



# The RETREAT Newsletter

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

## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

The Retreat needs you. Several of our board members have terms expiring in July of this year and we need residents like you to step up and run for the vacancies they will leave. The commitment of being on the board consists of attending an average of four board meetings per year for a period of three years, familiarizing yourself with our bylaws and covenants, and working with other board members and neighbors to make the Retreat a great place to live. If you are interested, or even mildly curious, please contact me or any other board member and let us know. Board members are elected at our annual meeting in July.

The Annual Retreat Potluck will be held at the American Legion Hall in Estes on February 11<sup>th</sup> beginning at 5:30 pm. Bring a dish to share and join your neighbors for a social evening of great food and conversation. Drinks will be provided and a cash bar will be available. I hope to see you there!

*Denise Stookesberry, President RLA*

### RETREAT LANDOWNERS ASSOCIATION, INC. BOARD MEETING – JANUARY 22, 2017 – 1:00PM – CUNNINGHAM RESIDENCE

Attending: Denise Stookesberry (via phone), Frances Cunningham, Graham Fowler, Loretta Martens, Ian McBride, Joanne Zagorda. Also Attending: Chuck Reynolds, Peggy and Vernon Burch, Harry Love, Joan Van Horn

The meeting was called to order by Graham Fowler, the agenda was adopted as presented, and the minutes of the September 11, 2016 board meeting were approved. Correspondence was received (via letters, phone, texts, and email) since the last Board meeting from the following: Zier, McCoy, and K. Leer.

#### REPORTS:

**Treasurer's report** – Joanne Zagorda presented the Profit and Loss statement through January 18. Several delinquent assessments were paid which will provide more funding for proposed road projects.

**Roads report** – Chuck Reynolds presented a written report which stated that restoration work will begin after Memorial Day when U.S. Highway 34 reopens. Work on Streamside Drive was completed last fiscal year, but most of the expenses were paid in this fiscal year. A request was received from a property owner for the RLA to provide some road maintenance on the portion of Streamside Drive outside the RLA boundary along

with an offer to pay for it. The RLA has an easement for this section, and its residents would benefit from maintenance. Chuck agreed to research this request further and update the Board at its next meeting.

Numerous newspaper boxes still line RLA roads that may be deserted. Graham Fowler agreed to check with newspapers to see if they are being used to deliver subscriptions to RLA residents. Also, a section of guardrail needs installing on the Dunraven Glade Road bridge, which is a county responsibility. Chuck will follow up on this. Installing the new RLA sign is scheduled for the spring and the actual installment requirements researched further.

**Architectural Committee report** – A written report was received from Peg Sloan stating that approvals were given to Greg Bunton for a deck addition and to Ron and Donna Hubbard for a garage roof extension. The report also listed seven recent sales in the Retreat.

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**Environmental report** – Peggy Burch submitted information on a Colorado State Forest Service seedling tree program and workshop which will be posted on the website and in the newsletter. She commented that the high winds and dry fall may adversely impact trees this coming year. She presented a fire-wise plan produced by Colorado State University and a link to the website. The Board suggested that the Annual Meeting include a program on wildfire safety and defensive planning. The GHAVFD will provide an analysis of local properties with regard to wildfire hazards and defensive planning, if requested.

**Website** – No report.

#### OLD BUSINESS:

**Financial Review** – Graham Fowler and Loretta Martens conducted a financial review of the RLA books maintained by Hobert's Office Services. They found the books to be in excellent condition and thorough. They observed that tracking the GHAVFD portion of the assessment payments is difficult when it can be paid via both RLA assessments or directly to the GHAVFD.

**Property Management** – Joanne Zagorda has begun researching possible HOA management companies to take over administrative duties should Hobert's retire at a future time. She obtained one proposal from a state-licensed outfit, but several more companies should be

receiving their licenses when the state catches up with its licensing backlog, which will then provide more choices.

**HAM Radio Tower in Retreat** – Loretta Martens reported that a tower is not needed but instead a crossband repeater, which John and Mary Nolan have agreed to install on their property. Loretta has applied to the Estes Valley Sunrise Rotary Club for a grant of \$665 to complete this project. There are 11 ham radio operators in this area.

**Winter Potluck** – Is scheduled for February 11, 2017 at 5:30 pm at the American Legion in Estes Park. A cash bar will be available.

#### LANDOWNERS/BOARD COMMENTS:

- A suggestion was received that the RLA and GHA share their newsletters with each other's residents via email.

- The GHAVFD Auxiliary is looking for more members from the Retreat.

Next meeting is Sunday, April 23 @ 1:00 pm at the Martens' home.

The meeting adjourned to enter into Executive Session.

Joan Van Horn  
Meeting Recording Secretary

## ENVIRONMENTAL REPORT



The weather in our area has been very uncertain the last six months or so. The average date of the first frost in the Estes Park area is September 15. I'm not certain when we actually had the first frost last year, but it was much later, which seems to be confusing the plants and animals. There were native flowers still blooming in some locations in early November. We will just have to wait and see what effects the quirky weather might have had on our spring growth.

Then there were the horrible winds. Spruce are very susceptible to windthrow, since their roots are shallow and do not extend a great distance from the trunk. Downed spruces should be cut into one-foot lengths and removed. Spruce beetle cycles over a long period of time (2 to 3 years) and is more likely to inhabit over-mature and windthrown trees. Hot, dry conditions greatly increase the risk of outbreaks. Downed trees are also a fire hazard.

If the downed tree is a pine, it should also be removed. Mountain pine beetles (MPB) are dormant at this time of year, but could still emerge from downed trees later if they have enough to feed on. I am not aware of any MPB attacks in the last year, but you can't be too careful. The main MPB attacks are occurring in the far northwest regions of Canada and Alaska at this time; however, MPB is native to this area, so we must always be on guard.

This past fall, we experienced a great number of western conifer bugs (pine seed bugs and stink bugs) coming into our homes. They are also native to this area and spend most of their time in the forest, but they start looking for a place to hibernate when it gets colder. Additionally, we have seen an abundance of black cluster flies. Fortunately, they are not interested in our food or cause any diseases. There's little you can do to stop the invaders, so just vacuum them up.



*Peggy Burch and Harry Love*

## NON-OFFICIAL SECTION ANNOUNCEMENTS

### NOW IS THE TIME TO CUT!



Do you have dead trees or low-lying branches that need removing? Now is the time to do it, when the trees are dormant and the sap won't rise into the open wound and attract beetles. This is also a good time to remove unwanted or dead scrub from your lot to create defensible space around your structures. Dead wood isn't only unsightly, it presents a fire risk that none of us can afford.

And while you're checking your lot for slash, take a moment to walk along the roads facing your property. Make sure there aren't branches or bushes constricting the roadway or the sight lines around corners. Contractors and emergency personnel use our roads, and they're not all as familiar with them as we are, not to mention they tend to drive large vehicles (e.g., the WM trash truck or the fire engines). You don't want to meet one of them when it's forced into the middle of the road!

Take the waste material to the slash pile on Elkridge Dr for disposal (the gate combo is on the Retreat webpage). Remember, only natural wood is allowed on the slash pile, no milled lumber or trash. Mulch is often available there as well, especially if the pile has been chipped recently. You might even find logs you can use in your own woodstove.

### NEWSLETTER ANNOUNCEMENTS



- Newspaper boxes: The front and back entrances to the Retreat host a collection of newspaper boxes that don't look like they're being used by anyone. If one of these boxes is yours, please contact Graham Fowler ([grahamfowler55@gmail.com](mailto:grahamfowler55@gmail.com), 720-635-9464).

- Proper tree selection and planting: West Greeley Conservation District is partnering with the Colorado State Forest Service (CSFS) to foster proper tree husbandry in our area. If you would like material on how to properly plant trees, design windbreaks, and pick out the best tree species for your lot, please contact Liz

Schneider at West Greeley CD at 970-356-8097 x142, [Liz.Schneider@wgcd.org](mailto:Liz.Schneider@wgcd.org), or contact the CSFS Nursery at 970-491-8660 (3843 Laporte Ave, Ft Collins).

- Reforestation seedlings: The CSFS is accepting orders for low-cost seedling trees, shrubs, and perennials grown at the Fort Collins nursery. Coloradans interested in conservation goals such as creating natural windbreaks, improving wildlife habitat, or reforesting properties impacted by wildfire or floods are eligible to purchase the seedlings. For more information and to place an order, visit [csfs.colostate.edu/2016/11/03/colorado-state-forest-service-now-accepting-seedling-tree-orders-2](https://csfs.colostate.edu/2016/11/03/colorado-state-forest-service-now-accepting-seedling-tree-orders-2).
- Town Hall giving tree: Fundraising has begun for the new town hall to be built on the old stables lot in the middle of downtown Glen Haven. You can memorialize your support by donating \$500 or more to the fund. This allows you to participate in the giving tree mural that will be displayed on an interior wall. For more information and to donate, go to [glenhaventownhall.org](http://glenhaventownhall.org).
- Estes Park Duck Race: The duck race will be held at 1 pm, 6 May (Saturday). Ducks compete for hundreds of prizes donated by local businesses. You can adopt a duck at [epduckrace.org](http://epduckrace.org) for \$21 each. Please consider sponsoring one for the GHAVFD.
- The Hoberts have been bringing down issues of the Estes Park News for several years where they were left at the Glen Haven Post Office. The Postmistress will not allow the papers to continue to be left there, so a plastic bin has been placed in front of the Glen Haven Fire Dept. If you wish to receive the paper in your PO Box, please contact the Estes Park News direct for a subscription.

**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 AT  
1 PM, SUNDAY, APRIL 23 AT THE  
MARTENS' RESIDENCE**

**Board of Directors 2016-2017:**

**Denise Stookesberry, President ['17]**  
PO Box 363  
Glen Haven, CO 80532  
(314) 542-0970; (970) 586-9130  
dstookesberry@gmail.com

**Graham Fowler, Vice-President ['17]**  
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Boulder, CO 80302  
2102 Miller Fork Rd, The Retreat  
(720) 635-9464; (970) 577-0536  
grahamfowler55@gmail.com

**Ian McBride, Secretary ['17]**  
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Ft Collins, CO 80521  
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ian@elegantsolution.org

**Joanne Zagorda, Treasurer ['18]**  
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(970) 586-5299  
jzkinetic@hotmail.com

**Frances Cunningham ['18]**  
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Glen Haven, CO 80532  
564 Copper Hill Rd., The Retreat  
(970) 586-7627

**Loretta Martens ['19]**  
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Windsor, CO 80550-6134  
(970) 577-1014  
(970) 674-1861  
blmartens55@msn.com

**Board Email:**  
**RetreatBoard@gmail.com**

**Business Service Provider**  
**Hobert Office Services, Ltd.**  
1140 A Manford Ave., P.O. Box 1992  
Estes Park, CO 80517  
Ph: (970) 586-9519  
Fax: (970) 586-6685  
Hobert@HobertLtd.com

**Recording Secretary**

Joan Van Horn  
jvhlep@juno.com

**Committees:**

***Roads***

Chuck Reynolds, Chair  
(970) 577-0855  
csrey56@msn.com

***Architectural Control***

Peg Sloan  
970-586-9707  
pjsloan@mac.com

Harley Lyons  
303-774-9911  
gail.g.lyons@gmail.com

***Environmental Control***

Peggy Burch, Chair  
(970) 577-1912  
peggyaburch7@q.com

***Newsletter Editor***

Amanda Gordon  
970-577-0636  
mandygordon@q.com

***Nominating***

**N/A**



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Glen Haven, Colorado  
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### PRESIDENT'S MESSAGE

Please **plan now** on attending our annual RLA membership meeting on **Saturday, July 1st, at 11 am** at our own Glen Haven Fire Department. We will approve our budget, elect new board members, and hear from a guest speaker on fire mitigation. Hopefully, we will have a new Glen Haven Community Center to meet in next year!

Speaking of our fire department, the Red Cross will be giving the GHAVFD smoke detectors and carbon monoxide detectors for Glen Haven/Retreat residents. Volunteers from the fire department will be arranging to install detectors for those wanting one. More information will be forthcoming from the GHAVFD.

Our annual wine and cheese get together will be held at the Pole Barn on Friday evening, June 30th, at 5:30 pm. An invitation will be included in the membership packets going out. This is a lovely way to get to know neighbors and share an evening together.

The Retreat Board will have three openings on the board this year. Board members serve a term of three years and attend on average four board meetings throughout the year. If you are an RLA member in good standing and would like to help our community, please consider running for the board. Please contact me by May 30 if you are interested (970-586-9130).

Respectfully yours, *Denise Stookesberry*  
President RLA

### RETREAT LANDOWNERS ASSOCIATION, INC.

April 23, 2017 @ 1:00pm; Martens Residence on Streamside Drive

Attending: Denise Stookesberry, Graham Fowler, Loretta Martens, Ian McBride, Joanne Zagorda

Also Attending: Chuck Reynolds, Peggy and Vernon Burch, Rich Gilmore, Brian Martens, Joan Van Horn

#### For informational use, not yet approved.

The meeting was called to order, the agenda was adopted as presented, and the minutes of the January 22, 2017 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Joanne Persichetti, Dottie Ruesch, Kevin Lear, Ed Phillips, Matthew Baer.

Joanne Persichetti proposed circulating a petition objecting to closure of US Highway 34 for another winter. Although the Board decided not to take a position, it recommended an article be included in the next newsletter. The correspondence from Matthew Baer related to the use of Retreat roads to access to his

property which will be added to the next Board meeting agenda.

#### REPORTS:

Treasurer's report – Joanne Zagorda presented a property sales report for this fiscal year and a financial statement through April 19th. Four assessments are still outstanding. The Financial Committee needs to meet soon to prepare the budget.

Roads report – Chuck Reynolds spoke with Kiewit to obtain recycled asphalt and will contact them again later this summer when it may be available. 600 tons of road material @ \$25/ton will be purchased for this year's road work. The road maintenance on the portion

*Minutes ... Continued on Page 2*

of Streamside Drive outside the RLA boundary will cost about \$6,000 for material plus rental and contract labor costs. This project could be coordinated with other RLA road maintenance but payment from the property owners involved would need to be received in advance of the work.

Chuck presented a couple of designs for posts from which to hang the new RLA sign. The Board recommended the basic, less expensive design.

Ed Phillips on Streamside Drive submitted several written concerns about the road and the effect on his property. It was moved, seconded and carried that a land survey be conducted to determine the road easement and property boundary at his location in order to determine the proper mitigation action and that Mr. Phillips be notified of such.

Graham Fowler contacted numerous owners of newspaper boxes on the RLA roads and most boxes are no longer being used. The ones that are damaged or confirmed no longer in use will be removed.

Chuck Reynolds contacted Larimer County about the section of guardrail that needs installing on the Dunraven Glade road bridge and was told that it is still on the schedule.

There are a few wildlife watch signs that have faded and are no longer readable and they will be removed.

Architectural Committee report – No new applications have been received but inquiries have been received concerning solar panels and painting. It was noted that contact information for the ACC on the website needs to be updated.

Environmental report – Peggy Burch reported that freezing can occur as late as mid-June so flowers should not be planted until late May or later and may need to be covered at times. Ticks are plentiful this spring. She recommended that downed trees from the windstorm be cut up and removed so unwanted insects are not attracted and wildfire fuel decreased.

Website – The new web page should be completed before the May newsletter.

GHAVFD – Brian Martens reported that the Red Cross is donating 125 smoke detectors and Laura’s Project is donating 125 carbon monoxide detectors for residents of the Glen Haven area which the firemen will install for free. The fire department is seeking a grant to obtain a Jaws of Life.

**OLD BUSINESS:**

Property Management – Joanne Zagorda further researched a Fort Collins firm to handle RLA management in the future which appears will not work out. Other alternatives were suggested and it was decided to wait until the need to change is closer.

HAM Radio Tower in Retreat – Loretta Martens reported that Sunrise Rotary should be awarding grants around May 1st so hopefully \$1350 will be awarded for the crossband repeater.

Covenant Violations – Two letters from the RLA and two letters from our attorneys have been sent to the property owner to move the three unlicensed trailers. Larimer County regulations may address this situation so the Board decided to file a violation report with the County as the next step. It was suggested that the covenants be included in the front portion of the RLA address booklet and noted on the cover page.

**NEW BUSINESS:**

Annual Meeting – The Annual Meeting will be held July 1, 2017 @ 11:00am at the firehouse in downtown Glen Haven. It was agreed to give a \$250 donation for using the firehouse. Meeting packets will be mailed out in late May. The Wine and Cheese gathering will be held at the Pole Barn on Friday, June 30th.

Board Candidates – The terms of Denise Stookesberry, Graham Fowler and Ian McBride expire this summer and one position is still vacant. Graham said he would run for the Board again.

LANDOWNERS/BOARD COMMENTS: None

The meeting adjourned to enter into Executive Session.

*Joan Van Horn, Meeting Recording Secretary*

**ACC REPORT** submitted by Peg Sloan, Co-Chair

ACC application approvals: No applications have been received. There have been inquiries concerning solar panels and painting.

Property sales: There have been two lot sales recently:

February 17, 2017      900 Bulwark Ridge Dr.  
MEIS CYNTHIA ANN purchased from PETER D. & ALICE C. REUMAN

January 13, 2017      804 Copper Hill Rd  
KATHLEEN M RAYMER purchased from the ANDRIST FAMILY LIVING TRUST

*Welcome!*

Is it really spring? It seems we have had some winter, some summer, and very little spring in the last few months. It must be spring, as a few native plants are starting to show, but it is still a little too early to plant right now and definitely too dry. Historically, the first day to plant in our area is June 15. This year, it might be OK to plant towards the end of May – just watch the nighttime temperatures and be prepared to cover your new plants to prevent frost damage. If you are getting flower or vegetable starts from lower elevations, you might have to “harden” the plants off by keeping them inside during the colder nights. If you are planting seeds, follow the directions on the seed packets as to time and temperature. Now is a good time to start eliminating cheat grass. Let me know if you need further instructions on methods.

If you had trees blown down during our windy winter months, be sure to dispose of them. The downed trees can invite other pests, and they may also fuel a wildfire. Fire is always a big concern in our area, particularly at the moment.

Signs of spring: a few early butterflies, one grasshopper, one robin, golden mantle ground squirrels and some warm-weather birds.

And let's not forget the least desired spring creature of all -- ticks! We have already found a few on us and in the house. They are usually on grasses and low plants, and just brushing a leaf can enable one to latch onto your clothing. (They can't jump.) Wear light-colored clothing and long pants, and check yourself after a walk outside. You can also apply a tick repellent, if necessary. Colorado tick fever (CTF) is transmitted by ticks and is the most common tick-borne disease in the state. Speaking from experience, it is flu-like with fever, chills, aches, and a generally sick feeling for a couple of days. The only upside is that once infected, you will have developed an immunity to CTF. Two other tick-transmitted diseases, Rocky Mountain spotted fever and tularemia, are not common here. There has not been a confirmed case of tularemia originating in Colorado.

## **NON-OFFICIAL SECTION ANNOUNCEMENTS**

### **CLOSURE OF HWY 34 - AGAIN!** submitted by Joanne Persichetti

We in the Retreat have been through a lot -- the 1976 flood, the lawsuit involving the Maitlands and VTN, the replatting of the Retreat in the early '80s because of surveying errors when the county would not issue building permits, and then the 2013 flood.

We were all out of our homes for two months, many had to buy a new car since ours were trapped in our garages here. It was difficult for many to find someplace to live. Then when we came back, we went through almost three years of waiting in line at the bridge on Dunraven or at Streamside for our turn to leave “on the hour.” It was even difficult to pick up our mail at the post office.

We thought when CR43 was finished and open that it was the end of our problems. We were told that CR43 would be used while Hwy 34 between Drake and Estes Park was being rebuilt. That was not going to be a problem for us, but instead CDOT decided to work between Drake and Loveland and close it EVERY DAY except for early morning and late afternoon for those who worked in the valley. I believe most residents in the Retreat are retired and we don't want to spend 8 hours in Loveland for a 2-hour doctor visit, a county office visit, or a shopping trip.

We have put up with that since October 2016. That was to be the ONLY full closure. And now we are told to go through it again another season because they are ahead of schedule. It's time for us to say “ENOUGH.” We know that inconvenience is necessary with such a huge project, but they have gone too far. An opening in the middle of the night is useless compared to an opening in the middle of the day.

At the meeting in Drake (it wasn't a meeting, but a propaganda presentation of what a good job they are doing), we were standing shoulder to shoulder and couldn't even get close to their many displays. I picked up a petition to give to CDOT to offer some openings so that we could have more access to the valley. Hwy 36 is not just another 15 mins or a few miles more for those of us living significantly outside the Estes valley.

I would like to see someone, or a committee in the Retreat, start a petition with some reasonable requests on open times to be given to CDOT. I have knee problems and cannot get around to the residents. Also, with a steep drive, I would like someone who is more accessible to be in charge of this petition. I would be glad to e-mail the petition I have as a guideline, but I think some better options could be listed. My e-mail address is: jmpjvp@estesvalley.net.

## ANNOUNCEMENTS

**Annual Meeting:** 11 am, Saturday, July 1st, Glen Haven Firehouse.

**Wine & Cheese:** 5:30 pm, Friday, June 30th, Pole Barn. Cheese and soda will be provided, along with napkins and serving items. Please bring your own alcoholic beverage.

**GHAVFD Pancake Breakfast:** 7 am - 12 pm, Saturday, July 15th, Glen Haven Firehouse.

**Glen Haven General Store:** Opening for the season on Memorial Day weekend.

**Inn of Glen Haven:** After being closed for three long years, the Inn is finally opening Memorial Day weekend.

**Hwy 34:** The road should be open for the summer by Memorial Day, then expect it to close again next winter for the final phase of construction. Current status and updates can be found here: <https://www.codot.gov/projects/floodrelatedprojects/us-34-big-thompson-canyon-1>.

**Road Work:** Scheduled for June on Barking Coyote, Bulwark Ridge, and Black Creek. Contact Chuck Reynolds (csrey56@msn.com) to help out.

**Volunteers Needed:** RLA members are needed to fill our Board positions, serve on the Architectural Control Committee, and the Nominating Committee. Please consider volunteering. If you are interested, contact any board member or committee chair.

**Architectural Control Committee:** If you are considering putting up a permanent structure on your property, the ACC can help. The committee is here to advise homeowners of Larimer County and RLA property requirements, approve building applications, and help with the process. Whether it's a utility shed, garage, or new home, the ACC needs to be contacted by the homeowner. Information on the ACC, who to contact, forms, and our building policies can be found on our website.

## REBUILDING OF GLEN HAVEN TOWN HALL

Greetings, Glen Haven!

You may not have heard much new news lately regarding the Glen Haven Town Hall, but there has been a lot going on! Here's a brief update:

- Site survey documents were submitted to Larimer County and are waiting approval;
- Architectural plans were submitted to Larimer County Building Dept for preliminary review;
- Six licensed contractors will submit bids for the building. A contractor will be chosen by mid-May;
- Volunteers met with Western Fireplace Supply and FyrePro regarding a large gas fireplace for the Town Hall. The Committee has yet to decide which unit to go with;
- Rock retaining wall on upper and of the Town Hall property is progressing;
- Site preparation and excavation will commence in May;
- Plans for a fund-raising outdoor concert and BBQ are underway for **June 24 from 5 - 9 p.m.**;
- Giving Tree design is almost finished;
- 101 Flood Books are still available for purchase (99 have been sold!). Books can be purchased at

Estes Park Ace Hardware, and will be available at the General Store after Memorial Day. Cost of the book is \$100.00; postage for the book is \$3.12 media rate. Call (970) 586-2560 for more book information;

- \$80,000 in grant money has been awarded and the total of donations and grants is approx \$250,000!!! Grants awarded for the Town Hall include: Gates Foundation, Crossroads Ministry, Community Foundation of NoCo, Long's Peak Rotary, Village Thrift Shop, and Rocky Card.

A big thank you to everyone helping with our Town Hall!!

If you have fundraising ideas, or would like to be involved, please contact Steve and Becky Childs.

To continue to support financially, and to check for updates, please visit [www.GlenHavenTownHall.org](http://www.GlenHavenTownHall.org)

The website is a little slow with updates until we get a schedule worked out with the webmaster, so please be patient!

Thank you for your continued support in helping bring our community together in restoring the central meeting place - The Glen Haven Town Hall!

*Sincerely, Glen Haven Town Hall Steering Committee*

## To HOA/POA Directors:

This letter is to introduce you to the **Estes Land Stewardship Association (ELSA)**. ELSA was formed to address environmental threats to the Estes Valley and other locations and communities important to the ecosystems near the eastern slope of Rocky Mountain National Park (RMNP). ELSA is composed of individuals and many agencies, including the Town of Estes Park, Larimer County, Rocky Mountain National Park, the US Forest Service, and the Estes Valley Land Trust. ELSA's approximate boundaries, which encompass about 300 square miles, are:

To the North: Larimer County Road 43 – Drake to Glen Haven

To the East: Longitudinal line 105°18'45" W (approximately Lyons to Drake)

To the South: Allenspark

To the West: RMNP's Eastern Slope boundary

ELSA's mission is to promote the cooperation and collaboration of local residents and federal, state, and local agencies and entities in efforts that encourage the preservation and the ecological integrity of public and private lands on the eastern perimeter of Rocky Mountain National Park. Such efforts shall encourage land stewardship practices that sustain plant communities which provide wildlife habitat, aesthetic value, and help resist encroachment by invasive weed species.

Our initial primary objective is to address the noxious weeds invading the region by promoting awareness of invasive plants and their impacts, through education and outreach efforts such as:

Articles in local newspapers and newsletters.

Presentations at meetings and events pertaining to identification, impacts, and management of invasive weed species threatening the region.

Conduct, coordinate, and monitor weed drop-offs.

Provide site visits requested from private property owners to assist with plant identification and general information about weed management.

Publication of the *Fourteen Very Unwanted Weeds in the Estes Valley* weed booklet. Posted on the Town of Estes Park website: <https://www.colorado.gov/pacific/townofestespark/weeds>

ELSA is a 501 (c)(3) unincorporated nonprofit association. Please consider including information about ELSA in your annual or monthly newsletter. For questions or more information please email ELSA: [elsa.weeds@gmail.com](mailto:elsa.weeds@gmail.com) If you are not the current contact for your HOA/POA, please provide us with the correct contact information. Your contact information was obtained from the Board of Realtors website (estesparkrealtors.com).

Our ability to sponsor events and print the weed booklet is dependent on funding from outside sources. In addition to grant funding, we are asking property owner associations to support our efforts in philosophy regarding good land stewardship, active membership, and financing. Current HOA/POA financial support has been received from North End Property Owners Association and Carriage Hills Home Owners Association.

ELSA membership meetings are held the first Thursday of the month at 9:30 AM in the George Hix Room at US Bank in Estes Park.

Your participation and financial support would greatly strengthen ELSA and the areas we serve!

## Time-Out for Ticks!

Ticks are arachnids (related to spiders) that feed on the blood of animals. They are found throughout Colorado, commonly at higher elevations and can occur from early spring to late fall, but are less common during the hottest summer months. Rocky Mountain wood tick (*Dermacentor andersoni*) and American dog tick (*Dermacentor variabilis*) are the most common ticks associated with people in the state. These ticks are usually found on grasses and low plants, waiting to attach to a host. They don't fall from trees, jump or fly! Some 30 species of ticks occur in Colorado. Ticks are important because pathogens (bacteria, viruses or protozoa) can be transmitted when infected ticks feed on humans.



Above:  
Close-up view of American  
dog tick  
(© 2006 Tom Murray)

Both of the common ticks in Colorado (Rocky Mountain wood tick and American dog tick) can transmit Colorado tick fever, tularemia and Rocky Mountain spotted fever. Western black-legged ticks, which transmit Lyme disease in the Pacific Coast states, are not known to occur in Colorado and no confirmed cases have originated here. Contact your medical provider with questions about symptoms and treatment.

**Colorado Tick Fever (CTF)** is believed to be the most common tick-borne disease in the state, although cases are no longer tracked by the Colorado Department of Health. CTF is caused by a virus, is not transmitted from person to person (except by blood transfusion), and does not survive outside the host. CTF is not life threatening, and infection results in life-long immunity.

The other two tick-transmitted diseases -- Rocky Mountain spotted fever (caused by the bacteria *Rickettsia rickettsia*) and tularemia (caused by the bacteria *Francisella tularensis*) -- are not common in the state.



Above:  
Female Rocky Mountain wood  
tick (photo courtesy of R. Davis,  
Utah State University)



Above:  
Male Rocky Mountain wood  
tick (photo courtesy of R. Davis,  
Utah State University)

### Did You Know?

- The Rocky Mountain wood tick typically takes 12 to 24 hours to start feeding.
- Ticks are usually found from ground level to three feet above the ground.
- A tick uses carbon dioxide, scent, body heat and other stimuli to find a host.



Thanks to Ryan S. Davis,  
Utah State University,  
for reviewing this information.



**Left:**  
Stages of tick engorgement  
(photo courtesy of R. Davis,  
Utah State University)



**Right:**  
American dog tick  
attaching to dog hair.  
(© 2004 Troy Bartlett  
www.naturecloseups.com)



**Above:**  
Illustration of American dog tick bite.  
(© 2009 WebMD, LLC.)



## Managing Ticks with Integrated Pest Management

- Keep ticks off by wearing protective clothing. White or light colored long pants, long-sleeved shirts and other clothing can help exclude ticks or keep them from attaching to the skin. Insect repellent also can be used.
- Always conduct a thorough "tick check" after walking through areas where ticks might be present. Carefully look for and remove any ticks you may have picked up. Ticks take several hours to settle and begin feeding. This gives you time to find and remove them.
- If you find a tick, remove it by grasping it with tweezers, as close to the skin as possible. Pull upward and don't twist or jerk the tick. Never squeeze the body of the tick. After removing, thoroughly clean the bite area and your hands with rubbing alcohol or soap and water. Save the tick in rubbing alcohol in case symptoms develop. All other tick removal methods are not recommended.
- Two insect repellants are effective - products with permethrin, which is used only to treat clothing, and DEET, which is applied to exposed skin or clothing. Take precautions when using any insecticide. Do not apply DEET to hands or other areas that may come into contact with the mouth. After use, wash or bathe treated areas.
- If you develop a rash or fever within several weeks of removing a tick, see your doctor. Be sure and tell the doctor about your recent tick bite, when the bite occurred, and where you most likely acquired the tick.

For more info, check out:

Colorado Ticks and Tick-Borne Diseases, W.S. Cranshaw and F.B Peairs, Colorado State University Extension no. 4.493.  
<http://www.ext.colostate.edu/pubs/insect/05593.html>

Centers for Disease Control and Prevention:  
[www.cdc.gov](http://www.cdc.gov)



**Above:**  
American dog tick laying eggs.  
University of Nebraska Cooperative  
Extension in Lancaster County

Any products, services or organizations that are mentioned, shown or indirectly referred to in this publication do not imply endorsement by Colorado State University.

2012

Colorado  
State  
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Extension

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# The RETREAT Newsletter

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

## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

As your newly designated President, I look forward to another great year working with our new board and keeping things in order. It's always good to have fresh faces take a look at our operations. The next board meeting is set for 9 am on August 27, 2017 at Joanne Zagorda's residence, 184 Miller Fork Road.

It was good to see so many of you at the 2017 annual meeting and to reconnect. I enjoyed the stories about wildlife sightings and happenings in the Retreat. I got to the wine and cheese party late so missed many of you, but I heard it was a great success. Thanks to all of you that helped set it up and cleaned up afterwards.

We have been working hard to get on top of delinquent assessments, and only four landowners are in arrears. This is the best it's been in several years. The payment notice was recently sent out. Please help keep our costs down by paying these promptly. Another way to help keep our costs down is to follow the covenants. This also makes our job easier. Believe or not, it's difficult to have to send letters or call your neighbors about violations. We included the covenants in this year's directory to make it easier for you to find them.

I know we thanked the committees and their members at the annual meeting, but if it wasn't for all their hard work our organization would not be as strong as it is so, thank you again. We are always looking for volunteers to run for the board or to help on committees.

Please do not hesitate to contact any board member with your concerns or questions. Feel free to attend a board meeting too. Looking forward to another great year.

-- *Graham Fowler*

#### Board members

President -- Graham Fowler      Vice President -- Loretta Martens  
Secretary -- Heather Gooch      Treasurer -- Joanne Zagorda  
Kristen Berg, Frances Cunningham, David Stookesberry

### RETREAT LANDOWNERS ASSOCIATION, INC.

Annual Meeting – July 1, 2017 – 11:00am  
Glen Haven Fire Station #1

Attending: Denise Stookesberry, Frances Cunningham, Graham Fowler, Ian McBride, Loretta Martens, Joanne Zagorda. Also Attending: 66 attendees (+ 15 proxies); Joan Van Horn

The 46th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Denise Stookesberry who led everyone in singing the "Star Spangled Banner." A moment of silence was observed in memory of RLA member Charlie Galbraith who passed this last year. The board members and committee chairmen were introduced, a quorum was established, the

agenda and meeting standing rules were accepted, and the minutes of the 2016 Annual Meeting held July 31, 2016 were approved.

**Fire Mitigation** – Colorado State District Forester Boyd Lebeda discussed creating defensible space around residences with regard to vegetation, using more fire-

*Minutes ... Continued on Page 2*

resistant housing materials, and keeping gutters and roofs clean of pine needles and other flammable materials. He provided information pamphlets.

**Glen Haven Area Volunteer Fire Department** – Fire Department representative Kevin Zagorda reported that the year has been quieter since US Hwy 34 was closed. Eight calls have been received to date. The department has 18 members, 7 of which are emergency medical responders. Those property owners wishing to have smoke/CO alarms installed should contact the Fire Department for this free service. They will also assess individual properties with regard to defensible space. A new ATV was provided by the dealer when the Argo was traded in, which will provide better access to remote/rough areas. The Auxiliary purchased the new “fire danger” sign and is providing “File of Life” informational packets to residents.

**REPORTS:** Written reports from each committee were included in the annual meeting packet.

**Financial Report Committee** – Joanne Zagorda reported that several delinquent assessments were collected this year.

**Architectural Control Committee** – Peg Sloan reminded residents that applications to the ACC need to be filed when making exterior changes.

**Roads Committee** – Chuck Reynolds added that they may do roadwork in the fall prior to the closing of US

Hwy 34 for the winter in order to save money.

**Environmental** – Peg Burch brought in various weeds for show.

**NEW BUSINESS:**

**Election of Board Members:** The terms of Graham Fowler, Ian McBride, and Denise Stookesberry expire this year; the following candidates were presented by the Nominating Committee:

Kristen Berg	Graham Fowler
Heather Gooch	David Stookesberry

Each candidate spoke briefly. There were no further nominations received from the floor, and it was moved, seconded, and carried that the nominations be closed and that the slate of candidates be elected to office (a previously unfilled vacancy still existed on the board, so four positions were open).

**LANDOWNERS COMMENTS & QUESTIONS:** Members introduced themselves and made various comments regarding the annual meeting date, budget questions, wild animal sitings, etc.

There being no further business, it was moved, seconded, and carried that the meeting adjourn at 1:00 pm.

Joan Van Horn  
Meeting Recording Secretary

**NON-OFFICIAL SECTION ANNOUNCEMENTS**

**WE ARE UNDER ATTACK!** submitted by Mandy Gordon

**We Are Under Attack!**



No, not from the Feds or the Russians, but from cheatgrass. Look at the slopes above Copper Hill Rd. See all that brown? That’s cheatgrass. You can see it all over the south-facing slopes along

Hwy 34 as well. It’s almost a monoculture in some areas.

It is not native to the Americas, but was first seen as early as 1861. Since then it’s slowly been consuming the West. It causes wildfires, generating flames 10’ high; the seed heads can penetrate eardrums, the skin in paws and

around the anus, and lodge in gums and eyes; it displaces native vegetation, reducing forage for deer and elk. And you’ll want to throw your socks away after having walked through a patch.

Disturbed ground is its friend. A gopher mound, a building site, digging, drilling, bulldozing, anything that exposes raw dirt. It’s an annual that germinates in the fall, shoots up in the spring to seed, dies in July, only to start the cycle again in a couple of months.



We caused this, probably through ignorance, digging up the ground and not realizing what that little patch of brown that appeared each summer meant. Some of us have started fighting it, but we're losing. There aren't enough soldiers in this war. Eventually the entire Retreat will be eaten by this obnoxious plant. So what are our options now that it's here?

1. Pull it up. This is very effective if you have a small patch. It takes diligence, and you won't see results immediately, but you will prevail eventually if you keep at it. You'll likely generate quite a bit of material, so pick an out of the way, level, protected spot on your property and dump it all there. It should be easy enough to police that area if any of it germinates. It takes about 4-5 years to deplete the seed bank.

2. Spray it. This is a good option if you have large areas or difficult slopes to treat. The chemical isn't cheap, but it kills cheatgrass without killing the native vegetation. It's a pre-emergent, so you'll see a reduction in wildflowers too, but if you don't get rid of the cheatgrass you'll lose them anyway.

The recommended chemical is Plateau (\$230/gal), or you can try the generic version called Panoramic (\$68/qt). The county used to use it on the roadsides until it became too expensive, but you only need a small amount so perhaps you could share some with a neighbor. Twelve-ounce containers are available from CSU for \$19, enough to treat two acres (call Rita at 970-498-5768). The time to apply is late Aug/early Sept, but you can apply in May if you use a surfactant.



3. Weedeat the area while it's still green. This isn't a great option, and your timing has to be perfect, but if you can keep the seeds from maturing, you'll eventually knock it down to where hand-pulling is practical. Constant mowing, however, can be very effective. The plant is going to die in July regardless; you just have to keep it from seeding until then.

4. Pay someone to do these things. The Eagle Rock School kids are available on weekend afternoons for \$12/hr (each). Call Natalie at 970-586-7128. Or perhaps you can get a company to come out here (good luck).

Yes, various agencies are working on a bacterium that attacks cheatgrass roots and eliminates the plant over 4-5 years, but it doesn't work alone. You still have to help it along by killing the surviving plants, applying the bacterium with a sprayer each year, and reseed. And who knows when it will be commercially available.

I know, you didn't buy this property to spend all your time fighting invasive weeds, especially if you're a part-timer, but you can't ignore them. Maybe you don't care about their effects on your land, but those seeds don't stop at property lines. Your disinterest will damage your neighbor's property or the national forest, not to mention what it does to wildlife and the serious fire hazard it presents. We must fight this together.

If you need help identifying problem weeds and your options for getting rid of them, contact Peggy Burch or myself. I'm sure one of us can point you in the right direction.

## ANNOUNCEMENTS

**Next Board Meeting:** 9 am, 27 Aug, 184 Miller Fork Road.

**GHAVFD:** Through the generosity of the American Red Cross and the Lauren Project, the Fire Dept has installed approximately 60 smoke and carbon monoxide detectors in the Glen Haven and Retreat areas, at no cost to the homeowners. We are also happy to announce that our very own Kevin Zagorda has been appointed as the new Asst Chief of the GHAVFD. Congratulations, Kevin!

**Radio Repeaters:** The Estes Park Sunrise Rotary Club awarded us a grant to install a cross band repeater. Now our ham radio operators can communicate with Estes Park and nearby areas. If you are interested in getting a ham radio operator's license, contact Dick Lightner.

**Volunteers Needed:** RLA members are needed to serve on the Architectural Control and Nominating Committees. Contact any board member or committee chair, if you would like to become involved.

**Speed kills our roads:** The faster you go on a gravel road, the more dust you kick up and the more washboarding you create. We already spend a lot on road maintenance; please don't be the one who makes us spend even more.

**Glen Haven Town Hall:** A contractor has been hired to build the new town hall for \$430k; he expects to break ground in the next few weeks. Fundraising currently sits at almost \$300k, so please consider donating at <http://www.glenhaventownhall.org>. Maybe next year we can have our annual meeting there! (And it will have a bathroom.)

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# The RETREAT Newsletter

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

## OFFICIAL BUSINESS SECTION

### PRESIDENT'S MESSAGE

We are lucky to live in a covenant-protected community. Perhaps that's one of the reasons you decided to buy property in the Retreat. I know it influenced my decision when I bought back in the early 80s, and other than a few more dwellings, the area hasn't changed. I attribute that to the covenants. When we bought our property, we were all given a copy of the documents. It is our responsibility to follow these covenants. At the last board meeting in August several issues were discussed that revolve around the covenants, respect, and common courtesy for our neighbors. These included speeding, the riding of ATVs and motorcycles on Retreat roads, loud gatherings, target practicing, shielding propane tanks from view, and general respect for private property. Some of these issues fall under the jurisdiction of the Larimer County Sheriff and I encourage you to call them if you feel it is necessary. Some can be resolved with a friendly visit or phone call to your neighbor. We discussed putting up 15 MPH signs instead of 20 MPH. We aren't sure that will slow people down. Slower speeds prevent road damage and decrease the risk of a serious accident. Our roads are narrow with many blind corners. The use of ATVs and motorcycles is strongly discouraged on Retreat roads due to noise, safety, and other concerns. There are also regulations

in place in the State of Colorado that regulate their use. These regulations cover such things as registration of OHVs (off-highway vehicles), safety equipment, and age restrictions. Contact Colorado Parks and Wildlife-Registration Unit at 303-791-1920 if you have questions on whether you need to register your OHV. Colorado Revised Statute 25-12-106 covers noise restrictions, 33-14.5-101 to 33-15-103 covers off-highway vehicles, and 42-1-102 relates to vehicles and traffic.

Believe me, these issues are not new but they seem to be a constant theme at meetings. Let's all do our part to help keep the Retreat a wonderful place to live.

Winter will soon be here. It's a good time to make sure your propane tank is full and that you have enough supplies to last a few days if the power goes out or we get snowed in. While in any emergency there are always a few brave people that will eventually get out and come to your rescue, but you shouldn't count on it. Be self-sufficient. Check on your neighbors if you can. Perhaps think about getting your Ham radio operator's license. The radios are inexpensive and the training is relatively easy. Contact Dick Lightner at 970-586-9189 if interested.

-- *Graham Fowler*, President

### BOARD OF DIRECTORS MEETING

**August 27, 2017 @ 9:00 a.m.; Zagorda Residence, 184 Miller Fork Road**

In attendance: Graham Fowler, President; Loretta Martens, Vice President; Joanne Zagorda, Treasurer; Heather Gooch, Secretary; Frances Cunningham, Director; Kristen Berg, Director. Also in attendance: Christy S. (depart at 10:30 am)

The meeting was called to order at 9:00 am, the agenda was approved as presented, and the minutes of the April 23, 2017 Board Meeting were approved. Motion to approve made by Joanne Zagorda, second by Heather Gooch.

The members of the board formally adopted the 2017-18 Board of Directors. Motion to approve made by Kristen Berg, seconded by Joanne Zagorda.

*Meeting - Continued on Page 2*

Correspondence was received (via letters, phone, texts, and email) since the last Board meeting as follows:

- Ed Phillips: Continuation of property grievance: property damage, setback, etc. found in prior meeting minutes and road reports. Survey completed, RLA sent follow-up letter, which was rejected.
- Rachel Balduzzi: New resident, requesting information on assessments, financial background, what does the money go towards, etc. RLA sent her a financial packet and directed her where to find the information she was looking for.
- Noise Complaint: 537 Dunraven Glade Rd. The residence had a wedding in early August. Resolution from Graham Fowler would be to call the LC Sheriff; RLA cannot enforce noise ordinance.
- Complaint on 416 Black Creek: Report of neighbors shooting firearms on property close to neighbors. Graham Fowler sent a letter on 8/22/17 quoting covenants and addressing respect for neighbors.
- Complaint regarding ATV use on Retreat roads. Laws regarding ATV use are only enforceable by Sheriff/law enforcement. Covenants do not have specific rulings against driving on Retreat roads, although it has been a courtesy guideline for many years.
- Report of a dam on personal property being destroyed on Streamside Drive (1438) by Allan Gooch. Note to add this type of occurrence to the newsletter stressing common courtesy and respect for private property.
- Report by RLA resident (McCracken) about being "run off" from another Retreat property. Confusion on private property vs. Retreat property and to be sure you are not trespassing onto private land while enjoying the public trail (Streamside area in this instance). Resolve to put education piece into newsletter about staying on the trail to avoid trespassing. Question on how to educate non-RLA guests, post more signs. Board members can put something in the newsletter for residents as well as collaborate on ways to educate the public.
- Resident concern regarding speed limit on Streamside Drive, drivers not adhering to the posted 20 mph. Resident asked about installing dips or other deterrents, but that would cause problems for the snow plows, recommendation of more signs had mixed remarks in favor and against. Graham suggested he will take the issue to Chuck (Roads Chair).

## REPORTS:

### Treasurer Report:

Joanne Zagorda presented on the P&L Breakout, the end of the fiscal year was July 31st. Explanation on the budget and how \$15K was collected in the prior fiscal year, making the budget report at the annual meeting look imbalanced. Joanne stressed the importance in timing of the annual meeting being closer to the end of the fiscal

year to avoid confusion in budget reports. The Board set a tentative date for next year's annual meeting to be held on August 4, 2018.

Joanne reported that there are currently four residents delinquent in assessments. Liens are being pursued for the properties in default.

Joanne handed out a document listing recent property transfers (sales) in the Retreat.

### Environmental Report:

Kristen Berg was asked if her husband Brian (arborist for the Town of Estes Park) would come to the annual meeting and speak about cheatgrass. There was a suggestion of having a community weed whacker for mitigation. Overall group consensus is that it wouldn't make sense in terms of maintenance. Final conclusion was to continue to educate residents on the removal of cheatgrass and the importance for fire mitigation as it is a quick fuel for fire.

### Roads Report:

Chuck Reynolds was not available for the meeting but sent in a handout for review. The report referenced the recent monsoon rains and the damage they are making to the roads in terms of washouts and erosion. There is a new target date for the needed roadwork, June 2018, after US34 is opened for general traffic. Due to a new pricing policy that addresses delivery area accessibility, Ward Construction's cost for material will be higher next year. Reduction of plan may be needed to stay within budget.

### ACC (Architectural Committee):

Overview of applications: Three current approvals for projects, one application pending for a detached garage on Miller Fork Road.

## OLD BUSINESS:

Website: Heather to talk with Ian regarding the current website and taking over web design and maintenance.

Newsletter: Kristen offered to take over the Newsletter, will talk with Mandy.

## NEW BUSINESS:

Request by Dan Marotti (purchased the 51 acres at Black Creek Drive and Corner Court) to become an honorary member of the Retreat, allowing them access to the roads. Will be using roads for entry point, construction, etc. The Board agreed that if the resident is willing to pay assessments and follow guidelines for deposit on roads prior to construction, that membership would be granted.

## LANDOWNER/BOARD COMMENTS:

Frances Cunningham asked permission to post information regarding her September party (Rockin' the Retreat).

Next Board Meeting will be held on December 3rd at Frances Cunningham's house.

Adjourned: 11:24 am

Submitted by Heather Gooch, Secretary

The monsoon rains this year have caused more erosion than in previous years, so again we are in a catch-up mode. Unfortunately, we were unable to schedule the recycled asphalt work for this September due to various commitment conflicts. The new target date is June 2018 after US34 is reopened for general traffic.

Ward Construction has a new pricing policy. The base price for delivery to areas easily accessible from CR43 is \$25/ton but there will be a surcharge for the more remote areas. So we will have to deliver a map of the specific delivery locations to their office for exact pricing. Therefore, the cost for the roadwork plans shown below will be somewhat higher than expected. We may have to reduce the plans to stay within budget.

RLA Roadwork 2-year plan, 2017-18 & 2018-19 - Rev 8/16/2017			Material only Cost/ton (\$25)
	Description	Miles	
FY17-18	Bulwark Ridge from 1225 south to Fighting Elk	0.2	6,000
FY17-18	Streamside upper switchbacks	0.2	6,000
FY17-18	Corner Ct	0.3	9,000
FY17-18	Solitude Ct	0.1	3,000
		0.8	\$24,000
FY18-19	Finish Black Cr up to Copper Hill	0.4	12,000
FY18-19	Elkridge Dr starting at Dunraven Glade	0.5	15,000
		0.9	\$27,000

**NON-OFFICIAL SECTION ANNOUNCEMENTS**

**When all else fails – Amateur Radio works!**

Amateur Radio (ham radio) can supply the communications network needed when normal telecommunications systems go down. During the 2013 flood and the 2015 communications failure, the Estes Valley Amateur Radio Club (EVARC) provided emergency radio contact for the residents of Estes Park, but Glen Haven didn't have this assistance. We were unable to call 911 or contact family members. Since then, several Glen Haven residents have made the effort to become ham radio operators.

It's not hard or expensive. You don't need any prior technical background or be a computer geek. The only requirement is a strong desire to make a difference in your community and to help ensure the safety and welfare of your neighbors by supplying emergency communications when needed.

The Estes Valley Sunrise Rotary Club generously provided \$1,350 in grant money for a ham radio repeater and antenna for the Glen Haven area, which were installed at the Nolans' on Elkridge Rd. In the event of another catastrophe, the 11+ ham operators in our area will be able to reach Estes Park, Loveland, and emergency organizations.

The EVARC offers classes for people who are interested in obtaining their amateur radio license. The course of instruction typically takes five weeks, then the participants take the Federal Communications Commission test to qualify for their Technician Ham License. There is no cost to attend this class. After a person receives a license (and their own personal callsign), they can purchase a good ham radio for about \$31. The next class will be offered on April 14, 2018.



*Amateur Radio- Continued on Page 4*

During non-emergencies, operators hone their skills by participating in worldwide radio events called Field Days, where they attempt to contact as many stations as possible in a certain time limit using emergency backup power sources. There are also "Hamfests," which are a bit like Ham conventions, where you can meet other operators and buy specialized equipment.

If you are interested in becoming part of this community, please contact Dick Lightner at 970-586-9189 or email at [dlight@prodigy.net](mailto:dlight@prodigy.net) for more information about getting your license.

## WINTER IS COMING!

It's that time of year again when we start buttoning up for the coming freeze. Those of you who have been here a while probably know most of this, but it doesn't hurt to recap some of those Autumn chores:

1. Winterize equipment. Add antifreeze or some other protectant to your power washer pumps. Unhook your hoses from the house and bring the sprayer nozzles inside. Bring garden sprayers inside, too.

2. Prepare motors for storage. Run your chainsaws, weed eaters, and lawn mowers dry to empty the carburetor. This would also be a good time to change the oil if it needs it.

3. Fill gas canisters. Winter is when we're most likely to have a power outage, so make sure you have enough gas on hand to run your generator. Since gas degrades over time, add a stabilizer to keep it good. (Stabilized fuel

lasts about a year; unstabilized fuel begins to degrade after a month.)

4. Check tires. Winter treads make all the difference when the plow hasn't had a chance to clear the roads yet, sun-melted snow turns into ice at night, or you have a steep driveway.

5. Fill propane tanks. Bad weather can affect propane deliveries.

6. Check weather-stripping. When it's in the single digits outside is not the best time to discover you have a leaky door or window.

7. Stock up on non-perishable food. Things happen, like floods or 3' of snow falling all at once, and you can't always get to Safeway right away.

Summer is over and fall doesn't last long here. But at least we can all finally relax after a busy summer trying to get everything done!

## STREAM HEALTH AND DAM BUILDING by Steve Belz, Hydrologist

The following provides information on how to avoid damaging streams and addresses some of the specific concerns found in the Retreat watershed. We put a lot of effort into managing the surrounding forest and controlling insect infestation, but we are probably not as aware of what our streams need to remain healthy.

It's important to understand a few basic principles of stream dynamics and fish habitat. The streams in the Retreat have, over thousands of years, gradually developed a dynamic equilibrium between climate, geology, geography, and vegetation. Streams serve to carry not only the runoff from rain and melting snow, but also the material naturally eroded from the mountains in the form of silt, sand, and gravel. Stream bank vegetation keeps the channel confined to a certain width, while boulders and rock outcrops direct flow to form pools and define the character of the stream. There is a delicate balance between the size and shape of the channel, the rain and snowmelt runoff, and the sediment load that is easily disturbed by human intervention or by catastrophic events such as floods and fire.

Local small creeks usually contain brook trout which, while not a native species to this area, have adapted quite nicely to streams such as Miller Fork. They take

advantage of the alder and willow-shaded pools for cover and the gravel beds below the pools to spawn. The caddisfly and mayfly larvae found on the undersides of cobbles provide an excellent food source.

The dynamic equilibrium of a stream system can be disturbed by a number of factors, such as increased flow when soils are compacted and the rain runs off faster, soil erosion and increased sediment from roads or development, and from dams or flood events. When the equilibrium is disturbed, the channel attempts to make adjustments to the new sediment load or energy supply. A stream needs to be able to move a certain amount of sediment through its system to stay healthy.

After every major flood stream channels experience a geomorphic equilibrium "reset" and may require years or even decades to return to a stable condition. Streams in the Retreat need to make these adjustments as well. Black Creek underwent major overhauls in 1976 and 2013 when it was completely scoured out.. While Miller Fork was not scoured as severely, its adjustments are more subtle with bank erosion and eroding tributaries from the adjacent hillsides adding to its sediment load. It took nearly 30 years for these creeks to heal and approach their pre-1976

*Stream Health - Continued on Page 5*

stable conditions when the 2013 event triggered another reset. Both streams again now carry sediment loads much higher than were found prior to 1976. These conditions make both Black Creek and Miller Fork especially sensitive to any activity we impose on them.

Most of us have enjoyed playing in streams on summer days, building small dams with rocks or wood in the hopes of creating pools that are attractive to brook trout. Many such dams exist all along the creeks in the Retreat. Their adverse impacts to pools and trout spawning beds develop gradually, and are generally unnoticed on a day-to-day or year-to-year basis, but carry long-term consequences.

Unfortunately, our well-intentioned efforts to build dams for fishery enhancement harm the very streams that we seek to enjoy. Any sort of dam on a stream slows the water just upstream of it. The sands and gravel that normally bounce along the bed of the stream along their way down the mountain ("bedload") drop out and fill the pool formed behind the dam. Over time the pool becomes shallower until there is no pool, only a wide, shallow streambed. The stream will eventually wash out around or through the dam, erode the bank and create an even worse problem. When the washout happens, flows scour down through the accumulated sediments to the stream bed's normal elevation and all of the silt, sand, and gravel materials collected behind the dam wash downstream and can overwhelm the creek. As a result, fish spawning beds are smothered and the homes of the insect population (fish food) are covered. It may take the stream years to attenuate and move these accumulations of sediment on through the system.

Alternatively, when you look at a stream, where do you find pools and deep holes? Are they above the boulders or below? They form below the boulders! Pools never naturally form above any sort of dam, or at least not for very long. Streams like to create pools downstream of rock or log obstructions. They do not like pools upstream of them. The bedload materials carried by high flows quickly drop out of the flow upstream of a dam and fill in the pool. If we wish to enhance the fishery, we need to work with, not against, the natural stream channel processes. Pools must be created below any structures set in the stream to take advantage of the energy that is available during high flow. Pools form below the sudden drops in the streambed where high-velocity water rushing over boulders or logs keeps pools scoured clean of sand and gravel. These holes provide wonderful hiding places for brook trout. Just downstream of the holes, the water slows to form sand and gravel bars where brook trout like to spawn.

What can we do? First, you can take special care to make sure that bare gravel driveways, roads and construction sites do not drain directly into the stream,

but instead into some sort of vegetated buffer strip to filter out the sediment before it reaches the streams. Second, look for barren or eroding stream banks and get some willows growing in those places. The Bureau of Land Management puts out an excellent publication on starting willows by simply sticking cuttings into the ground (cheap and easy). Alder trees and other appropriate riparian shrubs can be obtained from local nurseries. And finally, pools and fish habitat can be enhanced in the Retreat with carefully designed boulder and log placements and revegetation along the banks, especially over sections where fish like to hang out and wait for food.

For some reason we like the stream banks to look like golf course greens. Nice and open and clean looking. However, the streams need woody vegetation to keep the banks from washing away and eroding your land. Brook trout prefer feeding in water that has overhead cover such as willows. So don't cut down the plants in order to get a better view of the stream.

Fishery enhancement is a wonderful thing to do, if it's done properly. If you have built dams in the streams, remove them and let the stream move the sediment on through as it needs to. If you would like to develop some pools, there are ways to do it. But it must be done properly. Most activities on streams in the Retreat are covered under the Clean Water Act and require authorization from the U.S. Army Corps of Engineers

\* Retreat member Steve Belz is a hydrologist who consults on stream restoration and fishery habitat projects. The Belz family has had a cabin on Streamside Drive since 1975. Steve received his degree in hydrology in 1983 from Colorado State University and has a consulting business based in Northglenn, CO. He has offered to make himself available (free!) to any property owner along the streams in the Retreat for advice on their streamside property management. He can be contacted at 303-810-4992 (mobile), 303-920-2664 (office), or email [Steve@BlackCreekHydro.com](mailto:Steve@BlackCreekHydro.com).



Everyone is invited to a community  
**HALLOWEEN POT LUCK** party on  
Saturday, October 28, 6-8:30 pm at the  
GHAVFD Firehouse. Costumes are  
**MOST WELCOME !!**

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