

Vol. 1 Issue 13 Spring 2025

THE RETREAT RUNDOWN

Official Newsletter of the Retreat
Landowners Association



President's Message

by Steve Clark

All,
Thanks for taking the time to read this newsletter; there's lots of information on past, present and upcoming events within. The annual meeting is coming up fast (July 20th, 1pm at the Glen Haven Town Hall), and there will be important issues for the membership to decide. Please attend and if you can't, remember you can assign your proxy vote to be exercised by someone you designate who is coming. Details will be in the annual meeting packet emailed to all members before the meeting. Some topics to be covered and voted on are an annual dues increase proposal, board member election and Black Creek options. You'll find information on our roads, committee changes, new equipment and equipment grant, a report from the Glen Haven Volunteer Fire Department and details about the upcoming GHAVFD Pancake Breakfast fundraiser inside. There is also a current report on trails within and beyond the Retreat boundaries, primarily from data provided by an NFS contractor.
Many thanks to all our volunteers who are making things happen – this newsletter, our roads, architectural and fire restoration committees, our volunteer fire department and the RLA board. A special thanks to Harry Love, our treasurer for the past few years, who will be leaving the board at the end of this term.

Hope to see you all at the annual meeting,
Steve

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RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – April 16, 2025
6:00 pm – Glen Haven Town Hall

Attending: Steve Clark, Peter Sinnott, Geoff Elliott, and Harry Love, Katie Phillips, and Brian Berg via Zoom

Also Attending: Jim Boyd, Joan Van Horn

It was moved, seconded and carried that the minutes of the meetings held January 15, 2025 and March 19, 2025 be approved.

Harry Love submitted the quarterly financial report.

Special Committee Meeting Recommendations re: Assessment:

Based on the recommendations of the special committee, it was moved and seconded that the report recommendation of increasing dues (dues cap) from \$500 to \$700 be presented to the membership for vote at the annual meeting. The motion passed unanimously. Steve agreed to send an email to the membership regarding the proposal along with information on the number of board positions open for election at the annual meeting.

Roads Report:

Jim Boyd presented an updated report and based on the report it was moved, seconded and carried:

- To approve the changing of the padlocks/combinations for the slash pile gate and gate on last mile section of Miller Fork with such changes being noted on the website;
- To approve the immediate purchase of a 7' x 14' Big Tex trailer for \$11,479 (\$10,000 of the cost will be funded through a grant which will be received in November);
- To approve the purchase of a replacement snowplow truck, new plow, and fuel accessory, up to \$60,000.00 late summer or early fall; and
- To approve moving "Environmental" category to the Roads budget, renaming them "Roads and Forestry" and budgeting \$200-\$300 for trail maintenance and wildfire mitigation (under "Forestry").

The asphalt apron between County Road 43 and Streamside Drive needs repair, and the County will not repair it. The area involved is not within the Retreat Subdivision but is used by members. The Board suggested that the RLA contributes considerably in the maintenance of that portion of Streamside Road outside its boundaries and that the apron repair could be the responsibility of the property owners in that area.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary





Committee Reports

Fire Restoration Committee:

After four grueling years of recovery from the effects of the Cameron Peak fire on the RLA properties, the committee now believes that those efforts have been largely completed and it is time to revert back to the Environmental Committee which should have broader proactive and preventative goals for the Retreat.

Given the trend of climate change, it is just a matter of time before another major event occurs. Now is the time to try to reduce the potential impact of that event. That includes things like: thinning the forests to reduce wildfire spreading, maintaining unobstructed stream flows to prevent destructive flooding, and reducing non-native trees and plants in our environment. Another good thing would be to continue to improve the hiking trails in our area.

The current members of the Fire Restoration Committee have decided to step down from our roles and we encourage a new team of energetic and committed RLA residents to head up the Environmental Committee. Of course, we would be willing to provide some initial guidance if so desired.

We wish you the best of luck in this new endeavor.

Chuck Reynolds, Chairman
Gene Mclean
Harry Love
Bruce Brown





Committee Reports, Cont.

2025 Retreat Roads Annual Report:

Your Roads Team: This year we lost Bailey Andrew, who moved away, but Mark Bowsher joined our team in March and has been a big help. Rock Tallman continues to serve on the team, as the longest serving member of the roads crew. And Jim Boyd continues as the Roads Committee Chair and the lead equipment operator. Our equipment is as follows:

- 2005 Chevrolet Silverado 2500 pickup truck with 163,000 miles on it and a 7 ½ foot Meyer Snowplow (for sale). Our work truck/snowplow truck will be upgraded by late May or early June by a two-to-five-year-old Ford F350 with a 9-foot Western snowplow.
- 1994 John Deere 410D Backhoe
- 2013 John Deere 772G Road Grader
- 2025 Big Tex 7' X 14' dump trailer (from LCOEM reimbursement grant, see below).

Spring Road Work: In April, Rock, Mark and Jim spread, watered and compacted 89 dump truckloads of recycled asphalt over approximately a mile and a half of Retreat roads, including Streamside Drive, Copper Hill Road, Bulwark Ridge Road and Miller Fork Road.

Water crossings update: Black Creek Drive and Corner Court water crossings were a little more reliable this past winter, due to the addition of more crushed rock to each crossing. However, this spring's runoff scoured most of the crossings two to three feet deep and two to three feet across, leaving them impassable once again. For this reason, Black Creek Drive is closed until further notice. We must come up with a more resilient, long-term solution for this road. Adding crushed rock every few months, at a cost of \$2,000 - \$4,000 is a waste of landowner funds. Our Board of Directors is pursuing options to be considered at our annual meeting.

RLA awarded \$10,000 Mitigation Grant: The Larimer County Office of Emergency Management has awarded the Retreat a \$10,000 (reimbursement) grant to purchase a 7' X 14' Big Tex dump trailer to assist Retreat landowners with wildfire mitigation efforts. We have bought the dump trailer and are storing it next to the equipment barn (locked). Retreat residents can request to have the dump trailer brought to their property, for them to fill, and then have it hauled away and dumped at the slash lot, one load or multiple. Only members of the Roads Team can tow the trailer. Contact Jim Boyd to reserve the dump trailer.

Thank you, Chuck Reynolds. Chuck stepped up following the Cameron Peak Wildfire, in 2020, to chair the former Environmental Committee, re-branded the Fire and Flood Restoration Committee. That committee has been responsible for many hundreds of hours of work on erosion control, stream debris removal and restoration work. Chuck is retiring from that committee, and we need someone else to lead a new committee to address wildfire mitigation, forestry health, etc. See Chuck's article in this newsletter. I'm willing to participate on the committee, but we need someone else to chair it. It's time some of our new residents got involved...

Wildfire Mitigation Workdays. Neighbors-Helping-Neighbors: Get to know your neighbors and help the Retreat to be better prepared for the next wildfire. We will help each other remove ladder fuels and brush, thin forests and create better defensible space on Retreat properties. We will meet at the Equipment Barn and divide into teams to help those who have requested it. You can work for half a day or all day. We will use our new dump trailer to haul all slash to the slash lot. We need people who can provide and use chainsaws, hand saws, loppers, and rakes.

(Continued Page 5)





Committee Reports, Cont.

2025 Retreat Roads Annual Report, Cont.

We will also need people who help load limbs and slash into the dump trailer. Bring your significant other and/or kids for a fun day. Those unable to help with physical labor can help by providing cookies, cold water, iced tea or Gatorade. Contact Jim Boyd to request a team to work on your property. Mark your calendars. We will work on the second Saturday of each month, including **June 14, July 12, August 9, September 13 and October 11.**

New Slash Lot: Our current slash pile area, next to the equipment barn, is inadequate. The former debris lot, below the barn, has been cleared and expanded to better accommodate the increase in slash and provide easier access for trucks and trailers to get in and out. Please stack slash on the lower lot from now on. The slash lot is for Retreat Landowners only. Please do not give out the new combination to the lock. We have had contractors and non-residents adding significant amounts of slash to the pile. Please follow the rules: Slash must be less than 7 inches in diameter. No pine needles, logs, pinecones, leaves or trash.

Contact Jim Boyd: If you have road-related concerns or questions, please contact Jim by email, text or phone call. We try to drive all Retreat roads on a regular basis, but we may not be aware of a tree that has fallen or a rockslide creating a hazard along a road in a timely manner. Don't hesitate to let Jim know right away. And remember, if you want to borrow the dump trailer or request some volunteers to help you with mitigation efforts on your property, let Jim know. Thanks for being great neighbors.

Jim Boyd
Jim1371@outlook.com
Cell: 970-481-4279



Roads team with new dump trailer





Committee Reports, Cont.

Architectural Control Committee

During the last year, most of the inquiries to the ACC have dealt with requirements on new builds, out buildings, and renovations. The home page of “The Retreat Glen Haven” website lists the steps for submittals and applications and the process for submitting to the Architectural Control Committee (Committees/ACC). For this year’s report, I am reiterating some of the most frequently asked questions I receive.

First, what is the purpose of the ACC?

The goal of the ACC is to ensure that the buildings and renovations are compliant with the Retreat covenants, by-laws and policies. These can be found by clicking the link (Committees/ACC) on the home page of The Retreat website. Most buildings and renovations also require working within the Larimer County guidelines. Generally, this is the Larimer County Building Department and/or the Larimer County Planning and Zoning.

Secondly, what changes in a renovation require ACC submittal and approval?

If renovations are just “in-kind” replacements, i.e. roofing, siding, windows and doors, and the material and color of the replacement match the original construction, no submittal is necessary.

In contrast, construction or exterior remodeling that changes the external appearance of the property and landscape do require review and approval by the ACC. Most often, these renovations also require submission to the Larimer County Building Department (www.larimer.org).

It is a good idea in the beginning of a remodel to contact myself (georgebrelig@gmail.com) or a Retreat board member (retreatboard@gmail.com) to discuss the project. Submitted by George Brelig (970) 218-2900 georgebrelig@gmail.com

Slash Chipping in the Retreat

2025 Slash Chipping Dates: There has been a record amount of slash generated over recent months. We will provide slash chipping services four times in 2025, instead of the three times in recent years. Our contractor will be chipping slash that is stacked neatly along the side of Retreat roads, including Dunraven Glade Road, which will be stacked at our slash pile by the Equipment Barn.

Remaining 2025 slash chipping dates are:

- August 13
- October 8

Please observe the following rules for slash:

- Clean limbs only, not over 7" in diameter
- No sandy, muddy stream debris
- Stack slash either below road or above drainage ditches; chips will be broadcast on owner’s property. If you don’t want chips broadcast on your property, you must haul it to the slash yard yourself.
- Clean slash only--no logs, rootballs, pinecones, pine needles, leaves, lumber or trash
- NO contractors may use slash pile; everything must be hauled away





RLA Board Candidates--Gene McLean



Gene and Mary McLean

Mary and I have owned mountain property since the mid 90's. Our first cabin was located in the Sierra mountains of Central California where we first learned about fire clearance and the constant maintenance required to remain fire safe. In 2018 we purchased our Retreat property on Miller Fork road. Our property was 80% burned over in the Cameron Peak Fire and we have spent the last four years chipping and burning the dead trees left from the fire.

I am retired from aerospace where I served as a Program Manager, responsible for scheduling, cost control and performance of Infrared focal planes used for night vision applications. We live in Longmont where we have family.

As we have joined in the many hours with various work crews within the Retreat, we appreciate the community's dedication to helping their neighbors and we look forward to serve as a board member, if elected.

RLA Board Positions Available

There are two RLA board position vacancies to be filled at our upcoming annual meeting this July 20th. As of the publishing of this newsletter, only one individual has come forward to run for these positions. If you believe you have expertise to serve the Retreat community in this capacity, please reach out to the board at retreatboard@gmail.com to submit your candidacy; otherwise, the board will attempt to fill these vacancies at the annual meeting. The RLA board meets once a quarter. A discussion of the duties of the board are discussed in Article III of the RLA By-Laws on the website (<https://www.retreat-glenhaven.org/member-information>).





Retreat Trails Update

The Cameron Peak Fire and subsequent flash flooding in 2020-2023 severely damaged several stretches of trails in the Miller Fork watershed, as well as portions of the Donner Pass, Indian Trail and Bulwark Ridge trails. Thanks to the efforts of several RLA members in the past couple of years, bridges have been restored and trail maintenance has been performed on the trails lying within The Retreat boundaries. We were informed last fall that the National Forest and the National Forest Foundation were conducting a multi-year fire/flood impact study of those trails that lie outside Retreat boundaries.

They utilized Kay-Linn Enterprises out of Boulder to conduct the data assessment in our area, which provides trails assessment, master planning and design, training and construction management for land planners and developers worldwide. A member of their team, Scott Linnenburger, MEM, has graciously provided us summary of their initial findings, as follows:

“In 2024, the Arapaho-Roosevelt National Forest and National Forest Foundation began a three-year process to evaluate trails and other recreation resources effected by the Cameron Peak, East Troublesome, and Williams Fork fires. The partners are taking a broad look at recovery efforts and the potential resulting trail system after spot fixes, such as replacing burnt bridges which were almost immediately washed out due to altered drainage patterns. In 2024, approximately 50% of the trail mileage impacted by the fires were assessed. The project will continue through 2025 and 2026.

The overarching goal of the project is a system of trails that will be more resilient in those fire-altered ecosystems. This natural disaster also offers the opportunity to assess how the recreation offerings are serving the public and protecting natural resources, seeking ways to improve on both accounts. Trails in the Miller Creek watershed were severely impacted by post-fire runoff event(s). Many of the trails in the watershed have impassable segments or have “disappeared” with stream bank sloughing. Others have erosional features that preclude use of the trail, resulting in the beginnings of trail braiding. And in some locations the old trail alignment is very challenging to even locate due to vegetation regrowth and lack of use. The partners are working with a team of trail professionals to assess options moving forward with those trails, including the scope and scale of heavy maintenance, realignment, closure, and/or new trails.

In one case, the Forest requested field-based conceptual redesign of heavily eroded portions of the lower Bulwark Ridge trail. This was completed in 2024. There is ribbon flagging in that area which the team requests not to be pulled down, as it allows the natural and cultural resource staff to review the potential new trail corridor for sensitive items. There may be similar ribbon flagging in the area in 2025. Note, this conceptual realignment does not mean that new trail construction is scheduled, as review needs to proceed, followed by funding, and finally contracting with a professional trail builder.

In late summer 2025 the trail assessment team will return to the area to assess the remainder of the trails and work with the partners to frame potential options for heavily impacted trail segments. With options assessed, 2026 will include public outreach regarding system redevelopment. Some smaller heavy maintenance/realignment projects may start in the interim.”

The Retreat Rundown will feature additional updates as they become available.

Martha Clark, Editor





GHAVFD Spring 2025 Update

As of May 2025, GHAVFD currently has 19 active members, one trainee, one junior trainee, and 4 support members.

2024 yielded 37 emergency calls. In addition to that GHAVFD delivered/installed carbon monoxide detectors at 22 residences in the Retreat and Glen Haven.

In late July of 2024 GHAVFD assisted on Alexander Mountain fire for the first 24-hour mutual aid period. During this time GHAVFD's crew assisted in structure preparation.

The annual pancake breakfast will be Saturday July 19th from 7:00am-11:00am. The event will once again include a bake sale, vendors, and silent auction. We will have tables with resources on wildland mitigation, emergency preparedness, and more!

In 2024 and into 2025 we have updated some aging equipment. We took delivery of a new battery-operated ventilation fan that replaced our old gas powered one. We updated our gas monitors to allow us to see readings of 4 gasses at a time in hazardous environments. To improve our service to the community especially in hard-to-reach areas, we have ordered a new Wildland skid unit for our UTV. In addition to helping on wildland fires this unit will be used for unattended campfires and slash pile burn operations.

Being a Firewise community we continue to ask residents to mitigate and create defensible space around your homes, driveways, and roads. Information on creating defensible space can be found on [firewise.org](https://www.firewise.org). (See diagram next page.) Please keep track of your hours spent on this and turn them in via email to glenhavenfirewise@gmail.com.

HOME IGNITION ZONE CHECKLIST

SIMPLE STEPS FROM ROOF TO FOUNDATION TO MAKE A HOME SAFER FROM EMBERS AND RADIANT HEAT

- ☐ Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers
- ☐ Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration
- ☐ Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening
- ☐ Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers
- ☐ Repair or replace damaged or loose window screens and any broken windows
- ☐ Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- ☐ Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn
- ☐ Remove anything stored underneath decks or porches

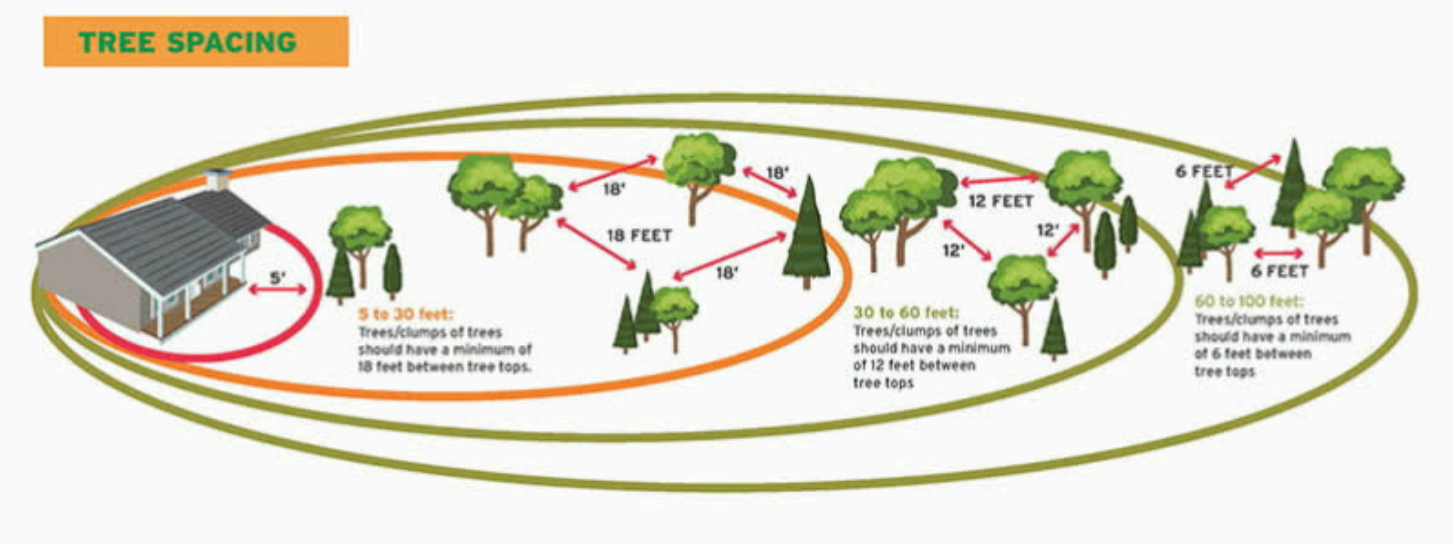
VISIT [FIREWISE.ORG](https://www.firewise.org) FOR MORE DETAILS

Image by NFPA, with funding from USDA Forest Service



GHAVFD Spring 2025 Update, Cont.

Creating a Defensible Space Around Your Home





UPCOMING EVENTS



Annual GHAVFD Pancake Breakfast

Saturday, July 19th

GHAVFD Firehouse

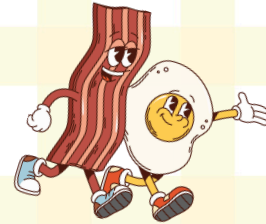
7-11 am

Adults: \$12

Children 6 and under: \$6

Children under 2 eat FREE!

Shuttles running throughout the morning!



Featuring:

- **Bake sale** -bring pies, cakes, breads, etc. to town hall starting 6:30 am
- **Silent auction:** Birdhouses, crafts, misc. donations*
- **Vendors:** GHAVFD T-shirts, caps
- **Table for fire preparedness**

Sunday, July 20th

RLA Annual

Meeting

1:00 p.m.

(doors open at

12:00pm)

Glen Haven Town Hall

***Email Barb Eversoll (barbeversoll@gmail.com) to deliver auction items starting July 1st, or drop them by the firehouse 7/12 from 6-7pm.**





BOARD OF DIRECTORS

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Geoff Elliot, Vice President
40 Wild Elk Court | PO Box 329
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COMMITTEE CHAIRS

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Jim Boyd, Chairman
Ray Tallman-Operator
Mark Bowsher, Operator

ARCHITECTURAL CONTROL COMMITTEE:

George Brelig

FIRE RESTORATION COMMITTEE:

Bruce Brown, Gene McLean,
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