

THE RETREAT RUNDOWN

Official Newsletter of the Retreat Landowners
Association



A New Look

BY KRISTEN BERG

As we continue to evaluate our board policies, procedures, and daily work, we decided it was time our newsletter format got a "face-lift". Since we are moving to a primarily electronic means of communication for members, we wanted to share our updates in a more web friendly format. This will allow us more creative freedom as well as offer a cost savings to our members. This template is free to use and one of our board members has volunteered to create the newsletters. Retreat members can always contribute their ideas and photos for this publication by emailing us at: retreatboard@gmail.com. In the meantime enjoy the new look and let us know how you like it!



This issue:

Welcome to Our New Look
PAGE 01

President's Message &
Roads Report
PAGE 02

Environmental Report
PAGE 03

Fire Mitigation Update
PAGE 04

Meet The Neighbors
PAGE 05

Upcoming Meetings/Events
PAGE 06

Contact Us
PAGE 7



Official Business:

PRESIDENT'S MESSAGE

It is with great respect and appreciation that we announce our President Graham Fowler resigned from his position at our April board meeting. At our meeting we were able to appoint an interim President, Kent Mills, until we can officially elect a replacement at our annual meeting. Please enjoy Graham's farewell message:

During the summers of 1975-1977 I was a camp counselor at Cheley Camp on the North Fork of the Big Thompson. The camp is accessed by Dunraven Glade Road. It was during those summers that I discovered the Retreat. I fell in love with the area but it wasn't until 1983 that I was able to buy a lot. Thank you Ernie. Over the years, I bought the 2 adjoining lots and eventually built a cabin in 1994. My plan was to retire there. Over the 36 years of belonging to the Retreat I served on the board much of the time, mostly as president. I also served on the environmental committee, helped write the newsletter, and even stocked Miller Fork with trout. Yes, for many years the RLA paid to put fish in the stream. I've kept the trails in the area clear, built bridges and caught many fish in Miller Fork. Retirement hasn't come yet; well it did 10 years ago when I retired from police work and became a park ranger. Retirement is closer now but still a couple of years away and my soon to be wife, Lauri, and I had to to make a decision. Retire to my cabin, emphasis on MY, or find our together/forever home. The decision was not an easy one and tooks years to make. Zillow became our best friend and we looked for the perfect place, not just in Colorado, but all over the US. Finally we found the perfect place in South Park and have since closed on it. My cabin is currently on the market and I am hoping to find someone that will love the Retreat as much as I did. 37 years is a long time, more than half my life, so yes, I'm a little sad. Lauri and I love adventure and exploring new areas and we're ready to begin this chapter in our lives. Not the final chapter by any means. I will miss the Retreat and all of you. We didn't always agree on everything, but we kept on, keeping it a place where people want to live. It's been my pleasure to serve you, a time in my life I'll never forget but it's time to move on. Others, you, will step up to the plate and take over where I left off. Thank you and goodbye.

APRIL 14TH BOARD MEETING MINUTES SUMMARY

The RLA Board met for their regular meeting on April 14th. In attendance were Graham Fowler, Rachel Balduzzi, Heather Gooch, Loretta Martens, Kent Mills, David Stookesberry, Mandy Gordon, Chuck Reynolds, Peggy Sloan, and Joan Van Horn. Board minutes from the prior meeting on January 13th, 2019 were approved. As part of the treasurer's report, the board voted to change bank providers from Key Bank to Bank of Estes Park. There are two assessments currently outstanding, the renewal of the 3-year special assessment for the GHAVFD will be voted on at the annual meeting. There will be a 2019-2020 draft budget reviewed at the next regular meeting. Committee reports were given, at this time there is still no replacement for the Roads Chair or operator. Mandy Gordon gave an update on fire mitigation and grants that have been applied for to help with costs for proposed work. Loretta gave an update on VRBO listings in the Retreat and next steps for policies on them. No update on progress for high speed internet. The Board will be recruiting two new board members to fill vacancies, Graham Fowler resigned from the board and Loretta Martens will not be running again. The current ATV policy has reached it's one year trial and will be made permanent. For full minutes and details of the April 14th meeting, please visit the website.

ROAD COMMITTEE REPORT

The roadwork scheduled for this year was started on Thursday, April 18 and finished by the end of Friday the 19th. This included 0.2 miles of RAP installed on Bulwark Ridge Dr and 0.1 mile on Elkridge Dr. It has been difficult to get a mechanic from Fort Collins to fix the front wheel drive on the road grader but finally we do have a commitment to do the repair work next month. We do not have a firm estimate on the repair cost. We have not yet found a replacement used grader in our price range but we continue to look. It is not an urgent need right now but it is important that we obtain a newer more reliable unit within the next six months or so. The Roads Committee is looking for a chair and operators. Do you have heavy equipment experience? Please contact the board at: retreatboard@gmail.com if your interested in helping.

Road Easements

UPDATE FROM THE ROADS COMMITTEE

The road right-of-way in the Retreat is platted at 50 feet wide, while the gravel part most of us drive on averages only 15 feet. The road meanders within this easement like a stream, but mostly it stays in the middle of the channel.

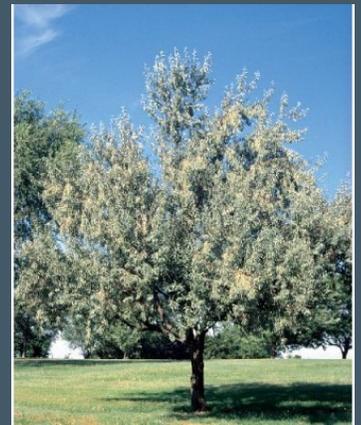
There's a good reason the easement is so much wider than the actual road. The gravel is generally only 1.5 cars wide in most places, even less in some, which makes clean margins important when meeting oncoming traffic. While two passenger cars can squeak by each other without too much trouble, facing a large truck often necessitates backing into a driveway or into one of our infrequent pullouts. You can help by removing roadside obstacles. Usually these are trees or bushes, but sometimes rocks fall close to the roadside. Our backhoe can help move those.

Take a look at the trees along your stretch of road. Are they in the easement? Worse, are they touching the gravel? Are there gouges in the bark where equipment has scraped them? Does the grader have to grade around them? It goes without saying that no tree under a power line or in one of our ditches has a future; it's much easier and cheaper to get rid of them when they're small.

Don't just see them as they are today. Imagine them in 50 years. How large will the trunk get? How far will the branches reach? Probably the worst tree to plant near the road is a spruce. It's the largest tree we have in the Retreat; its trunk gets truly massive and its branches go all the way to the ground. And if you trim them, they try to grow back. Large spruces are also unsafe. Their wood is weak and their heavy canopy snaps in strong winds, potentially coming down on your house or a power line.

Everyone uses our roads, even those who don't come up very often. It's important for all of us to help in maintaining their functionality. Contact the Board if you need assistance with your stretch.

We still need volunteers to clear vegetation from the sides of the roads. Please contact **Mandy Gordon** at mandygordon@q.com if you'd like to help.



Spring is here!
Now is the time to get rid of those Russian Olives.
It's easier if you do it before they leaf out. Don't forget to poison the final cut with 41% glyphosate (wear gloves) immediately afterwards.
If you need help, contact the Environmental Chair at mandygordon@q.com.



Fire Mitigation Communication

BY KEVIN ZAGORDA-GHAVFD FIRE CHIEF

Floods notwithstanding, fire is probably the Retreat's biggest threat. A majority of our properties lack adequate defensible space to protect the structure and surrounding forest. Some roadsides have extensive fuel loading, which would make them impassible during a wildfire. The fire mitigation work required is labor-intensive and expensive if contracted out, and more insurance companies are requiring an adequate defensible space in order to maintain coverage.

A structure fire in the Retreat last September very nearly caused a wildfire. If it had been windy and firefighters had arrived a few minutes later, the fire might have escaped, threatening homes along Elk Ridge, lower Streamside, and possibly the entire Retreat.

Glen Haven has put tremendous effort into recovery from the 2013 flood. The time has come to shift community focus to wildfires.

Team Rubicon is a volunteer organization dedicated to disaster recovery. They are holding a leadership conference at the YMCA in Estes this summer and wish to perform a meaningful project in the area. They have agreed to help Glen Haven with its fire mitigation efforts and expect to field 20-50 volunteers per day for 10 consecutive days starting August 5.

After touring the Retreat, the team decided to focus its attention on Fishermans Lane and the Copper Hill/Miller Fork roadside between Fishermans and Bulwark Ridge intersections. These areas have the highest probability of becoming impassible during a wildfire, risking entrapment of both residents and firefighting crews. There is also a potential for mitigation on lower Streamside, which is the next highest risk area. A firebreak will be constructed from the end of Fishermans up the gully to Copper Hill. Property owners will also be able to sign up for fire mitigation help, time permitting. Work would be directed at roadsides, removal of dead trees, and enhancement of defensible space. Use this link before the end of June to sign up: <https://www.surveymonkey.com/r/8ZNR5PX>.

A community potluck at the Town Hall is being planned for June with representatives from Team Rubicon present. There will also be an information table at the annual GHAVFD pancake breakfast. Final updates will be provided at the annual meeting just prior to the work starting.

Here is what firefighters trying to protect a structure are faced with. Do you care enough about their safety to maintain your property?



MEET YOUR NEIGHBOR

A friendly way to get to know each other a bit better

Meet the Bergs

Brian, Kristen, Gunnison and August (Gus) Berg moved to Colorado from WI in 2011. We lived in Estes Park until we found our forever home in 2016 here in the Retreat. We loved the open land, seclusion and proximity to Estes Park. Brian works for the Town of Estes as the Parks Division Supervisor and Town Arborist. Kristen works for the Estes Park Elementary School as the secretary/bookkeeper where their son Gunnison attends 3rd grade. Gus will join them in Kindergarten next Fall. We also have two yellow labs, Copper and Hayward. If you hear their names being yelled.... echoing through the canyon, we apologize! Stop over anytime and say "Hi"! We love meeting people.



We would love to feature your family!

Please send a photo & quick blurb about yourselves, where you came from, why you chose to live in the retreat and any other fun facts you'd like to share and you can be the next neighbor we meet. Send info to: retreatboard@gmail.com

Upcoming Meetings and Special Events

SUNDAY, JUNE 30TH
3-6 PM

THANK YOU/MOVING AWAY PARTY FOR GRAHAM

Join us for a party honoring Graham Fowler at the Glen Haven Town Hall. He has made significant contributions to the Retreat Landowners Association over the years and he is now moving away to pursue new adventures. Let's gather to celebrate him! Bring a dish to share, beverage of choice and place settings.

SATURDAY, JULY 20TH
1:30PM

ANNUAL RLA MEETING

The annual meeting will be held on July 20th at 1:30 PM at the Glen Haven Town Hall. Member packets will be emailed or mailed (based on your preference on file) 30 days before the annual meeting. We will be electing 2 new board members. If you're interested in applying please submit a letter of interest to: retreatboard@gmail.com

The next regular
RLA board
meeting will be
held on June 9th
at 406 Dunraven
Glade Rd.

ANNUAL GHAVFD PANCAKE BREAKFAST

JULY 20TH 7-11AM



Contact Us

P.O. BOX 160 | GLEN HAVEN, CO 80532
OFFICE PHONE: (970) 586-9519
RETREATBOARD@GMAIL.COM

Board of Directors [terms expire at annual meeting in
bracket year]

Kent Mills, Interim President [2021]
6530 Pumpkin Ridge Dr Windsor, CO 80550
(970)302-0019, (970)590-4686

Loretta Martens, Vice President [2019]
114 Rock Bridge Court Windsor, CO 80550-6134
(970)577-1014 (Cabin), (970)674-1861

Heather Gooch, Treasurer [2020]
1557 Dunraven Glade Rd. | PO Box 201
Glen Haven, CO 80532, (970)586-5558

David Stookesberry, Secretary [2020]
491 Copper Hill Rd | PO Box 363
Glen Haven, CO 80532, (970)586-9130

Kristen Berg, Newsletter Editor [2020]
90 Solitude CT | PO Box 302
Glen Haven, CO 80532, (970)586-3947

Rachel Balduzzi [2021]
406 Dunraven Glade Rd | PO Box 329
Glen Haven, CO 80532, (970)577-1568

Recording Secretary: Joan Van Horn | jvh@juno.com
Business Office: office@retreat-glenhaven.org

Committee Chairs

Roads Committee:
Chuck Reynolds, Chair
970-577-0855; 970-667-0821

Architectural Control Committee:
Peg Sloan
970-586-9707
RetreatBoardACC@gmail.com

Environmental Control
Committee:
Mandy Gordon

Forest Preservation Committee:
Peter Sinnott
970-577-7766

Nominating Committee:
Heather Gooch