

THE RETREAT RUNDOWN

Official Newsletter of the Retreat
Landowners Association



President's Message by Dan Robinson

Greetings Fellow RLA Members,
Summer has finally arrived with lots of rain and snows over the past few months. We're excited to see the enhanced growth of our wildflowers and other vegetation throughout the Retreat and the Miller Fork and Black Creek watersheds.

Flash floods always are a risk for our roads and properties, and Jim Boyd and our road team continue to deliver outstanding results in keeping access in and out of the Retreat for our members. Please read Jim's detailed road report, and we continue to be grateful for the nearly \$4 million that Larimer County and other agencies have put into Streamside Dr and Black Creek repairs.

Chuck Reynolds and our Fire Restoration Committee volunteers continue to contribute hundreds of hours cleaning our roads, culverts and private properties of flood debris, and Chuck has scheduled workdays for us to continue the cleanup. Thanks to all of you who have been able to help remove debris and keep our Retreat FireWise prepared.

In March our board approved \$33,260 for the repair and hardening of the Miller Fork culvert, which we desperately needed. The RLA owns the Miller Fork Road and culvert, which means the costly repairs are the sole responsibility of our HOA and its membership. We had not budgeted for this flash-flood-caused damage, but through the incredible financial gifts we received from the Glen Haven Flood Relief fund, Estes Valley Realtors Association members and a large anonymous private donation, the entire \$33,260 was funded without having to ask our membership for additional financial support. And as Martha Clark mentions further down in this newsletter under the paragraph titled "Glen Haven Flood Relief Gifts", contributions (CONTINUED ON PAGE 3 "PRESIDENT'S MESSAGE...")

This issue:

PRESIDENT'S MESSAGE
PAGE 1

APRIL 12, 2023
BOARD MEETING MINUTES

PAGES 02-03

FIRE RESTORATION COMMITTEE
REPORT

PAGE 4

2023 RETREAT ROADS ANNUAL
REPORT

PAGE 05-06

ARCHITECTURAL CONTROL COMMITTEE
REPORT

PAGE 07

GHAVFD SPRING UPDATE

PAGES 08-09

ARE YOU MOUNTAIN STRONG?

PAGES 10-12

UPCOMING EVENTS

PAGE 13

RLA BOARD CANDIDATES

PAGE 14

RLA BOARD OF
DIRECTORS/CONTACT US

PAGE 15





RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – April 12, 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, Joan Van Horn

Minutes of the board meetings held February 8, 2023 and via email March 18-22, 2023 (as amended) were approved.

COMMITTEE REPORTS:

Roads Committee – Jim Boyd provided a written report dated March 26, 2023. Black Creek’s water level is fluctuating and the higher levels are washing away any crushed rock added. Caution signs will be posted and crushed rock added to improve the crossing when feasible but will be limited to \$1,800 expenditure through the summer to stay within the budget.

The box culvert construction on Black Creek/Miller Fork by Larimer County is on schedule and will require some closures.

The Miller Creek Road crossing project is tentatively scheduled for April 24-28 and should not require any closures but some minor delays. The report from Van Horn Engineering only provided Part 1 and there has been no follow-up on Part 2 which does not allow for future planning. It was decided to request Part 2 at no additional cost and, if not provided, then service with Van Horn Engineering will be discontinued. Harry reported that he is researching funds to cover the deficit in funding for this project.

The Big Thompson Watershed Coalition is proposing several plans which affect the Retreat. Dan and Harry will contact the BTWC to obtain more information regarding these projects.

Slash Cleanup is scheduled for June 7-8, August 9-10 and October 11-12. Jim suggested that possible grants be researched to help cover the costs.

Jim agreed to coordinate volunteer work days scheduled for the 1st Saturday of every month through October with the exception of May. He also reported that the old grader will be hauled to auction in mid-May.

Architectural – Written report from Chairman George Brelig stated one request for a 10’ x 10’ shed.

Treasurer – Harry Love presented the Balance Sheet and Profit & Loss reports through March 31, 2023 and stated that the current liability insurance adequately covers the road maintenance workers. There is \$3,800 outstanding for RLA dues and \$1,900 outstanding for GHAVFD. One assessment is several years delinquent so Dan agreed to contact the RLA Attorney for possible processing in accordance with the Policies and Bylaws and the Board members agreed to contact personally the remaining homeowners in arrears on their assessments.

The Board was previously authorized to set the annual assessment up to \$500. The Board reviewed the numerous projects in addition to the continuing flood relief projects and determined that the assessment would need to be \$500 this next year to meet expenses and not to get too far behind in accomplishing needed projects. It was agreed to outline in detail the need for the \$500 assessment in the next newsletter. Also, the Board needs to propose for membership vote, assessment/donations to the GHAVFD.





RLA Board Meeting minutes cont.

Since the dry hydrant at the Miller Fork Road stream crossing was destroyed by the floods, it was moved, seconded and carried that the line item for it on the balance sheet be removed.

NEW BUSINESS:

The terms of Bruce Brown, Steve Clark and Katie Phillips expire this year so three Board positions will be available.

It was suggested and approved that Gene McLean be appointed to the Trails Committee.

Some items may need to be prepared in advance of the July board meeting in order to meet the deadlines for Annual Meeting packet distribution.

Meeting adjourned at 7:35pm.

Joan Van Horn, Meeting Recording Secretary

President's Message cont. from pg. 1:

that you and others donate for our road and future culvert repairs are now tax deductible. Please consider making a donation, as the RLA will certainly need additional financial support when we complete plans to repair the culverts on Black Creek.

Many thanks to Martha for providing this comprehensive Newsletter for your review. Please take a minute and read Chief Kevin Zagorda's update on the consistent support he and our Glen Haven Area Volunteer Fire Department personnel provide for us. Your annual \$100 contribution to the fire department goes a long way in providing funds for the critical response that each of us and our properties need to have available 24/7!

Important information for you to review is contained in each of the included board committee reports. Our board members and board committee volunteers continue to work hard and thoughtfully for the benefit of our owners, and I encourage you to consider how you can help as a member on any of our board committees.

We have several candidates on the ballot for expiring terms of three RLA HOA Board members, and if you are interested in becoming a board member, you can also be nominated at the annual meeting in July to get on the ballot. Many thanks to Bruce Brown, Katie Phillips and Steve Clark for their service on the board. Katie and Steve are on the ballot for reelection, and previous board member Pete Sinnott has also indicated his desire to be a board member. You will have the opportunity to vote at the annual meeting, or if you are unable to attend, please assign someone else to be your proxy.

Hope to see you at our annual meeting on Sunday July 16th at 1:00 pm. Have a wonderful summer!





Committee Reports

Fire Restoration Committee:

Even though the Cameron Peak fire was more than two years ago, the aftereffects are not over yet. The flash floods caused by rapid rain runoff from burned slopes in the drainage areas well outside the Retreat started in the spring of 2021. It is very likely that we will have more this summer. The floods were made worse by the buildup of burned limbs and branches at the culverts in the Black Creek Stream and Miller Fork Stream. These would then break loose in a surge of water that overflowed the roadway culverts and washed out the roadways.

Stream debris removal:

So, our efforts over the last two years have been to remove the stream debris out of the waterways and haul it away or move it far enough from the streams so that it cannot build up a dam again. The goal now is to have a community wide workday on the 3rd Saturday of each month, usually from 9-12am. This has been successful in the progress made so far and we will continue doing this throughout the summer until the job is done.

Re-seeding burned slopes:

Once we have conquered the stream debris issue, we will move on to the next step of planting grass seed this fall on burned slopes to reduce runoffs. Some native grass has come back on its own over the last year or so. However, some slopes were burned so badly that rainfall just washes off without penetrating the soil. It will be necessary to till the soil to some degree with rakes so that the seeds can remain in place. This will also require permission and participation from landowners to be successful. If you have any burned slopes on your property, please contact someone on the committee by late summer.

Planting seedlings:

The final step later this fall or next spring will be to plant seedling trees where possible to start the reforestation of burned slopes. There are several challenges in this effort which we must address, perhaps with the help of government agencies. These challenges include the cost of tree seedlings and most important, is the ability to water the seedlings enough to produce healthy growth. As it stands now, residents are not allowed to take water from Miller Fork Stream or Black Creek for irrigation purposes. We are hoping that we can obtain a temporary exemption from the county for this critical step of re-forestation.

So, we will send out monthly notices of the details of the workdays in advance and we encourage many of you to help us with these efforts to restore the natural beauty of the Retreat.

Fire Restoration Committee

Chuck Reynolds – Chairman

Bruce Brown

Gene McLean

Harry Love





Committee Reports, Cont.

2023 Retreat Roads Annual Report

Our Road Maintenance Team:

- Bailey Andrew-Equipment operator and mechanic
- Brian Berg-Board Member and Arborist
- Rock Tallman-Equipment operator and primary snowplow driver
- Jim Boyd-Committee Chair and equipment operator.

Our Equipment:

- 2013 John Deere 772G Road Grader
- 1994 John Deere 410D Backhoe
- 2005 Chevrolet Silverado 2500 pickup truck/snowplow

During the past year, we sold the 1969 6X6 military style water truck (“The Terminator”) for \$1,000. Last month we sold the 1993 Champion Road Grader at auction for a net of \$22,000.00. Revenue from the sale of both vehicles will go into our equipment reserve fund for future equipment replacement. Our backhoe is very tired and will need to be replaced in the next couple years.

Major Road Projects:

- **Larimer County Road & Bridge (LCRB) Projects:**

1. Connell Resources, contractor for LCRB, has completed work on the third and final culvert on Streamside Drive.
2. LCRB has done all the work on Black Creek Drive that they are going to do. Future improvements will be our responsibility.
3. Larimer County has spent approximately \$4 million on Streamside Drive and Black Creek Drive to date. Their responsibility was only to make sure these two sections of roadway were “accessible”. They went way beyond that on Streamside Drive. Black Creek Drive is a different story. A panel of engineers from around the state, commissioned by LCRB, studied the Black Creek drainage and road. Their first recommendation was for the county to buy-out landowners on Black Creek Drive and abandon the idea of trying to have a road and stream co-exist in that narrow canyon. LCRB rejected that recommendation but did not want to spend excessive amounts of taxpayer money on a project that is likely to be washed away again, as it did in 1976, 2013, 2021 and 2022. So, we got way more than expected on Streamside Drive, but less than hoped for on Black Creek Drive.

- **Miller Fork Road/Miller Fork Stream Crossing:**

Matt Luce Excavation and the RLA roads team are working together in a cooperative effort to armor this crossing using 80 2’X2’X6’ concrete blocks, large boulders, and riprap, to ensure this critical, six-foot diameter culvert does not wash out. When finished, the road over the culvert will be approximately two feet higher and a depression created east of the culvert that will act as a spillway when the stream overtops the road during flash floods.

- **Streamside Drive:**

The post Cameron Peak Wildfire flooding and subsequent construction traffic took a toll on Streamside Drive and Black Creek Drive. Fortunately for us, Larimer County took over the role of restoring access to lower and middle Streamside Drive, installing three concrete culverts with grouted riprap and a series of





2023 Retreat Roads Annual Report, cont.

berms to re-direct flood waters back into the stream channel and away from the roadbed. They also installed flood barrier bags around vulnerable homes and provided extensive stream debris removal along the Miller Fork and Black Creek Streams. Now that their work is finished and the risk of future flood damage to Streamside Drive has been reduced, we have begun dressing up Streamside Drive with improved drainage and road base. As the second most heavily traveled road in the Retreat (next to Dunraven Glade), making improvements to Streamside Drive is a high priority for your roads crew.

• **Black Creek Drive:**

What to do with Black Creek Drive and how much money to spend on improvements is a difficult topic. Our hope is to be able to secure funding to install culverts in some or all six of the “low water crossings” this fall (including the crossing at Corner Court). This would make these crossings much more vehicle friendly during the winter months. However, we would need to remove these culverts again in late spring. If we left the culverts in place during the summer and have the flash floods on Black Creek, as predicted, it could set up a disastrous cascade in which the culverts on Black Creek would be washed downstream and obstruct culverts along Streamside Drive, which could wash out portions of Streamside Drive and driveways all along it, many of which have been rebuilt multiple times over the past two years. How much money will be spent on improvements to Black Creek Drive and where that money will come from will be very difficult topics for our Board of Directors over the next couple of years. Funding any improvements to Black Creek Drive is not available within our current budget and will have to come from donations, grants and/or additional assessments.

• **Road Base:**

We are spreading over two dozen loads of recycled concrete on sections of road that had drainage issues and are in the process of spreading several dozen loads of recycled asphalt on sections of road that needed improvements throughout the Retreat. Our ability to do this was thanks to the increase in our annual landowner dues, adjusted last year. As a reminder, there are 12 miles of private RLA roads within the Retreat (exclusive of Dunraven Glade Road, which is maintained by LCRB). Our previous budget provided enough money for less than 1/3 mile of road base a year. We should be putting down a minimum of two miles of road base each year. Our current budget will allow us to put down a little over 1 ½ miles of road base at the current material and trucking costs. We try to prioritize where to put road materials based upon the greatest need and the greatest number of residents served. The Retreat is experiencing higher than usual amounts of construction traffic this year. There are several homes under construction, the Trail Blazer Internet construction and the earlier LCRB construction. All of these contractors have been using our roads with heavy equipment, cement trucks, dump trucks and the like. This takes a toll on our roads and causes the roads team to debate our timing for improving certain sections of road.

Let us hear from you:

As your Roads Committee Chair, I try to regularly drive all roads in the Retreat, but I may not be aware of a problem (rockslide, washout, fallen tree, etc.) right away. PLEASE feel free to make me aware of problems as soon as you notice them. Call or text me for urgent matters or email me if you have non-urgent concerns or suggestions that you would like to discuss.

Thanks for being great neighbors and helping us maintain good mountain roads.

Jim Boyd

Cell phone: 970-481-4279

Email: jim1371@outlook.com





Committee Reports, Cont.

Architectural Control Committee

During the last year, the ACC has received about a dozen inquiries regarding 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 thought it might be helpful to go through some frequently ask questions. 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 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.

One question often asked is 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

Glen Haven Flood Relief Gifts

Some of you have asked how to make tax-deductible donations to the Glen Haven Flood Relief, Inc. organization to help with repairs related to flood events in the Retreat area of Glen Haven. Contributions may be sent to “Glen Haven Flood Relief, Inc.” and mailed to:

Glen Haven Flood Relief, Inc.
c/o Sarah Fink
P.O. Box 297
Glen Haven, CO 80532

Sarah requested that you make a notation in the memo section of your check that it is for flood relief.

Thank you!





GHAVFD Spring 2023 Update

Our annual pancake breakfast will be Saturday July 15 from 7-11 AM and will include a bake sale, vendors, and a silent auction. We hope to see you all there.

There have been many exciting developments recently for the GHAVFD. Our brand new wildland truck was placed into service in February after over 2 years of work to get it outfitted. This truck was designed by us using what we learned during the Cameron Peak Fire and should serve our community and mutual aid partners for many years to come.



New Wildland Firetruck



Fire Station #2 Truck Bay Addition

In addition to our new wildland truck, we also have a new structural pumper being built by Pierce to replace our old Engine 11 which is nearing the end of its life. We expect delivery in August. Both of these trucks were financed by fundraising, grants, and donations. We will donate our old Engine 11 to Big Elk Volunteer Fire Department who need a truck.

The addition of a 3rd truck bay to our Station 2 in the Retreat is completed with exception of some final painting which has been delayed by weather. This was an Eagle Scout Project started by Matthew Argo, grandson of Retreat resident and GHAVFD member Mary Nolan. Highcraft Builders also supported completion of this project free of charge. Once the new pumper truck arrives we will hold a dedication ceremony to rename Station 2 after former Assistant Chief John Jaros. More information will be sent out on this as we get closer.





GHAVFD Spring 2023 Update, cont.

Fuel treatment work continues in Glen Haven to minimize the risk posed by wildfire to our community.

The fuel treatment on the north side of Fox Creek Road is complete and includes an off road access for fire vehicles to fight fire before it reaches homes. A similar treatment on the south side of Fox Creek Road has started. This work was done completely with volunteer labor including GHAVFD, local residents, the Larimer County Initial Attack Module, and Team Rubicon. The Big Thompson Watershed Coalition has secured a grant to fund additional thinning and roadside treatment this year. In addition, the USFS will continue their large fuel treatment project in Glen Haven this summer. You can help by maintaining the defensible space on your property. GHAVFD provides defensible space evaluations free of charge, contact us at chief@ghavfd.org. Other information can be found at <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire> and on our website [GHAVFD.org](https://ghavfd.org) under Community Resources. Updates and information are also provided on our Facebook page, you do not need a FB account to view these.

The volunteer work done so far in 2023 has already fulfilled what was needed to renew our Firewise USA recognition.

The USFS picnic sites located along CR 43 above the Retreat are day use sites and campfires and camping are not allowed. If you see a campfire call the Estes Park Dispatch Center non-emergency number (970) 586-4000 and they will send GHAVFD to investigate. This same number can be used for smoke reports.

Thanks to the Estes Valley Recreation Center, who donated over a dozen used AEDs, we now have an AED for each GHAVFD Emergency Medical Responder to carry along with their medical kit.

Finally, we would like to recognize the numerous Retreat residents who volunteer with GHAVFD, be sure to thank them next time you see them:

Chief Kevin Zagorda
Captain Brian Berg
Captain Geoff Elliott
Lieutenant Mary Thompson
Lieutenant Ian Spencer
FF Angela Sands
FF Austin Wilkinson
FF Evan Borell
FF Kyle Forbes
FF Linda Lambert
FF Steve Lambert
FF Mary Nolan
FF Paul Besson
FF Shawn Phillips
Trainee Angela Ferrante
Board President Brian Martens
Board Vice President Ron Schooler





Are You Mountain Strong?

We welcome all our new residents who have made their homes in the Retreat recently! I believe living in our community is one of the best kept secrets of Colorado; however, if you've never lived in the rural mountains, some of the challenges you'll encounter here may come as a shock, especially if you're used to the amenities of city living. To help our new neighbors adjust and maybe help all the rest of us hone our skills a bit at being "Mountain Strong", I've put together a few tips on both summer and winter living in the Retreat. Our next issue probably won't be until after the New Year 2024, so I've taken an all-season approach to the information I'm sharing.

Summer:

Tick season: Tick season runs roughly from April through June, and then you usually don't see them again. Rocky Mountain Spotted Fever (RMSF) is fairly rare in Colorado, but it still is a good idea to protect your pets and yourself by using tick and mosquito repellent when you're outside during this season. If they get on them, they will get on you.

Flash floods and other emergency situations: Get signed up for NOCO alerts through LETA (Larimer Emergency Telephone Authority) at <https://member.everbridge.net/892807736722338/new>. This is a vital emergency alert system via text, email and/or telephone generated from the Larimer County Sheriff's Office to warn you of flash floods, evacuations, impending wildfires or any other emergency that might occur in our community. The Miller Fork Drainage area has been especially prone to flash flooding since the Cameron Peak Fire in 2020. If you're hiking the trails by Miller Fork and a considerable downpour occurs, vacate the trail or climb to safety asap. Our flash floods have proved to be extremely dangerous and destructive, and we expect these events to continue until sufficient reforestation of the burn scar has occurred!

Fire Restrictions: Please be aware of any community fire restrictions by checking the Larimer County site <https://www.larimer.gov/emergency/mitigating-against-hazards/larimer-county-fire-restrictions-bans>. Also, please be extremely careful building fires outdoors in our area. Best to only build them in covered fire pits or grills using propane fuel—no open fires. Poorly extinguished fires are the #1 cause of wildfires in Colorado. Always pour plenty of water on the coals and test them with the back of your hand to make sure they're completely out. Fireworks are strictly prohibited on all personal property and common spaces in the Retreat.

Bear Aware: While we enjoy sharing our community with foxes, bobcats, mountain lions, squirrels, wild turkeys and a host of other wild birds, we by far have more destructive encounters with black bears than any other animal. The best way to decrease incidents of bear encounters is to give them no reason to come on your property. Unfortunately, the saying is true, "A fed bear is a dead bear". Here are a few tips to protect our bear friends:

1. Bring bird feeders in at night or stop feeding the birds in the spring after the bears come out of hibernation.
2. Do not leave pet food outside.
3. Garbage cans—use only bear-proof containers for your garbage if you use a collection service. Wait to set your garbage out on the morning of pickup. Wash your containers occasionally to keep the smell down.





Are You Mountain Strong, cont.

4. Close garage doors and windows that might be accessible to bears, especially at night and when you're going to be away. Bear deterrents—some people have found “Ring” security systems that bark like a dog, or bear “unwelcome” mats helpful in keeping bears from breaking in. If you're interested in building your own unwelcome mat, here's a helpful website:

<https://cpw.state.co.us/Documents/Education/LivingWithWildlife/UnwelcomeMats.pdf>

5. Always lock your car at night and remove any food or other scented items from it.

6. If you keep livestock, invest in some good electric fencing to deter bears. Some people have found this also helpful to keep bears away from their homes, especially if they're part-time residents or must be away for a while when bears are active.

7. Be a good neighbor—if one of your neighbors has a bear break-in, do what you can to alert the homeowner, or if you know they're going to be gone for a while (like a part-time resident), ask them if you can clean up the mess and board up any broken windows or doors so the bear doesn't re-enter (yes, this happens!).

8. If you must report a bear break-in, contact Colorado Parks and Wildlife officer Chase Ryland Phone: 970-652-0591, or call 911.

Vehicles: With the exception of road-maintenance machinery, only licensed vehicles are allowed on our Retreat roads. The driver must be at least 10 years of age (accompanied by a licensed driver), and all drivers under the age of 18 need to be helmeted and wear eye protection. ATV's and OHV's must observe the same speed limits as any other vehicle. For more information on this, read our policy on motor vehicles in the Policies section of the RLA website <https://www.retreat-glenhaven.org/member-information> (password required).

Our RLA Trails: Our trails are some of the most enjoyable parts of living in the Retreat. The Fisherman's Lane trail (currently closed due to flood damage) and the lower Miller Fork Trail which lies on private land are for Retreat residents only. We are currently considering options for the repair of the trails impacted by flood events and will be forming a trails committee in the future to restore our beloved trails (rebuild bridges, maintain trails, remove debris, etc.). It's always a good idea to let others know of your hiking plans (if you hike alone) and stick to the plan if you hike on our trails. Know your limits, as adjusting to our high altitude can take some time. Bring extra food, water and clothing layers when you hike in case of an emergency. Your cellphone will likely not work out there. A helpful discussion of nearby trails is found on the Retreat website at https://www.retreat-glenhaven.org/_files/ugd/64765a_b4b30582765c419d87530d96699d61ba.pdf

Lights out:

Due to the pristine mountain air we enjoy up here, the starlit nights in the Retreat are something to marvel at. Please keep security and floodlights to a minimum on your property (or install motion-activated lights) so we all can enjoy the night sky.





Are You Mountain Strong, cont.

Winter:

Snow removal:

Our Roads Crew does an excellent job of clearing our roads after a snowstorm in the Retreat. Typically, they plow the roads after 4 inches of snow has fallen after an isolated snowstorm. It is highly advisable to drive either a 4WD or AWD vehicle on our roads during the winter months (October-May). In addition, it is advisable to have snow tires installed on your car, especially when the roads are snowy or icy. We do not sand or salt our roads; they are **dirt** roads, and we do not have plans to pave our 12 miles of roads any time soon. We also do not have guardrails on our roads, which have steep drop-offs; please pay attention and “share the road” with others.

There are blue sand reservoirs installed in the banks of the road at various places of the Retreat in case someone gets stuck. Pack a small snow shovel (like an avalanche shovel) in your car to access the sand. In the unlikely event you get stranded, it is also advisable to carry extra clothing and food in your car in the winter and a well-equipped first aid kit in case of injury.

Power outages:

Power outages can and do occur in the Retreat, but do not typically last more than an hour or two. Have an alternative heat and/or light source available in your home to mitigate these events. If you have life-sustaining medical equipment in your home, make sure you have an alternative source of energy to run it.

A generator is the most advisable source, but if that is cost prohibitive, at least have an alternative heat source like a wood stove to cook and heat by. **DO NOT** use propane or kerosene stoves inside to avoid carbon monoxide poisoning. It is also advisable to have extra food, water, candles, battery-operated flashlights and a radio on hand in case of not being able to get out for a few days. You will likely not have internet service, either. If you anticipate the temperature in your home to reach below freezing, leave a small stream of water flowing in a faucet to keep your pipes from freezing. See more tips on Winter Preparedness on the Retreat Website under Member Information.

Dead Zones:

Although pertinent to all seasons, currently there is very sketchy internet service from the outskirts of Loveland to most parts of Glen Haven and The Retreat. If you encounter an emergency away from home, you can go down to the Glen Haven fire station and use the 911 Call Box to get help (7380 County Rd 43).

With a few precautions, life in the Retreat can be extremely enjoyable year round. Lastly, I have found the Retreat to be a community of people who are always willing to help out in a crisis, so don't hesitate to get to know your neighbors. You will find them amazingly helpful.

Martha Clark, Editor



Upcoming Events:

Saturday, July 15th
GHAVFD Pancake Breakfast
Silent Auction, Bake Sale
7:00 am - 11:00 am
Glen Haven Firehouse
\$10/Adults
\$6/Children 5-10
Children under 5 FREE

Saturday, July 15th
Craft Sale
7:00 am-11:00 am
Glen Haven Town Hall

Sunday, July 16th
RLA Annual Meeting
1:00 p.m.
(doors open at 12:00pm)
Glen Haven Town Hall

Bakers and Makers Wanted! **GHAVFD Pancake Breakfast Craft and Bake Sale**

Bakers—please bring your baked goods (cookies, cakes, pies, breads) to the Town Hall by 7 a.m., Saturday, July 15th

Makers—please bring your **BIRDHOUSES** for the Silent Auction to the Town Hall between 4:30 - 7:00 p.m., Friday, July 14th. Contact GHAVFD Auxiliary at GHFire.auxiliary@gmail.com for more information.

In addition, several other vendors will have booths during the events. ATV shuttles will be available throughout the morning.



Meet the RLA Board Member Candidates

Katie Phillips



Katie Phillips has the honor of managing youth and family programming as Rocky Mountain National Park's Education and Outreach Program Manager. Her husband, Shawn, is a Captain on the Alpine Hot Shots – a wildland fire crew. They love living in The Retreat with their 4 boys - Kai is 6, Remi is 4, and Aiden and Hunter are almost 2. Their ball chasing border collie mixes - Tank and Tugg are now followed around by Lulabelle the large labahula puppy. They also have one cat who thinks he's a dog – Paws, some mostly free loading hens, and Banker the rooster (named by neighbor Jeannie). Based on that list she obviously loves coffee. In their free time they like to hike, push strollers, and throw tennis balls. Katie earned her bachelor's degree in Natural Resource Recreation and Tourism from Colorado State University and her Master of Science Natural Resources degree in Environmental Education and Interpretation from the University of Wisconsin, Stevens Point. She is currently enrolled at the Harvard Kennedy School seeking a Public Leadership Credential. Having served on the board for one term already, Katie hopes to bring a fair and honest perspective to board issues that holds the values of families with young children in high regard.

Steve Clark

Hi, my name is **Steve Clark** and I am running for an RLA board position, beginning in 2023. I have been a Colorado resident for 23 years and a full-time Retreat resident for six years, beginning in 2017. I hold a Bachelor of Science from the University of North Carolina at Chapel Hill in Business Administration and a Master of Science in Business Administration from Colorado State University in Information Technology.

I retired from Calpine Corporation in 2017 after pursuing a career as an IT Technical Advisor (Database, Data Warehousing). I am a current Retreat HOA board member, filling in for a board member position that was vacated before the term ended. I am a current Estes Park Gun & Archery Club board member and a former President of EPGAC. My wife Martha and I have been married for 36 years and we have one daughter.



Pete Sinnott



Hi All. My name is **Pete Sinnott** and I am a candidate to serve on the Board of the Retreat. I, along with my wife Stephanie, have lived at 22 Saddle Court for 16 years and have 2 Children and 4 Grandchildren. We spent our careers in the golf and landscape industry. The Retreat is a beautiful community and home to wonderful residents. A number of years ago I served on the Board for 5 years replacing Mark Lee when he and Karen relocated to Estes. Many thanks for this opportunity.



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

FIRE RESTORATION
COMMITTEE:
BRUCE BROWN, GENE MCLEAN,
HARRY LOVE,
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

