

Vol. 1 Issue 10 Winter 2023

THE RETREAT RUNDOWN

Official Newsletter of the Retreat
Landowners Association



President's Message:

Hi Retreat Homeowners and Neighbors, I've spoken with several of you and like me, we are ready for springtime to begin. Longer days and warming sunshine are welcome, and hopefully the significant amount of snow we've had this winter will melt slowly enough to enable our plants and grasses to grow on our properties and germinate new seeds, especially up the Miller Fork and Black Creek watersheds. In this newsletter, please read Jim Boyd's excellent update on the status of our roads. Winter freezes and thaws are really hard on gravel roads, and we're thankful we have the expertise and responsiveness of Jim, Rock Tallman, Bailey Andrew and Brian Berg to keep our roads accessible. The Larimer County Road and Bridge engineers, hydrologists and contractors will be back in a month or two to continue road repair and maintenance, and they continue to tell us we have 2-3 or possibly more years of significant flash flood potential, so we need to be prepared. The county contractors did us a huge favor this past fall and early winter by hauling away the entire debris field at our pole barn, excavating and realigning Miller Fork Creek and Black Creek to better manage high-water events, and cleaning up debris and sediment on many Streamside Dr and Black Creek properties. Also in this newsletter that Martha Clark has graciously put together for us, the board minutes provide committee reports and other topics we are discussing. We are forming a much-needed trails committee that you might consider joining, GHAVFD Assistant Chief Kevin Ingram has provided an update on the recently acquired Wildland Firetruck, and Trailblazer Broadband is beginning to install new high-speed internet as a new option for us. Please mark your calendars for our 2023 annual membership meeting at the Glen Haven Town Hall on Sunday, July 16th at 1:00 pm. Have a wonderful spring! Dan Robinson

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RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – February 8, 2023
6:00 p.m. at Glen Haven Town Hall

Attending: Dan Robinson, Brian Berg, Steve Clark, Harry Love, Katie Phillips, Bruce Brown and Joe Lavaux via Zoom

Also Attending: Jim Boyd, Martha Clark, Ron Spurlin via Zoom, Joan Van Horn
Minutes of the board meeting held October 12, 2022 were approved.

COMMITTEE REPORTS:

Architectural – Written report from Chairman George Breilig for July – December 2022 was reviewed and approved.

Treasurer – Harry Love presented the Balance Sheet and Profit & Loss reports through January 31, 2023. There are still several delinquent assessments. Harry will work with Cindy Griggs on sending reminders, following up with phone calls and then filing liens if necessary. Report approved.

Roads & Bridges – Jim Boyd reported on several road incidents involving vehicles not equipped for snowier roads. The Board agreed to maintain previous policy of snowplowing when the accumulation reaches 4” or more.

Larimer County will be installing a 4’ high by 8’ wide box culvert at the Black Creek/Miller Fork confluence this spring which will require road closures during installment. In the meantime, RLA road crew and Larimer County are striving to keep the roads passable.

The Miller Creek Road culvert is still compromised and needs a short-term or long-term solution by summer. A report from Van Horn Engineering did not provide helpful information in determining a direction. Jim suggested that a ten-foot elliptical culvert be installed which would double the capacity of handling the water flow along with concrete blocks for wing walls and heavy river rock. A majority of the work could be handled by Matt Luce and Jim Boyd. This would be considerably less expensive than obtaining grants (which generally are not available) that require extensive engineering, permits, and impose additional regulations. Concern was expressed that excessive storm runoff will continue for 2-3 years which may destroy any long-term mitigation work. Providing reinforcement to the existing culvert and adding a concrete spillway for excess runoff may be more prudent at this time. In addition to the Miller Creek Road culvert, several culvert replacements are needed on Black Creek Road and portions Fisherman’s Lane need rebuilding. The RLA membership had voted previously to approve an assessment increase to allow for annual additions of road base to keep roads in good condition. It was agreed that following need to be evaluated and determined in order for timely decisions to be made at the April Board meeting:

1. Estimated cost of temporary measures to maintain the Miller Fork Road culvert
2. Estimated cost of road base material and labor to apply to approximately 1-1/2 miles of road
3. Possibility of obtaining services of CSU Engineering Department to study the Miller Fork Road culvert
4. Estimated cost of Fisherman’s Lane repairs





RLA Board Meeting minutes cont.

Jim Boyd requested the Board consider changing road maintenance from contract labor to employee status because of the liability involved which is not possible for the road crew individuals to fund. The road grader will be hauled to the valley to be auctioned off.

NEW BUSINESS:

Trailblazer High Speed Internet – Trailblazer service is being extended to the Glen Haven area very soon.
Some minor trenching of roads will occur and permission documents will need to be executed by the Board.
Steve Clark, Brian Berg, and Martha Clark agreed to serve on a committee to research a possible plan for Retreat hiking trails and their maintenance.

REPORTS:

Fractional ownerships of properties could potentially circumvent the RLA Short Term Rental amendment.
The website needs to be reviewed to ensure that STR issues are clearly addressed as well as assessment requirements. These will be discussed at the April Board meeting.
No further word on Community Wildfire Defense Grant nor the FEMA grant.
US Forest Service is hauling away flood debris.
Another Board member will be needed soon to replace Bruce Brown.

2023 MEETING DATES:

- April 12, 2023 @ 6:00pm - RLA Board Meeting at GH Town Hall
- July 12, 2023 @ 6:00pm - RLA Board Meeting at GH Town Hall
- July 16, 2023 @ 1:00pm - RLA ANNUAL MEETING at GH Town Hall
- October 11, 2023 @ 6:00pm – RLA Board Meeting at GH Town Hall

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary





Trailblazer Broadband Service Update

Trailblazer Broadband service is coming to Glen Haven and The Retreat this Spring! If you're potentially interested in switching to Trailblazer Broadband for your internet service, please register NOW at www.trailblazerbroadband.com to get on their list for updates. Here's why: The Glen Haven area, including The Retreat, has been bumped up ahead of other areas for Trailblazer High Speed Internet Service. It was originally estimated that the Glen Haven area would be built-out in late 2024; instead, the build-out is happening NOW. Trailblazer Broadband is currently offering up to 1 Gig internet upload and download speeds in its service areas, which is a vast improvement over current providers. Registering for updates by email does not obligate you in any way to their service but helps the Estes Park Power and Communication folks plan their rollout in the most efficient manner, which means they can complete more installations per day and provide services to more households in less time. Though the actual dates service will become available are dependent on our Spring weather, Trailblazer Broadband has indicated they may offer service in our area as early as mid-March.

The Glen Haven buildout as well as service releases are occurring in two phases. Please mark your calendars for one of two online informational meetings as follows:

- **Phase 1:** February 21st at 4:00 p.m.--This meeting was for residents on both sides of CR 43, from the switchbacks to Horseshoe Bend Road, including North Fork and Fox Creek Roads. Phase 1 is tentatively scheduled to begin service signups in this area beginning in mid-March.

- **Phase 2:** March 14th at 4:00 p.m.--This meeting is for residents on both sides of CR 43, from Horseshoe Bend Road to Old Bridge Road, including residents of The Retreat. Phase 2 is tentatively scheduled to begin service signups in this area the end of April/early May.

Both Town Hall meetings will be recorded for those who cannot attend their phase's online meeting. Access the appropriate online meeting at the following link:

<https://trailblazerbroadband.com/construction-schedule/>. If you live in the Phase 1 area and missed the first meeting, you may access the Phase 2 meeting or contact them directly at (970-577-3770) with your questions. They're one of the few companies with whom you can actually talk to a human being without having to go through an elaborate phone tree.

Special pricing and generous discounts (including \$-0- Standard installation!) are extended to those who sign up for the service within 90 days of it being offered to them. You may also sign up for the service to take advantage of the special pricing, but delay scheduling the installation when it is convenient, if you prefer. This is especially great for part-time residents who may not be around when the buildout occurs. A complete breakdown of their pricing structure is found on their website. Streaming (like Netflix and YouTube Channels) and VOIP phone services (like Vonage and Ooma) are available under separate vendors for an additional fee.

You may find the costs are fairly comparable to what you currently have, but please consider this is much faster and more reliable internet speed—maximum 1 Gig upload and download. Talk to your neighbors in Estes Park who have used the service and read the testimonials on their website before you make your decision.





Trails Committee Forming in the Retreat

During the summer of 2022, the National Forest Service and Sierra Club worked together for about two weeks to repair the upper Miller Fork trail which had been rendered virtually impassable by flooding and debris from the Cameron Peak Fire in 2020.

Though the trail access is not perfect, we are extremely grateful for all their hard work in restoring our trails. There is still much work to be done--debris must be removed from the streambeds to mitigate future flooding, existing trails maintained, and bridges rebuilt. As many of you are aware, all the foot bridges on the Fisherman's Lane trail were washed downstream from flooding, and the trail has been closed since as the result of it. In addition, there is no ingress/egress on the north end of the trail due to the massive flooding at the Miller Fork culvert last summer. Two of the bridges on the upper Miller Fork Trail were salvageable and have been repositioned.

The NFS has offered to work with the RLA on usage and maintenance of this area after the spring thaw this year, but they need our help. The Board is putting together a Trails Committee to evaluate the feasibility, timing and execution of restoring our beloved RLA trails, and we will likely to hold workdays when the weather warms up to do so. If you would like to serve on this committee, please contact the board at retreatboard@gmail.com. Several have already expressed interested in this project.



Flood damage Miller Fork Culvert 7-15-22



NFS and Sierra Club volunteers





GHAVFD Gets New Wildland Fire Truck

February 5th, 2023 marked a milestone for the Glen Haven Area Volunteer Fire Department. After two years of meticulous planning and execution of that plan we are pleased to have put our new type 6 wildland designated engine 6-20 into service. This project is the dream of former Assistant Chief John “Cowboy” Jaros. Many hours of coordination between multiple vendors were spent making sure this new engine will meet our ever-challenging needs to protect the community for many years to come. Much of the work building this was also done inhouse saving us nearly \$20,000.00.

So, what is this new engine? It is a type 6 wildland engine that carries 300 gallons of water, 12 gallons of firefighting foam, hand tools, chainsaws, hoses, and medical gear. All these tools and supplies are kept inside the multiple boxes keeping everything out of the elements and more organized for fast, easy deployment. This is mounted on a 2020 Ram 5500 that has been modified to handle our difficult terrain with a lift kit, super single (instead of dual rear) wheels, heavy duty bumper, and winch. There are two 100’ booster hose reels mounted on the aft of the bed to allow for quick deployment in the event of wildland fires. We are now able to carry five firefighters in this new engine as compared to the old engine that only carried two. We can also use this engine for other purposes such as search/rescue, medical, flooding, and mutual aid calls in surrounding fire districts. This engine is a huge leap forward and great addition to our fleet of equipment. The 2020 Cameron Peak fire proved the critical need for such an upgrade for the ongoing wildfire risk to our community as our older engines regularly broke during the critical stages of that fire. None of this would have been possible without the generous donations from the community.

-Submitted by Assistant GHAVFD Chief Kevin Ingram





RLA Roads Winter 2023 Update

Greetings from your roads team. Some of you are new to the Retreat, so let me introduce you to the team:

- Bailey Andrew is one of our equipment operators and mechanic extraordinaire.
- Brian Berg is an arborist, equipment operator and RLA Board Member.
- Jim Boyd is an equipment operator and Roads Committee Chair.
- Rock Tallman is an equipment operator and our primary snowplow truck operator.

We all live in the Retreat on a fulltime basis, and we all do a little bit of everything as needed. It's our goal to begin improving the quality of all RLA roads based on priority. If you have a specific complaint or concern about a section of road, please contact Jim via email, text, or phone call. Once the weather is a little better, we will begin working on various road projects and we always welcome volunteers to come out and enjoy getting to know each other while improving our roads.

Low-Water Crossings (Black Creek and Corner Court): For those who regularly drive Black Creek Drive or Corner Court, it's no secret that it's been a difficult winter navigating the six low-water crossings. Now that Jim is finally retired from his career, his intention is to perform regular maintenance of these crossings, removing the ice and adding gravel as needed to make the crossings more vehicle friendly. The experts are still predicting at least another couple years of flash flooding on both the Black Creek and Miller Fork drainages. So, we will wait until the risk of flash flooding has diminished before replacing the culverts at these crossings. Doing so will be an expensive endeavor and one that we are hoping to get FEMA money to pay for, in whole or in part.

Larimer County to install a concrete box culvert this spring: Larimer County Road and Bridge has informed us that they will be installing a concrete box culvert, measuring 4 feet tall by 8 feet wide, at the confluence of Black Creek and Miller Fork Stream, just below the intersection of Black Creek Drive and Streamside Drive. This work will be done this spring before any high-water events. The work will require a hard closure of lower Streamside Drive. I will send out an email with more information as soon as I am informed. This concrete culvert is another example of work that Larimer County was not planning to do and is technically not required to do. They have been very generous in helping improve our private roads beyond what is required of them at no expense to us. Since the Cameron Peak Fire, they have spent approximately \$2 million on Streamside Drive and Black Creek Drive repairs and flood mitigation.

Miller Fork Road and Miller Fork Stream crossing: The past two years of flash flooding have taken a toll on this crossing, and it will not likely survive another significant flood without washing out completely. Plans are being developed to re-armour and reinforce the existing culvert so that it will remain sound through the next few years of flooding. We intend to complete this work in late April if funding is secured. There will be minimal hard closures, but I will email out additional information when it's available.

Snow Removal Protocols: For those who are relatively new to living in our mountain community, WELCOME! Please be advised that we do not plow our roads every time it snows and we don't





RLA Roads Winter 2023 Update Cont.

sand or salt our roads. Our current guidelines are to plow anytime we have four or more inches and sometimes we don't start plowing until an isolated storm is over. When there is less than a foot of snow, Rock Tallman usually plows with the Retreat's pickup truck/plow truck. Some of our heavier snows typically fall in the spring and can be deep, wet and heavy. When this occurs, we have to plow with the road grader, which takes a lot longer than the pick-up truck. If you would like additional information about our snow plowing or have related concerns, please feel free to contact Jim to discuss them.

Streamside Drive Road Base: Of all the roads in the Retreat, Streamside Drive is, by far, in the worst condition of any. We have been reluctant to spend much time and money repairing the roads when flooding and washouts were such a high risk and when Larimer County contractors were running so much heavy equipment over the road. It is my belief that with the mitigation work that has been completed and with the work that will be done this spring, it's time to add some road base to provide a better driving surface for the many people who use this road. Next to Dunraven Glade Road, Streamside Drive is the most heavily traveled section of road in the Retreat. We will be putting down about a mile of road base this year and some of that will be put down on portions of Streamside Drive. Other priorities for road base are being developed. If you have recommendations, please contact Jim.

Being Firewise and Slash Disposal: Most of you are aware that the Cameron Peak Fire burned about ¼ of the properties in the Retreat and consumed structures on at least eight properties. Five homeowners lost everything in this 2020 fire. Please consider this a wake-up call for those whose properties were not burned. If you are going to live in the mountains, you need to do your part to thin the forests on your property, remove ladder fuels, remove trees and brush near buildings and other things that make your property less likely to be consumed by the next fire. Contact one of our volunteer firefighters for addition information and advice. In order to promote these activities, the Retreat offers two options for slash that you remove from trees on your property. From May 1 through mid-October, you can stack slash next to the road. Please do not allow branches to extend into the road or cover drainage ditches. Slash that is stacked along the road will be chipped on-location and the chips broadcast onto your property, which is good for retaining moisture. If you do not want chips to be broadcast on your property, then you must haul your slash to the "Slash Pile", located **below** the equipment barn (below where it used to be). Soon I will install signage to help direct you to the lower slash lot. Our contractor will chip the slash there. Please remember, whether you stack slash along the road or at the slash pile, **no limbs over 7 inches in diameter, no trash, tree trunks, pine needles, lumber, and no stream debris**. Only limbs stacked neatly, that are 7 inches in diameter or less. This service is only for Retreat landowners. If you hire a contractor, they are responsible for the disposal of your limbs. Do not give out the combination to the gate to non-Retreat landowners. Slash is NOT the same as stream debris. Currently, we are NOT accepting any stream debris at our slash pile. We will reevaluate this if flooding causes significant debris flows again. If you have questions, please contact Jim.





RLA Roads Winter 2023 Update Cont.

I am looking forward to late spring, summer and early fall, when we will have monthly workdays to complete many road-related projects. It's always a good time, working shoulder-to-shoulder with neighbors, sharing good conversations, snacks, drinks and doing a lot to help improve our greatest resources. Watch for more information in the next newsletter.

Jim Boyd, Roads Team Chair

Cell Phone: 970-481-4279

New email address: Jim1371@Outlook.com



Photos courtesy of RLA residents John and Linda Stocker





If you haven't already gotten an auto window decal identifying you as a Retreat property owner, you may contact the Retreat Board office at office@retreat-glenhaven.org or a board member for one.



Upcoming Event

Wildfire Day
May 6, 2023

Events include:

A Volunteer Fire Mitigation Project

**Educational Presentations and
Q&A's from the Big Thompson
Watershed Coalition**

A Potluck Dinner

**Sponsored by the GHAVFD
More details to follow**



BOARD OF DIRECTORS

Dan Robinson, President {2024*}
677 Streamside Dr. | 338 Pascal St.
Fort Collins, CO 80524

Bruce Brown, Vice President {2023}
244 Copper Hill Rd | PO Box 244
Glen Haven, CO 80532 (970) 586-3169

Harry Love, Treasurer {2025}
339 Fisherman's Ln. | 124 Jessen Dr.
Loveland, CO 80537

Katie Phillips, Member at large {2023}
1317 Dunraven Glade Rd. | P.O. Box 365
Glen Haven, CO 80532

Steve Clark, Member at large {2023}
1204 Copper Hill Rd. | PO Box 169
Glen Haven, CO 80532

Joseph Lavaux, Member at large {2025}
959 Elk Ridge Dr | PO Box 162
Glen Haven, CO 80532, (970) 308-3532

Brian Berg, Member at Large {2025}
90 Solitude Ct. | P.O. Box 302
Glen Haven, CO 80532

*expiring term year in brackets

COMMITTEE CHAIRS

ROADS COMMITTEE:
JIM BOYD, CHAIRMAN
RAY TALLMAN-OPERATOR
BRIAN BERG, OPERATOR
BAILEY ANDREW, OPERATOR

ARCHITECTURAL CONTROL
COMMITTEE:
GEORGE BRELIG

FOREST RESTORATION
COMMITTEE:
BRUCE BROWN, GENE MCLEAN,
HARRY LOVE, GEOFF ELLIOTT
CHUCK REYNOLDS, CHAIRMAN

ACCOUNTING/BOOKKEEPING:
CINDY GRIGG
OFFICE@RETREAT-
GLENHAVEN.ORG

NEWSLETTER:
MARTHA CLARK

CONTACT US:

P.O. Box 160
Glen Haven, CO 80532
retreatboard@gmail.com

