recreation area or occupied area.
- Across or on a national forest or grassland road or body of water.
- In any manner or place where any person or property is exposed to injury or damage as a result of such discharge.
- Into or within a cave.
- Firing tracer bullets or incendiary ammunition.
- Disturbing, injuring, destroying, or in any way damaging any prehistoric, historic, or archaeological resource, structure, site, artifact, property.
- Abandoning any personal property or failing to dispose of all garbage, including targets, paper, cans, bottles, appliances.

We feel these regulations are prudent and would hope all residents would follow these. We will continue to monitor the situation and could adopt a policy should more complaints be received. Please be considerate of your neighbors.

We are working on scheduling a midwinter potluck in the new Glen Haven town hall. If you missed the grand opening perhaps you'll be able to attend this annual gathering and see the amazing result of hard work by a lot of people. More details to follow.

SHORT-TERM RENTALS

The new policies limiting Short-Term Rentals, Air Bed and Breakfast (Air B&B) and Vacation Rentals by Owner (VRBOs) in Estes Park have created an interest for buyers to inquire about properties in The Retreat for establishing short term rentals. It has come to the attention of the board that there are several properties within The Retreat operating without permits from Larimer County. We are in the process of identifying and notifying those owners of the need to permit the rentals to be in compliance with Larimer County. The Board is also looking at drafting a policy regarding rentals.

ROAD REPORT OCT 2018

Chuck Reynolds – Roads Chair

The work on spot repair on various roads authorized at the last board meeting is in progress and will be completed in the next week or so.

The roadwork scheduled for next 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 Mar 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.

NON-OFFICIAL SECTION ANNOUNCEMENTS

CONGRATULATIONS TO RETREAT RESIDENT BRIAN BERG FOR COMPLETING FIRE ACADEMY TRAINING

Brian has been a member of the GHAVFD for 2 years and recently completed the exterior fire fighter portion of the Estes Valley Fire Department Fire Academy. This training was 84 hours of hands on training for 7 weeks. It focused on entry level fire fighting tactics, fighting and management of wild land fires and exterior building fire fighting principles. Next Summer/Fall there will be another Fire Academy and Brian plans to complete the interior portion of the training. Last year Chief Kevin Zagorda completed the exterior portion of Fire Academy as well.

We are lucky to have a dedicated pool of volunteers serving on our community's volunteer fire department, many of whom live right here within the Retreat boundaries. Trainings such as these offer additional resources, knowledge and skills to best save the lives and properties of those who call Glen Haven home. Thanks to the entire Fire Department for all you do!



TIME FOR TRIMMING!

Now that summer is over and everything is bare, it's time to assess the state of your trees and bushes. The lack of leaves and tall grass makes it easier to see what needs to be cut away. Are there branches too close to the ground or intruding into the roadway? How about those straggly mountain mahogany and wax current bushes? Maybe that highly flammable juniper that sprouted up next to your house is starting to become a problem.

Winter is the best time to trim trees because the sap is dormant and the bugs are asleep. If you try cutting branches when it gets warmer, you run the risk of inviting beetles attracted by the oozing sap onto your property.

After you've done your damage with the chainsaw or long-handled lopper, you can borrow the white pickup trailer kept by the pole barn in order to transport your booty to the slash pile. Please, no milled lumber or trash! The slash pile is not a dump. Also, the trailer is unregistered, so it's not to be used on public roads.

If you find yourself with large-diameter branches or tree trunks to dispose of, just cut them into lengths about 16" long and stack them by the road. They'll disappear, especially if you write "free" on them. We have plenty of wood stoves and log splitters in the Retreat.

After talking to our local Forester, it seems we may be able to get some fire mitigation funding for those who wish to thin the trees on their property. Our valley is a tinderbox just waiting for the right spark; a wildfire is inevitable at some point. Removing dead trees and thinning the ranks of live trees is vital if we're to stand any chance of saving our homes. Contact Mandy Gordon at mandygordon@q.com if you're interested in participating in this program.

- Anyone willing to help trim vegetation from the roadside, please contact Mandy Gordon at mandygordon@q.com. Work will involve cutting branches and bushes, then feeding them into a chipper.
- Next meeting: January 13th 9:00, Kristen and Brian Berg's residence, 90 Solitude Ct
- Reminder that from now on, meeting minutes from our retreat board meetings will now be found on-line on our website. Please visit: www.retreat-glenhaven.org for all the information you need to know about living in the Retreat.
- Committee Openings and Board Member Vacancies: If you are interested in serving your neighborhood and acting as a voice that represents the diverse community we live in, we have opportunities for you! We are still in need of a replacement for our Roads Committee Chairperson as well as future vacancies for board members. For more information please reach out to board members at: retreatboard@gmail.com

Saturday December 22 Christmas Potluck

**6:00 p.m. dinner in the
Town Hall with social hour
beginning at 5:30**

Santa will make an appearance for the little ones. Parents, please call Becky to get your children on Santa's list.

970 586 4440

Please bring your own table service and a main dish, side dish, salad or dessert to share. Coffee, tea and punch will be provided.

Address Correction Requested

**THE NEXT BOARD MEETING
WILL BE HELD ON
January 13, 2019, 9:00 a.m.
at 90 Solitude Ct.**



**PREMIER PROPERTY SERVICES
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