



The RETREAT Newsletter

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

RLA Members,

As some of you are aware, there recently was a lawsuit between two members of The Retreat. One result of this proceeding seemingly declared that our Protective Covenants are not valid. Protective Covenants are vital to a community such as ours for many reasons, not the least of which is the preservation of property and community values.

Your RLA board has been monitoring the situation and is developing a strategic response. When this is done it will be shared with the membership. Some information may be posted to the Retreat web site. In the meantime the board will continue to conduct our business as usual for the benefit of all members.

THE RETREAT IS A WONDERFUL COMMUNITY

P.S. The meeting originally scheduled for April 16th at the Community Center will not take place.

Board Meeting, March 19, 2011; 9:00 a.m.

Mary Nolan's Residence, Elkridge Dr.

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Mary Nolan, Claud Alkire, Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott,
Also Attending: Dennis Bicknell, Vernon and Peggy Burch, Ernie Conrad, Joe Lavaux, Don and Ann Martin,
John Nolan, Al Matlock, Duke Sumonia

An executive session of the RLA Board was held immediately preceding this 9:00am Board meeting regarding legal matters and covenants.

President Mary Nolan called the meeting to order and the agenda was adopted. It was moved, seconded and carried that the December 4, 2010 Board Meeting minutes be approved with the following addition, "An executive meeting of the RLA Board of Directors followed the regular Board meeting regarding legal issues."

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$17,517.58 and the money market account balance was \$81,963.21 as of March 14, 2011. It was moved seconded and carried that the March 14, 2011 and December 31, 2010 year-end reports be approved.

Architectural – Chairman Bicknell submitted a written report of the approved and pending applications. Dennis stated that an application for a new structure had just been received.

Roads – Dick Boggs' written report stated that the eroded culvert at 491 Copper Hill Road was fixed, grading is beginning as portions of the roads thaw and plans have started for this year's application of recycled asphalt.

Environmental/Forest Preservation – Peggy Burch submitted a lengthy written report and recommends that homeowners spray or take other preventative measures for mountain pine beetle by the end of May this year.

Website – Quarterly committee reports and financial

reports will be posted on the RLA website. If members detect any inaccuracies on the site, please contact Amanda Gordon.

Newsletter – The next newsletter will encourage RLA members to purchase Duck Race tickets (on-line) to support the Glen Haven Area Volunteer Fire Department.

OLD BUSINESS:

Insurance – The possibility of litigation changed the insurance quotes formerly obtained and so the Directors and Officers liability will remain with the current carriers. Insurance coverage for vehicles and "inland marine" was switched from State Farm to Auto Owners.

Policies – The committee met several times and reviewed all of the policies. Board members will receive the newly revised policy book to review and vote on at the next regularly scheduled Board meeting. The book will also be put on the website for membership review and comment. President Nolan thanked the members of the committee for the tremendous amount of work they put into accomplishing this.

Board member Amanda Gordon requested further clarification regarding the policy on costs (further defining "costs") involved with providing copies of records. The Board generally felt that the present wording is adequate.

Survey Regarding Roads – Amanda Gordon reported on the results of the road survey she conducted. The general trend of those responding was for the roads to remain as they presently are. Many provided comments and suggestions. The results will be posted on the website.

—Meeting - Continued on Page 3

Letter to the Members

Dear Glen Haven Area Friends and Neighbors:

Due to the seriously inadequate current facility, a new Firehouse has been a long time Glen Haven Fire Department and community dream. It is no longer a dream. The FIRST STEP towards that dream has come true. We are thrilled to report that we recently obtained land adjacent to the post office through your generous contributions and continued support of the fire department. This site is ideal for our new Firehouse.

THANK YOU THANK YOU THANK YOU

The critical FIRST STEP has been taken to having a facility adequate to serve your emergency fire and medical needs.

We are now moving enthusiastically onto STEP TWO, knowing that we can succeed. STEP TWO is the raising of \$350,000. This is not the exact amount needed, as the building plans have not been completed. However, we do know that the figure of \$350,000 is in the ballpark and it gives us a reasonable starting objective.

A Fund Raising Committee has been formed consisting of Bruce Brown, Jim Broomfield, Dennis Buck, Tony Fink, Libby Hooper and Mike Keefe. Any of these members can be contacted for further information. Also, we are updating our local web sites (www.glenhavenfire.org) so that you can access community and fire department news. In addition you can call (970) 586-9501 (Mike) or (970) 586-6032 (Tony) for information, ways you can help, or how to make a monetary contribution.

Our fundraising kick-off event will be this year's Estes Park Duck Race. The Annual Duck race is a remarkably easy and profitable way to raise money. For every \$20 spent, \$19 comes back directly to the Fire Department and the purchaser has a chance of winning wonderful prizes. That's a 95% return for the Fire Department as well as a fun event. How better to let the entire Estes Park area know about our worthy goal? So, let's buy as many tickets as we can reasonably afford and sell tickets to everyone we know. Tickets can be purchased on line at <http://rotaryclubofestespark.org/DuckRace/>. Be sure to

circle number 47 (Glen Haven VFD). Let us all go to the race itself with banners and enthusiasm that announce our Fund Raising kick off and goal.

I'm sure you have many questions. Some we can answer now and some will take more time.

WHAT WE KNOW:

1. Glen Haven Fire Department Board purchased land for the Firehouse for \$80,000 in the fall, 2010.
2. The land is located adjacent and northeast of the Glen Haven Post Office.
3. Michael Tavel, AIA, is creating and donating preliminary architectural plans for the building.
4. Current Fire Department facilities are inadequate. Vehicles are packed so tightly in the garage that one vehicle has to be moved before the other two can be moved. There is no bathroom or room for training or meetings, office documents and record keeping, adequate storage area, space for vehicle maintenance, etc.
5. We hope to have preliminary drawings and cost estimates by June, 2011 and break ground by September, 2012.
6. Various fund-raising options are being considered including grants and memorial brick pavers with donor names.
7. All donations are tax deductible (non-profit 501(c)(3) Federal ID# 84-101385). The Fire Department is a non-government-funded organization.
8. Duck Race tickets can be purchased on the internet for \$21 (there is a \$1 service fee) at <http://rotaryclubofestespark.org/DuckRace/>. Also, all fire fighters and board members have tickets to sell.
9. The Fund Raising Committee needs volunteers, ideas and most of all – CONTRIBUTIONS. If you have experience, skills, or most importantly the desire to help with construction, planning, or fund raising and would like to help, please call (970) 586-9501. Thank You!

Thank You from the Frederick's

Sande and I would like to thank Jim Boyd, Cliff (Asst. Fire Chief), Graham Fowler, and Bob Clark for helping us with the broken pipe in our cabin after the hard freeze in February. Graham and Bob found the problem and then after contacting us, Bob went into our cabin and shut off the water pump and electricity. When we arrived, Jim Boyd stopped and helped us move household items to prevent further damage, and Cliff arrived to see if there was anything he could do to help. With their help, we were able

to contain the damage and get the wheels moving to get the cabin cleaned up and dried out. A couple of days later, our plumber had a flat tire and Vicky McCoy stopped to help him and he had her call us to let us know he would be late.

It is a wonderful thing to have neighbors like this that care and go out of their way to help others. This is what the Retreat and its residents are all about.

Thank You, Mike Frederick

Albert Andrew Dill

Passed away March 5, 2011 at age 90 in Loveland, Colorado. He had property here in the Retreat on Elkridge Dr. He is survived by his sons Allen (Arlis) Dill and Gary (Beth) Dill of Loveland, several grandchildren and great grandchildren.

Road Survey

Well, the results are in and 62 households responded (plus 2 anonymous surveys which were discarded). This is, believe it or not, considered quite a good response rate so thanks to everyone who took the trouble, even those who were somewhat rude. One person seemed to think I was too biased to evaluate the results, while several others thought I should leave, plus a few other uncalled-for comments, all of which was rather disappointing as I'd expected better, but I guess there are people like that everywhere.

Anyway, the outcome. (Remember that respondents could select more than one response so the numbers don't add up to 62.) Twenty-five (40%) households want to keep the gravel roads, while only eight (13%) support paving. The majority of respondents (42/68%) support continuing as we have been with the recycled asphalt, while 21(34%) are willing to pay more for increased applications. Interestingly,

the largest group of people interested in paving the roads live on Copper Hill (apparently our road has more problems); most of the others live on Streamside.

Suggestions for improving the roads included treating them with the same chemicals the county uses on Dunraven Glade, slowing down (several people suggested that), paving or treating the section of road in front of your house if dust is a problem for you, using a recycled asphalt/concrete mixture, using thicker layers of asphalt in problem areas, watering the roads twice a week, using road base instead of recycled asphalt, installing traffic calming devices like speed bumps or electronic signs, grading or plowing more carefully to avoid scraping off existing asphalt layers, adding reflectors to the roadside to increase safety at night, and donating money to the equipment fund. While that last isn't strictly to do with road improvements, the equipment we

use is expensive and the annual budget doesn't leave much room for replacement costs.

Several people expressed concern over the increased hazards associated with winter driving on pavement and the possible need for guardrails or striping. There were also concerns that paving would cost more than anticipated, both in the initial construction and ongoing maintenance (protecting the edges, surface sealing, etc.). Speeding and increased traffic were also cited.

Statistically speaking, the returned surveys don't represent a random sample so the results can't be generalized to the Retreat as a whole, but the trend is strongly indicative: Continue as we have been. Thanks again for your effort; all the surveys (even the rude ones) contained valuable information.

For more information, see the RLA web site.

—Meeting - Continued from Page 1

NEW BUSINESS:

Hunting – Concerns have been expressed from members about hunters and commercial guides accessing the National Forest through the Retreat. Often private property rights are violated, trespassing occurs and traffic and fire danger are increased. Individual property owners are encouraged to contact the Estes Park Police Department directly if violations occur (obtain license plates of violators) and EPPD will contact the appropriate agency.

Covenants – Anonymous correspondence regarding the RLA Covenants has been distributed recently which has caused some concern regarding its validity. The Board has tentatively scheduled an open meeting at the Glen Haven Town Hall on Saturday, April 16, 2011 at 1:00pm and will invite the RLA attorney to provide background of the current situation to the membership, provide his opinion of the current situation, outline alternatives available to the RLA, and receive input from the membership.

Correspondence – Long time resident Albert Dill passed

away. A former resident inquired about possible summer rentals in the Retreat. Legal information was received from a law firm about the Reservoir Road fire last summer which does not seem to pertain to the RLA. An anonymous letter was received and discarded as there was no identification and/or person to whom to respond.

Landowners' Comments – Duke Sumonia announced that the next Glen Haven Historical Society meeting is scheduled for April 19th at 7:00pm at the Town Hall and the program is about the history of the Horseshoe Café.

Peggy Burch commented on hunters she has encountered on Bulwark Ridge.

Ernie Conrad commented that the anonymous letter regarding RLA covenants contains some false information and that such misinformation has a negative effect on property values.

Meeting adjourned at 10:17am. An executive meeting was held immediately following this meeting to discuss legal matters and covenants.

Joan Van Horn, Meeting Recording Secretary

Glen Haven Historical Society Tuesday, April 19, 7 PM, GH Town Hall

Hoping for good weather in April, the program planned is, "Checkered Tablecloth and Pie," story of the Horseshoe Cafe and Gerry and Jennie Batchelor.

Looking for any photos of cafe and store and any remembrances of them. If you have any photos please get them to me, email or otherwise so I can use them in a presentation - give me a call, 586-8505. The cafe was located where the Fire Department recently acquired the land, where the ruins are. I just recently purchased two 1976 Horseshoe Cafe Menus. Trudy Schneider managed cafe that year. Jewell and I just finished reading her book, ALONE AGAIN and found it very interesting in her story of that year in Glen Haven and the friends she made here.

All are welcome. REMINDER - You can send your membership dues, \$10.00, to Becky at GHHS, PO Box 124, GH 80532

See you in April. Duke

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

**The next board meeting
will be held on Saturday,
June 11, 2011 at the home
of Mary Nolan**

Ernie Conrad Real Estate Glen Haven/Retreat Properties

7504 County Road 43, Glen Haven
P.O. Box 28, Glen Haven, CO 80532
970-586-5929 • ernieconradre@msn.com



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United Retreat

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The RETREAT Newsletter

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

OFFICIAL BUSINESS SECTION

Message From The President

An owner in the community, Ms. Rebecca Lorenz, filed a lawsuit against the Association. The Retreat is reviewing the lawsuit with the assistance of legal counsel. The Association's insurance policy is covering the cost of defending the lawsuit. Because this is an active suit, the Board has to limit public comments about the legal claims and issues. The Board will post periodic updates to the website and the lawsuit when available. Please know that the Board continues to act in the best interest of the membership.

Mary Nolan, President

Board Meeting, June 11, 2011; 9:00 a.m.

Mary Nolan's Residence, Elkridge Dr.

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Mary Nolan, Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott.

Also Attending: Dennis Bicknell, Peggy Burch, Alice and Paul Gash, Marv Gee, Joe Lavaux, John Nolan, Duke Sumonia

An executive session of the RLA Board was held immediately preceding and following this 9:00am Board meeting regarding the pending lawsuit.

President Mary Nolan called the meeting to order and the agenda was adopted. It was moved, seconded and carried that the March 19, 2011, Board Meeting minutes be approved.

President Nolan then noted that an executive session of the RLA Board was held May 15, 2011, a teleconference meeting was held with RLA attorneys on June 6, 2011, and that an executive session was held prior to this meeting and would also be held immediately following this regular Board meeting, all regarding the pending lawsuit. President Nolan then read the following statement:

"An owner in the community, Ms. Rebecca Lorenz, has filed a lawsuit against the Association. The Retreat is reviewing the lawsuit with the assistance of legal counsel. The Association's insurance policy is covering the cost of defending the lawsuit. Because this is an active lawsuit, the Board

has to limit public comments about the legal claims and issues. The Board will post periodic updates to the website about the lawsuit when available. Please know that the Board continues to act in the best interest of the membership."

Board member comments included the concern of the number of unpaid assessments and that the Bylaws procedures of filing liens on delinquent assessments should be followed. It was then moved, seconded and carried with one abstention that the RLA attorneys (including the RLA insurance carrier's attorney) be directed to file liens or other appropriate legal action on the unpaid assessments unless such would be determined by the attorneys to compromise the lawsuit.

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$714.31 and the money market account balance was \$69,969.88 as of June 10,

—Meeting - Continued on Page 3

2011. Five assessments for 2010 and twenty-one assessments for 2011 have not been paid. It was moved seconded and carried that the report be approved as submitted.

Architectural – Chairman Bicknell submitted a written report and verbally reported that one application for a two-stall detached garage was recently received from the Logemanns.

Roads – Dick Boggs reported that the old backhoe was replaced with a John Deere 410D for \$22,000 including the trade-in of the old backhoe. Most roads have been graded and recycled asphalt will be applied to Copper Hill Road as the budget permits.

Environmental/Forest Preservation – Peggy Burch, along with several RLA members, attended the annual mountain pine beetle symposium but not much new information was presented. The sporadic warm/cold spring weather caused some new growth on the pines to die but re-growth should appear. Conifer aphids may be more plentiful this year but pines can usually survive such infestation. Contact information for beetle mitigation will be put on the RLA website.

Website – Quarterly committee reports should be sent to Amanda Gordon who will then forward them to Hobert Office Services for posting on the website.

Newsletter – The next newsletter will be sent out soon after this Board meeting.

OLD BUSINESS:

Policies – Board members received the newly revised policy book to review at the last meeting. Some Board members questioned the formation of the Arbitration Panel. It was moved and seconded that the newly revised Policies Book be approved as submitted. The motion passed 4-2. This revised book will replace all prior versions.

Bylaws – The Rules Committee reviewed the bylaws and submitted three proposed amendments:

Article 14 – The proposed amendment rewords the article to clarify the procedure for amending the bylaws. It was moved, seconded and carried that the

Board recommend approval of this amendment at the annual meeting.

Article 9, Section 1 - Delete the phrase “non-voting officers.” It was moved, seconded and carried that the Board recommend approval of this amendment at the annual meeting.

Article 3, Section 5 regarding proxy limitations – The Rules Committee recommended removing the restriction of a maximum of 5 proxies per member. The Board tabled this proposal for further discussion. A statement will be added to this year’s proxies reminding members that no member may represent more than 5 proxies and proxies in excess of this maximum will be assigned to another member.

NEW BUSINESS:

Annual Meeting – The Annual Meeting will be held on July 16, 2011, at the Rocky Mountain Park Inn (formerly the Holiday Inn) at 10:00 am with registration beginning at 9:00 am.

Nominating Committee – As of this date, three positions are currently available on the Board for 2011-12.

Landowners’ Comments – Joe Lavaux expressed concern about the uncontrolled camping along County Road 43. Dennis Bicknell commented on the lien procedure for unpaid assessments and had questions regarding the “call tree.” Duke Sumonia announced that the Glen Haven Historical Society’s program on June 21st at the Glen Haven Town Hall will be about airplane wrecks in the area and he then submitted a letter dated June 11, 2011, with three attachments and requested it be included with the meeting minutes. President Nolan stated that there will be no reply to any questions posed in the documents submitted by Duke Sumonia due to the pending lawsuit.

Wine & Cheese Party – A wine and cheese party will be held Friday, July 15th at the Glen Haven Town Hall at 5:00pm. Members attending are asked not park in the Inn of Glen Haven’s parking areas.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary

The Nominating Committee is still looking for candidates for the Governing Board elections. They can be submitted anytime before the meeting to Danny Perugini by phone (577-9477) or they can be nominated from the floor at the Annual Meeting.

The Standing Rules of Order and the Annual Financial Review for 2010 that were omitted from the Annual Meeting packet will be provided to members upon registration.

A suitable replacement for the old backhoe was located and was approved for purchase by the RLA Board of Directors. The new to us backhoe was bought from Colorado Machinery and is a John Deere 410D with 3,500 hours, which is very low hours for this type of machinery. Also noteworthy is that the 410D is powerful enough to perform many tasks the old backhoe couldn't. With normal maintenance it will serve us well for the next 10 years. The cost was \$22,000 and included the old

backhoe in trade.

The timely purchase of the new backhoe has allowed Rich to clean most of the Retreat's culverts, clean up some rock slides, and clear rocks from ditches.

Grass seed was applied to the road bank at 930 Copper Hill and covered with ground cloth. This was done to help stop the bank from further erosion. However, future remedies such as placing landscape timbers or rocks on the bank may be necessary.

The roads have been graded,

some more than once as the torrential rain has caused some erosion that needed to be fixed.

Rich and I have examined the roads to determine where best to apply RCA. With board approval, it is recommended to cover 1 mile of Copper Hill. The cost of the RCA is estimated to be \$20,000. All of the major roads have had RCA applied, Copper Hill being the exception. The starting point will be at Saddle Court, then West for 1 mile.

Submitted by Dick Boggs

Architectural Control Committee Report June 11, 2011

The Architectural Control committee wishes to advise the Retreat Board of its activities since the last written report.

No applications have been approved. One new application was received June 8, 2011.

Scott and Jeannie Logemann submitted an application to build a two-stall detached garage on their Lot 34 Filing 3, 1408 Dunraven Glade Road. Their home has been built. Approval is pending.

Submitted by Dennis R. Bicknell for the ACC

NON-OFFICIAL SECTION

Leon James Satterfield

Leon James Satterfield, 77 of Lincoln, Nebraska, and The Retreat, Glen Haven, CO died April 12, in Lincoln, Nebraska.

Leon married Mary Ann Bernard on Sept. 1, 1957 in Russell, Kansas. He is survived by his wife; a son, Wade, and daughter-in-law, Jo Fish of Fort Collins, CO; a daughter, Amy, and son-in-law, Paul Jensen of LaPorte, CO and a son Jay and daughter-in-law, Jen of West Hartford, Vermont.

Leon enjoyed writing (ironically, "to salvage clarity from his confusion" he always said), sailing, camping, kite flying, hiking, jogging, walking, organic gardening, cooking, visiting his cabin in Glen Haven.

Leon was most known for his gentle nature, keen wit and big heart and soul. The Retreat has lost someone dear.



Beetle Note

Some of our residents have inquired about what to do when they notice beetle infected trees on neighboring properties. Please call Dave Lentz, County Forest, 970-498-5765, dlentz@larimer.org.

He will notify the landowner and schedule a meeting.

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

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Annual Meeting will be
held on Saturday,
July 16, 2011, Rocky
Mountain Park Inn
(formerly the Holiday Inn)

Mel's Kitchen & Bathroom remodel
Home Improvement Window & Door replacement
Handyman Services Vinyl Flooring
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Painting
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Glen Haven, Colorado
"A Piece of Earth to Live With"

OFFICIAL BUSINESS SECTION

Board Meeting, September 17, 2011; 9:00 a.m.

Mary Nolan's Residence, Elkridge Dr.

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Mary Nolan, Dick Boggs, Marv Gee, Kent Mills, Danny Perugini, Peter Sinnott

Also Attending: Peggy and Vernon Burch, Joe and Dianne Lavaux, John Nolan, Peg Sloan, Duke Sumonia

An executive session of the RLA Board was held immediately preceding this 9:00am Board meeting regarding the pending lawsuit.

Peter Sinnott called the meeting to order and the agenda was adopted with amendments. Peter requested the minutes note that Marv Gee was appointed by the Board to fill the term vacated by Claud Alkire. Also, subsequent to the Annual Meeting, Mary Nolan and Kent Mills were appointed by the Board of Directors to fill the other two vacant Board member terms until the next Annual Meeting to resolve any possible issues concerning election procedures that occurred at the Annual Meeting.

It was moved, seconded and carried that the June 11, 2011 Board of Directors meeting minutes be approved with the following amendment to Article 3 under Bylaws of Old Business: The statement saying the matter was tabled be amended to say, "The Board voted not to accept the recommendation."

It was moved, seconded and carried that the July 16, 2011 Annual Meeting minutes be approved with the addition of a statement that 61 members attended and 33 proxies were represented.

The following were nominated and unanimously elected to office for 2011-12:

President - Mary Nolan

Vice President - Peter Sinnott

Secretary - Amanda Gordon

Treasurer - Danny Perugini

Board member comments included President Mary Nolan reporting on correspondence recently received and submitting a written summary of contacts, correspondence and activities since June 18th. She also submitted a written President's Message, both of which are attached to these minutes.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services. The checking account balance was \$3,061.58 and the money market account balance was \$45,481.27 as of September 15, 2011. Five assessments for

2010 and seventeen assessments for 2011 have not been paid. Three properties have sold since June 10, 2011. It was moved, seconded and carried that the report be approved as submitted.

Architectural Control Committee - Dennis Bicknell's report dated September 16, 2011 was read which stated an application for a cabin was approved for the Hillmans at 755 Bulwark Ridge Drive.

Roads - Dick Boggs reported that 560 tons of recycled asphalt was applied to .6 miles of Copper Hill Road and that 11 RLA members volunteered their time which helped the project be completed within three days. Non-members are dumping slash in the RLA slash pile which is costing the Association more money. The Board asked Dick to research the cost of installing a gate to prevent this. The Board commended Dick Boggs and Rich Gilmore for the exceptional job they are doing!

Environmental/Forest Preservation - Peggy Burch reviewed her written report dated September 17, 2011, which included information on needle cast disease, aphids, grasshoppers, and mountain pine beetle preventative sprays. The report recommended that homeowners avoid cutting and trimming trees until later this year in case fresh sap attracts beetles.

Peter Sinnott attended a Forest Service meeting regarding fuel mitigation proposed for the Cedar Park area which does not directly affect The Retreat. The Forest Service plans to start fuel mitigation in the Glen Haven area in 2015. The fire mitigation plan approved for the Glen Haven area is available through the GHAVFD.

The National Park Service fire management plan for Rocky Mountain National Park will be discussed at community meetings in the near future. Marv Gee has agreed to attend and report at the next Board meeting.

Website - A written report dated September 9, 2011, was received from Amanda Gordon which discussed proposed additions and updates. The question was raised whether or not access to the website should be limited to members only as some information should not be readily available to the general

—Meeting - Continued on Page 2

public. Danny Perugini agreed to discuss this with Mandy and report at the next Board meeting.

Newsletter – No report.

OLD BUSINESS:

Bylaw Amendments – The Bylaw Amendments will be signed by all Board members with the President and Secretary testifying and applying the Association seal.

Arbitration Panel – This matter was tabled.

Policy on Proxies – This matter was defeated at the June Board meeting.

Lorenz vs. RLA Lawsuit – A new sign has been posted on the Lorenz property and a three page letter has been distributed to many RLA members. The lawsuit is advancing and further information will be passed onto the RLA members when the attorneys representing the RLA approve of its release.

NEW BUSINESS:

Colorado Corporation Report – The annual periodic report will be referred to Hobert Office Services.

Call Tree – This matter was tabled.

Meeting Standing Rules – This will be tabled until the spring Board meeting.

Easement on RLA Land – A letter was received from N. VanButsel stating that he may need an easement on RLA for his septic system. There are several conditions he must meet first so the matter was put on hold until the other matters are settled.

Budget Meeting – This meeting is scheduled for 9:00am on October 15, 2011 at Danny Perugini's residence.

Board Meetings – Board meetings are scheduled as follows:

December 10, 2011 @ 9:00 am at Peter Sinnott's residence

March 17, 2012 @ 9:00 am at Mary Nolan's residence

June 16, 2012 @ 9:00 am at Mary Nolan's residence

Legal Counsel Review – Marv Gee, Kent Mills and Peter Sinnott agreed to research attorneys with regard to handling RLA general purpose matters.

Landowners' Comments – Duke Sumonia announced that the next Glen Haven Historical Society meeting is September 20th at 7:00pm and that annual membership dues are only \$10. Meeting adjourned at 10:15 am.

Environmental Report submitted by Peggy Burch, Environ. Cmte.

Right now fire is probably foremost in everyone's mind this fall. We had lots of spring rain and cool weather but now the heat has come with a vengeance. Conditions are right for wildfires as is evidenced by the Fourmile and Reservoir Road wildfires. Larimer County has now put fire restrictions in effect. The Cow Creek fire is still burning and will do so until heavy snows arrive. Dried weeds and grasses can start on fire very easily. Cut them down close to the ground for fire safety. Let's all be very careful and watchful.

Mountain pine beetle is another worry. Many people sprayed their important trees. Others placed pheromone packets. MPB-killed trees are all over the hillsides and on our properties. I saw two newly-attacked trees in mid-July. That was an early flight. The middle of August to the middle of September is the biggest flight

and some beetles will be flying into the first part of October. November is prime time to identify the trees that are newly attacked so plans can be made to get them out before next spring.

Twig beetles have been in the news lately. This has caused much consternation in our neighborhoods. According to tree experts, Twig beetles (*Pityogenes plagiatus knechteli*) are a lesser invader of trees that were previously attacked by MPB and/or pine engraver beetle. Experts doubt the twig beetle can carry out sustained tree-killing attacks on its own.

Fall web worms are making their presence known. They are all over the cottonwood trees in Big Thompson Canyon. The insect starts life as a small moth. It spends the winter as a pupa in a light-colored cocoon on the ground. The adults emerge and lay eggs on the leaves of trees and shrubs. The larvae

feed together and spin large webbed tents. As the caterpillars grow, the tents are made bigger and can reach several feet in diameter by early fall. This is when people usually start to notice them. They can severely defoliate trees. As the biggest part of the damage is later in the season, they don't seem to cause lasting effect on the plants. If they are unsightly on your plants, cutting tents down and destroying the caterpillars is probably the most effective thing to do. They are really ugly.

There are many people in Estes that would like to have a community garden. This would be a protected space for people to rent and grow their own gardens. There are petitions being passed around to ask the Town of Estes Park to support this and provide space. If you are interested, please contact me and I will provide you with more information.

NON-OFFICIAL SECTION

Lloyd Angell

Lloyd Angell of Estes Park died July 10, 2011. Lloyd and his family was a first purchaser of Lot 75A and Lot 11 in Filing 1. He was the first president of the RLA and helped get the Retreat through its first years. He held many family gatherings on his land until they sold. He is survived by only one sister, immediate family, grandchildren, and great-grandchildren.

Pet Sitter Needed

WANTED: someone we can pay to come to our house (Miller Fork and Elkridge) to let our friendly dog out mid-afternoon. Only needed for the days we're working late, maybe 3-4x/ mo irregularly. Please call Patti or Bill at 577-1003 (or stop by 184 Miller Fork Road during the weekends)

Our Retreat Legacy, From the Archives

Walter Maitland took over the operation of the family ranch on County Road 43 in 1961. His father, a mining engineer and physician, came from South Dakota in 1916 and purchased 3,300 acres of land that became known as the "Maitland Ranch" [virtually all of the private property northwest of River Forks/Drake which is surrounded by national forest].

Walter was a professional land planner; he graduated from Princeton University with a degree in architecture and did his graduate work in land-use planning at Columbia University in NYC.

Following positions in Rhode Island and California, he served as a land-planning engineer for both Loveland and Greeley.

In an early Association newsletter, Lynn T. Wells, the developer of The Retreat, recounts his relationship with Walter Maitland.

"At first, Mr. Maitland and his lawyer chuckled good-naturedly at our ambitions. We talked, discussed and negotiated. Finally, Mr. Maitland decided to sell this portion of their property which we eventually purchased in the spring of 1971."

"Given his background in architecture and land planning, Mr. Maitland was concerned about how the land would be used by the new owner(s). He did not wish to see it cut up into small parcels. He also recommended that once a final plan had been approved by the County Planning Commission, firm covenant restrictions be adopted to insure proper land development."

"Although his personal inclinations lean toward modern architecture, Mr. Maitland appreciates 'simplicity in design and uniformity of construction materials.' He likes, above all, 'buildings that express the environment around them.' Mr. Maitland approves of *retreat-style* land use. He says, 'A person should be able to have a place of his own where he can go, to get away from it all. Even in private ownership, though, land use should be regarded as a privilege, not a right. Protective covenants make people aware of this distinction, I think. The real challenge in land development is to satisfy people's need for peace and privacy and still protect the land. That's why I really like your motto: *a piece of earth to live with.*'"

Road Report submitted by Dick Boggs

This year 560 tons of RCA was applied to .6 mile of Copper Hill Rd. The project was completed in three days by 11 RLA members. The volunteers were: Francis Cunningham, Marv Gee, Alan Podolsky, Rich Gilmore, Mandy Gordon, Ron Spurlin, Rob Squire, Pete Sinnott, Mike Frederick and John Nolan.

Their hard work during the three hot and sometimes rainy days is gratefully acknowledged.

The slash pile was chipped twice this summer. A dumpster is being rented from Waste Management, it will be used to remove two loads of wood chips and trash from the slash pile area.



GLEN HAVEN FIREHOUSE UPDATE

Appeal letters and fliers to raise money for a Glen Haven firehouse, have been sent to approximately 500 families in our service area. So far, 110 have responded with very generous donations. Tony Fink, Chair of the Firehouse Fund Raising Committee, has noted that \$90,000 in cash and pledges has been raised to date.

The Building committee has met several times with the architect and General contractor, and good progress is being made on issues that affect the site and construction of the new firehouse.

If you have yet to contribute please consider doing so now. Donors contributing \$500.00 or more will be permanently recognized on engraved tiles to be installed on our new firehouse.

Donations may be made on-line through the GHAVFD website (www.glenhavenfire.org) or mailed to Glen Haven Area Volunteer Fire Department, P. O. Box 53, Glen Haven, Colorado 80532. For additional information, please call Tony Fink at 970-586-6032.

You are invited to attend the Fall potluck on Saturday October the 28th, 6:00 pm, at the Community Building.

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

**Next Board Meeting
will be held on
December 10, 2011
at Pete Sinnott's
Residence**

Ernie Conrad Real Estate Glen Haven/Retreat Properties

7504 County Road 43, Glen Haven
P.O. Box 28, Glen Haven, CO 80532
970-586-5929 • ernieconradre@msn.com

Mel's Kitchen & Bathroom remodel
Home Improvement Window & Door replacement
Vinyl Flooring
Handyman Services Carpentry
Countertops
Trim • Hauling
Painting
Small Jobs

**Mel Seanor
(970) 667-9131**

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Nominating

Danny Perugini & Graham Fowler

United Retreat

Rob Squire
estesfolk@yahoo.com



President's Message from Mary Nolan

I hope that everyone enjoyed their own way of celebrating Thanksgiving. I, as usual, over indulged in the food of the season, but truly enjoyed spending it with my family and am looking forward to the holidays.

For specific information on the lawsuit, please consult the RLA website for the judge's latest rulings. I cannot announce that the lawsuit is over as Ms. Lorenz may appeal the judge's decision. I hope the lawsuit is over as this is an issue that has caused much contention between members of the RLA; and, truthfully, it saddens me that we cannot exist together as a community, as we have in the past.

I've always likened the Retreat to be like a stately oak tree. The base, trunk, sturdy limbs, smaller limbs, and leaves are the members. The tree will lose leaves and limbs just as we have either lost members, or members have decided to move elsewhere. Now it seems the sturdy tree has been damaged. A more productive avenue would be for members to run for positions on the Board as to achieve change that will benefit all, and is what the membership wants.

I do not believe that anyone is perfect or without fault; but I do believe that present and past board members have always acted in the best interest of the Retreat. The lawsuit and diversion does

not change the status of either the Board or the Retreat. Please be assured that the Board will continue to act in your best interest and for the betterment of the Retreat.

Please take a moment to read the December Board Meeting minutes shown below and which are posted on the website so that you can stay informed on current matters.

As I asked last year at this time, please remember - especially during these winter months - to watch out for and help one another. On behalf of all the Board members, I wish you all a joyful holiday season and a very Happy New Year.

Board Meeting, December 10, 2011; 9:00 a.m.

Peter Sinnott's Resident, Saddle Court

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Mary Nolan, Marv Gee, Amanda Gordon, Danny Perugini, Peter Sinnott

Also Attending: Jack and Verna Heidebrecht, Peggy and Vernon Burch, Jim Boyd, Duke Sumonia, Peter Hillman, Rock Tallman, Charlotte Gee, Stephanie Sinnott, Rick Spowart, Chad McGuire

The meeting was called to order.

Chad McGuire of the Larimer County Sheriff Department and Rick Spowart of the Colorado Parks and Wildlife Division addressed concerns regarding trespassing and hunting. A professional hunting guide has been using RLA roads to access USFS property and private property not in the Retreat. Although the private/public status of some roads is not totally determined, people using RLA roads to access other property do not have the right to leave the road and trespass on RLA or other private property. Landowners were advised to use caution when approaching unknown vehicles and to note the license plate information, type of vehicle, number of passengers and direction headed. If a problem develops, then call the Sheriff's office (970-416-1985) with this information (or Rick Spowart at 970-586-4000 if it is a hunting issue rather than a trespassing issue).

The agenda was adopted with additions and amendments. The minutes of the previous board meeting held September 17, 2011 were approved with corrections: (1) in "New Business, Easement on RLA Land," the letter was received from "Bradley Stephans," and (2) in the Architectural Control Committee report, the Hillman's address is 783 Bulwark Ridge Drive.

Board Members Comments – It was noted that an executive session of the Board was held September 19, 2011 regarding the lawsuit. President Mary Nolan read a summary of correspondence received and contacts made since the previous Board meeting.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services. The checking account balance was

—Meeting - Continued on Page 2

\$989.38 and the money market account balance was \$39,486.80 as of December 7, 2011. Anita Meis filed the income tax report for The Retreat. Three assessments for 2010 and fifteen assessments for 2011 have not been paid. Two properties have sold since September 15, 2011. A clarification was requested on the balance sheet regarding the equipment reserve so it was moved seconded and carried that the report be approved subject to satisfactory explanation (by Hobert Office Services) of the equipment reserve item. The Board also requested that future reference to properties sold, etc. include the filing and lot numbers.

Architectural Control Committee – Dennis Bicknell's report dated December 8, 2011 reported that the only current activity is the Hillman home under construction at 783 Bulwark Ridge Drive.

Roads – No report.

Environmental/Forest Preservation – Peggy Burch summarized her written report dated December 10, 2011 which included information that the mountain pine beetle may be flying twice in a year instead of once and that the recent extreme weather conditions are hard on the trees.

Website – All the RLA plats are now on the website. Amanda Gordon will research alternatives and costs for scanning and storing minutes and newsletters. Members will continue to be encouraged to receive RLA information via e-mail rather than by paper and mailing. Mandy and Danny will research the need for protecting the website and possibly requiring password access.

Newsletter – No report.

OLD BUSINESS:

Lorenz vs. RLA Lawsuit - Lawsuit was dismissed with prejudice. Three orders were entered by the Court on November 17, 2011. The first order denied a request to serve all owners by mail. The second order denied a request to file a Third Amended Complaint and dismissed the Second Amended Complaint with prejudice. "With prejudice" means that Ms. Lorenz may not file a new lawsuit based on the same theories. The third order denied a Motion for Summary Judgment which was filed on November 16, 2011. Ms. Lorenz has the right to appeal this judgment but notification of an appeal has not yet been received by the Board.

Rocky Mountain National Park Fire Management Plan – Marv Gee attended the meeting regarding the RMNP fire management plan and will report at a future meeting.

NEW BUSINESS:

2012 Budget – The Board met in October and drafted the 2012 RLA budget. Peter Sinnott suggested several changes to bring the budget more into balance. The major change suggested was eliminating new road improvements (adding road base) but keeping road maintenance as proposed. Lost income from unpaid assessments severely affects budget flexibility. It was moved, seconded and carried that the budget be adopted as amended. A copy will be posted on the website.

Legal Counsel – A Committee consisting of Marv Gee, Peter Sinnott and Kent Mills researched legal firms to handle RLA general legal affairs. Marv Gee moved that the 2012 legal services and fees summary agreement with the firm of Hindman & Sanchez be approved subject to (1) the lead contact in the firm being determined by this committee prior to payment of the first retainer, and (2) determining how the estimated fees are to be assigned/expended during the first

steps of the agreement. The motion was seconded. Following discussion, Marv Gee withdrew his motion with the approval of the seconding person in order that the matter be reviewed in executive session of the RLA Board following this meeting. When a satisfactory agreement with legal counsel is reached, the currently retained attorney firm will be notified of cancellation.

Insurance Carrier – Because of recent litigation, CNA has elected not to renew Directors' & Officers' Liability Policy for the RLA starting 1/01/2012. CNA will continue to cover lawsuits previously filed. The Board unanimously approved via e-mail coverage by Travelers' Insurance carried by the current agent, Brown & Brown.

Retreat Signs – Several signs concerning "no hunting" and "no trespassing" have been installed throughout The Retreat. Installing a sign regarding "no discharge of firearms" in the vicinity of the Miller Fork trailhead will be researched.

Gate for Slash Pile Area – This matter was tabled until the March 2012 meeting.

Webcam – A new webcam was purchased to replace the broken one and should be installed and working next week.

Nominating Committee – Kent Mills will be asked if he will chair the Nominating Committee for the 2012 Board election.

Winter Potluck – The Winter Potluck is scheduled for the evening of Saturday, January 21, 2012, at the Community Church of the Rockies in Estes Park.

GHAVFD Capital Campaign Fund Committee Request – The GHAVFD fundraising committee requested use of the RLA email addresses to communicate directly with RLA members regarding the proposed new fire department building. It was moved, seconded and carried that any correspondence to the RLA membership via email be approved by the RLA Board of Directors and then any such approved communication be sent out through the services of Hobert Office Services at the expense of the GHAVFD or other entity requesting such (therefore preserving the integrity of the RLA members' email addresses).

2012 Assessment Invoices – It was moved, seconded and carried that the 2012 assessment invoices include a separate line for a donation to the GHAVFD.

Chenowith Access – Marv Gee agreed to begin researching accessing private property through the use of RLA owned and maintained roads.

Landowners' Comments:

Peggy Burch noted that several hunters traveling on Bulwark Ridge Road seem to be looking for ways to access forest service property via Copper Hill Road. Also several horse trailers have been parked at the Miller Fork Trailhead.

Verna Heidebrecht thanked the Board members for their dedicated service.

Duke Sumonia announced that the newly revised 9th edition of Roberts Rules of Order has just been published and requested that the Board honor and adhere to the governing documents of the Retreat, especially the policies regarding responses to property owners' inquiries. He submitted a written document requesting it be included in these minutes and in the newsletter (the Board declined his request for inclusion into the newsletter). He commended Mandy Gordon for her work on the website and announced the Historical Society Potluck would be December 20th.

Meeting adjourned at 11:50 am to go into executive session.

Trees – The mountain pine beetle marches on. Trees in the retreat were hit by the beetle as early as June and as late as the last half of September. Some of the tree experts are now thinking that there might be two separate flights of MPB during the season. In lower elevations, beetle attacks have happened as early as May and as late as October. At this point, two flights of MPB in one season are just anecdotal and would be difficult to prove scientifically. There have been fewer reports of trees attacked at lower elevations this last fall.

The extreme weather conditions that we have experienced lately are hard on our trees. This will have the tendency to weaken the trees and make them more susceptible to beetle attack next year. Don't cut trees or limbs from April/

May to October time frame as the fresh sap can draw the beetles. It is OK to cut entirely dead trees or limbs at anytime.

There is a new beetle in Colorado, the brown marmorated stink bug. First identified by CSU in the middle of October, it is a foreign invader that damages fruit and invades home in the fall. It gives off a very obnoxious odor when disturbed and is difficult to eliminate from homes. It was first identified about 8 years ago on the east coast and has now spread to the midwest and the west coast of the U.S.

It resembles some stink bugs that are often seen but the characteristics of the black and white markings are very different. As it is new to Colorado, it is not known if it will spread to higher elevations. We hope not.



Invasive Weeds – It has been noticed by several people that we have areas in The Retreat where noxious, invasive weeds are becoming well-established. These types of weeds are illegal in Larimer County. We all need to work on the elimination of these weeds. For further information see: www.larimer.org/weeds

NON-OFFICIAL SECTION

Hunter Alert

Guides using binoculars have been seen driving on Retreat roads spotting for game. Most of our roads are private and these people are not permitted to use them for this purpose. If you see anyone trespassing on our roads or adjacent lots, please get their license plate number and call Larimer Co Sheriff Dispatch at 416-1985. If you see anyone actively hunting game within the confines of the Retreat, please call Dept of Wildlife local representative Rick Spowart at 586-4000 (home 667-2984, cell 290-2427). It is not recommended you confront these individuals by yourself nor allow any conversation with them to escalate into hostility. If they are uncooperative, walk away.

In order to more quickly and accurately identify who belongs here, please put Retreat stickers in the windshields of your cars. Free stickers can be obtained from the Secretary or Hobert's directly.

NOTE: Dunraven Glade is a public road. Black Creek and the first half of Streamside are private roads, but allow public access. The rest are private roads, restricted to landowners and their guests.

Carol Fulton

Our good neighbor, Carol Fulton, passed away on December 20, 2011. She and husband Tom were long-time Retreat residents dating back to the flood of 1976. There will be a memorial service for Carol on Friday, January 13, 2:00 pm at the Community Church of the Rockies.

RETREAT WINTER POTLUCK

SATURDAY, JANUARY 21, 2012

5:30-9:00

**COMMUNITY CHURCH OF THE
ROCKIES**

**1700 BRODIE AVENUE
ESTES PARK**

**VISIT
WITH YOUR NEIGHBORS**

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

Ernie Conrad Real Estate Glen Haven/Retreat Properties

7504 County Road 43, Glen Haven
P.O. Box 28, Glen Haven, CO 80532
970-586-5929 • ernieconradre@msn.com

Next Board Meeting
will be held on
March 17, 2012 at
Mary Nolan's Residence

Mel's Kitchen & Bathroom remodel
Home Improvement Window & Door replacement
Vinyl Flooring
Handyman Services Carpentry
Countertops
Trim • Hauling
Painting
Small Jobs

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