



The RETREAT Newsletter

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

OFFICIAL BUSINESS SECTION

PRESIDENT'S MESSAGE

Graham Fowler, President

Now is the time for all good people to come to the aid of their association. That was a phrase, or something similar, that was used in my high school typing class. Can't tell you how many times I must have typed that. But seriously your association needs you. We have several openings including board positions that we are trying to fill. These only take a few hours each month but will provide you with knowledge and history about the Retreat. Please give it some thought even if you're a new member.

I used the trailer from the pole barn a few weeks ago to haul some slash to the slash pile. I noticed the hitch wasn't working properly. I mentioned this to Chuck Reynolds, roads committee chair, and he had Rich Gilmore install a new one. Much safer and easier to use. Your assessment helps for repairs like this and for the chipping costs associated with the slash pile.

The board gets many requests about things such as the keeping of chickens or storage of a trailer on a vacant lot. The answers to most questions can be found on our website. The covenants, bylaws and policies are all posted there. The website is www.retreat-glenhaven.org. The owners password is supplied annually with the annual meeting packet or at closing if you're a new owner.

"MID-WINTER" RETREAT POTLUCK



Bring a Dish to Share with your neighbors!

Sunday, February 17th
Social Hour: 3:00 p.m.
Dinner: 4:00 p.m.
Glen Haven Town Hall

Please bring place
settings for your family.
Anyone welcome to help
with set-up beginning
at 2:00 p.m.

CLEANING UP OUR ROADS

When the Retreat was laid out almost 50 years ago, our brand-new roads were no doubt pristine, with clean ditches and wide margins. Over time, vegetation has protruded into the roadway, pullouts have filled with dirt and bushes, and trees have crowded the roadbed, their branches forcing drivers farther into the middle. Passing opposing vehicles has become an exercise in skillful avoidance, especially on our many blind corners, and encountering large vehicles like the trash truck or the grader means backing into a driveway to make enough room.

It's time to begin the long process of reclaiming our roads, but that's no simple job when you're talking about 12 miles of overgrowth. One possibility is to use a mobile chipper to mulch the vegetation in place, as hauling so much material to the slash pile would be a monumental task. You can help by policing your own stretch of road. Remove branches and small trees that restrict sightlines around corners. Pull up those scraggly bushes that scratch cars when they're forced to the side of the road. Toss rocks that might damage a vehicle over the side (check below first!).

In order to increase the drivable roadway, we also plan to mow those areas where the grass grows tall on the margins. This not only gives drivers a place to move over to when passing, it also reduces the risk of fire when a hot exhaust comes in contact with dead grass stalks. Again, you can help by removing rocks or large bushes that will interfere with the mowing.

Trees and shrubs by the roadside might look more aesthetically pleasing, but they reduce the functionality of our roads, not only as a means of passage, but also as firebreaks and firefighting platforms. If we all do our part, we can restore the road system to what it was when it was new.

The roadwork scheduled for this year will be started earlier than in previous years because now that Highway 34 is completed, Ward Construction has asked us to begin our work in March or April before their busy season. I agreed so that we can get a better price and more flexible delivery from them.

The next pressing issue is to start shopping for a newer road grader to replace our old and deteriorating grader. We hope to do this within the next year or so. Our 1992 Champion grader was purchased in 2002 for about \$42,000. The front wheel drive is not working right now. We had a mechanic look at it this week but he could not find the problem and said that troubleshooting info is not available for this model. Rich has asked another mechanic to come look at it in the next week or two. The grader is still usable except for grading icy roads with a steep uphill slope. So Rich has to drive to the top and then grade back downhill.

ROAD MAINTENANCE RESPONSIBILITIES

The objective of the Roads Committee and equipment operators is to maintain the Retreat roads in a safe, drivable condition for our residents. This includes plowing snow when more than 4 inches and grading out potholes and washboard conditions that can cause loss of control. When erosion of the road base reveals large rocks that prevent smooth grading, then it becomes necessary to restore the road base. The use of recycled asphalt material has proven to be longer lasting than native road base on our roads.

This work applies to the 12 miles of Retreat private roads and for providing access to Streamside Dr in the Retreat, this also applies to lower Streamside Dr from the Retreat boundary down to CR43. That commitment is described in the Covenants, Section 5.14 Roads. That 2 tenths of a mile is heavily traveled by Retreat residents and must be maintained in a safe condition for all. Large rocks are beginning to appear and so it has reached the point where the road base must be restored sometime in the next fiscal year. Please be patient and understand that although the work will be done outside the Retreat, it is a definite benefit for our residents as well.

NEW WATER RESERVOIR

In 2007, some far-sighted residents installed a 10,000-gallon underground reservoir on Bulwark Ridge to give firefighters immediate access to water. This is especially important when you consider that the creeks in the Retreat, and even the North Fork, can be encased in ice during winter. The undertaking was very expensive, costing close to \$20,000.

Now take a look at the Retreat today, all but choked in overgrowth and downed trees. We've had two cabin fires in the last several years, and only luck and the incredible response times of our fire department have prevented them from taking the whole valley with them. It's not hard to see the need for access to more readily available water; the last thing we need is for firefighters to be hacking through the ice while your cabin burns.

Homeowner's insurance has also become increasingly difficult to obtain. After the tremendous liability brought on by the recent California wildfires, it may reach the point where insurance companies will no longer offer new policies in forested areas (don't let your current policy lapse). You can't sell your house if the buyer can't get insurance.

But the price of a new reservoir like the one on Bulwark has more than doubled. While we can apply for a matching grant from forestry agencies, we're still required to come up with roughly \$20,000 ourselves. We're looking into getting grants for some of that too, but it's likely we're going to need some money from the membership, probably in the area of \$50-100 each.

Assuming we can manage to raise enough funds, the new reservoir will be on Copper Hill, as the fire department has identified that as the next most-vulnerable area. Later, we will see about installing reservoirs on Elkridge and Dunraven. Please give due consideration to this project and the potential consequences of continued inaction.



NON-OFFICIAL SECTION ANNOUNCEMENTS

RUSSIAN OLIVE INFESTATION

One of the many invasive species we have in the Retreat is the Russian olive tree. There are about a dozen of these small trees here, mostly along Streamside. It is classified as a noxious weed in Colorado and its cultivation is banned. Unfortunately, it is also quite difficult to kill. Just cutting it down isn't enough, as it sprouts many more shoots from the stump (like a willow). You must poison it within minutes of cutting with 41% glyphosphate, which is available from Home Depot for about \$10. Spread the solution along the outer edges of the cut; the tree will transport the poison down into the roots. This method is said to be 90% effective, but you'll need to monitor the stump in case it isn't. While the Internet says you can kill them at any time of year, poisoning them in the spring when the sap is running will probably work best.



Address Correction Requested

**THE NEXT BOARD MEETING
WILL BE HELD ON
April 14th at 9:00 at
Graham Fowler's residence**



BOARD OF DIRECTORS 2018-19:

Graham Fowler, President ['20]
375 Betasso Rd
Boulder, CO 80302
2102 Miller Fork Rd, The Retreat
(720) 635-9464; (970) 577-0536
grahamfowler55@gmail.com

Loretta Martens, Vice President ['19]
114 Rock Bridge Court
Windsor, CO 80550-6134
(970) 577-1014 (Cabin)
(970) 674-1861
blmartens55@msn.com

Heather Gooch, Treasurer ['20]
PO Box 201
Glen Haven, CO 80532
1557 Dunraven Glade Rd, The Retreat
(970) 586-5558
hgooch81@gmail.com

Rachel Balduzzi ['21]
1895 Fall River Rd.
Estes Park, CO 80517
(970) 577-1568
snurfala@hotmail.com

Kristen Berg ['20]
PO Box 302
Glen Haven, CO 80532
90 Solitude Court, The Retreat
(970) 586-3947
kaberg1980@gmail.com

Kent Mills ['21]
6530 Pumpkin Ridge Dr
Windsor, CO 80550
(970) 635-2658; (970) 590-4686
kbrillo59@comcast.net

David Stookesberry ['20]
491 Copper Hill Rd, The Retreat
PO Box 363
Glen Haven, CO 80532
(970) 586-9130
dstookesberry@sbcglobal.net

Board Email
RetreatBoard@gmail.com

Recording Secretary
Joan Van Horn
jvhlep@juno.com

Business Service Provider
Hobert Office Services, Ltd.
1140 A Manford Ave.
Estes Park, CO 80517
Ph: (970) 586-9519
Fax: (970) 586-6685
office@Retreat-GlenHaven.org

COMMITTEES:

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

Architectural Control
Peg Sloan
(970) 586-9707
pjsloan@mac.com

Environmental Control
Amanda Gordon, Chair
(970) 577-0636
mandygordon@q.com

Newsletter Editor
Kristen Berg
(970) 586-3947
kaberg1980@gmail.com