



LPROA NEWS—February 2009

2008 ANNUAL MEETING

Lost Park Ranch Owner's Association held its 2008 Annual Meeting on August 2, 2008. In addition to reading the minutes from the 2007 Annual Meeting and giving the treasure's report, an election was held for three board members whose terms were up—Jeannie Melinger, Cliff Pugh, and Elaine Tardy. The three agreed to run again and were re-elected to another 2-year term.

Misi Ballard, a property owner in Lost Park Ranch, spoke about birds in the area and provided a list of birds seen in Lost Park. She also had bird feeders and feed available for purchase.

Bill Van Gundy, ACC Chair reported that Se-

curity Title Company has been checking with LPROA when a property is under contract. A member of the ACC inspects property before it is sold and ACC violations are addressed before the sale can be finalized.

An owner brought up the concern of placement of wind generators. A law in Colorado prevents HOAs from restricting energy devices but it is not clear if there can be any restrictions. The board urged owners who are contemplating installing a wind turbine to speak with their neighbors, as a courtesy. They should make sure they are meeting the setback requirements set out in the LPROA Covenants.

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Save the Date for the next LPROA 2009 Annual Membership Meeting and Potluck on Saturday August. 1 at 10:00 a.m.

SUBDIVISION OF HOUSE CREEK LOT 5

The owner of Lot HC-5 filed an application in Park County for a one-time exemption to divide their 39.94-acre lot into two lots - a tract of 30.23 acres, and a tract of 9.71 acres. Final approval was given at the December 4, 2008, Park County Board of County Commissioners Meeting with the caveat that a legal source of water be obtained.

Most lots in Lost Park Ranch are not eligible to subdivide but Lot HC-5 was determined by Park County to be eligible. The House Creek lots were originally in a separate subdivision with lots of 35 acres or more. After a federal land exchange, many unsold House Creek lots were re-platted into Lost Park Ranch, Filing 2 and a few were left as they were. All of those House Creek lots were placed under the Lost Park Ranch Covenants. A few House Creek lots were already sold but the owners of previously sold HC lots voted to join LPR and became subject to LPR cove-

nants. Although the developers recorded these actions, the House Creek lots were never put through the county's formal subdivision hearing process. This allowed the House Creek Lot 5 owner to file an application with Park County for exemption from subdivision.

At Park County Planning Commission hearing September 9, the LPROA Board expressed concern that adding another lot to the development could impact the water augmentation plan for Lost Park Ranch since the plan provides for one well per lot. The Commission said that Senate Bill 35 allowed this since the land was sold as 35+ acre lot before a certain date, so a resolution was passed recommending approval of the application.

At the October 16 Park County BOCC hearing, the Commissioners spent significant time discussing this proposal. Since the developers recorded a plat of House Creek, but did not go through a formal

subdivision process, and when House Creek lots were put under Lost Park Ranch covenants, there was no formal platting of the House Creek 5 lot; they determined it was eligible to be subdivided. The Park County Attorney explained that the new lot would be subject to Lost Park Ranch covenants, similar to when a developer is planning a subdivision – the covenants are put in place first and then the lots are put under the covenants. The BOCC was concerned that this lot division could impact the Lost Park Ranch water augmentation plan so they wrote a requirement that a legal source of water for the new lot must be obtained before the new lot can be recorded in Park County. This source of water may take the form of a contract with a water supplier who will haul water, but there will be no encroachment on the LPROA water augmentation plan.

HOME OWNERSHIP IN PARK COUNTY

By Neil Underwood, LPR Property Owner, Owner nuDream Homes, nuDream Services

"Protecting your Investment"

We are all very lucky to own property in Lost Park and beautiful Park County. Congratulations! However, during the winter months, there are some things we need to know, and some practical things we can do to Protect our Investment.

First lets start with some facts.

Did you know that Park County is in fact a Sub Arctic Climate in the winter ? Temperatures dropped to a frigid -25 degrees in many locations last year, and there is no reason to expect any difference in temperatures this or any other winter in Park County. Wind chill, can take that temperature down further by 20 - 30 degrees. Snow fall varies, but if the last two years has shown we can expect a good deal of snow on the ground, and maybe even more importantly, blowing and drifting snow can sometime block the roads and access to our homes. The average snow fall for Fairplay was 108.1" for 2007/2008. This was 19% higher than average. Hwy 285 was officially closed 20 times for blowing snow, and several times this year so far.

Many of you live here all year round, many will visit at least a couple of times a month, and some (particularly out of State owners) can only get here a few times a year. Whatever the frequency of your visits, there are many items to take care of when leaving your investment during the winter months.

Winterization.

One of the most important areas is Winterization. This may be a soft shut down, designed to protect your investment for a week or so until the next visit, or may need to be a hard shut down (winterization) for those of you who need protection for months at a time.

A soft shutdown typically follows a few simple steps and each home is of course different. Most important, SHUT THE WELL OFF. This will protect the home for major damage should there be a frozen and split pipe, by preventing water to be pumped into the home. Many owners will drain down the water system as well, and this will greatly assist in preventing water freeze up problems. Also, if visits are fairly frequent, it is quite common to keep the heat system on idle (thermostat setting say 54 degrees) and water heater set to "vacation". It depends, of course, on the type of heat source and controls, but the basic idea would be to maintain some form of SAFE heat source in the home during the week or so you are away. Hard Shutdowns are more involved, but none the less necessary, and will provide the best possible form of freeze mitigation. It will involve a full drain down of the water system, including blowing out the pipes, protection of "P" traps, purge of water using appliances, septic tank treatment, furnace and water heat shutdown, propane check and shutdown, etc... (A check on propane levels and a call to the propane company is advised when you leave for extended periods of time.)

Snow Plowing / Access

Many people think about snow plowing of driveways when they are about to come up for a visit, but you may be surprised how many people forget that the Propane Truck needs access at anytime to check and fill that precious propane tank. The lack of propane is the most common cause of major problems. Last year, a number of unfortunate property owners had their homes freeze up due to lack of access for propane trucks. The propane companies do their best, but there is only a limited length of pipe feed from the truck to get to the tanks, and dragging that hose through snow drifts is just not practical. So, get hooked up with a reputable snow plowing company in the area, and talk to them on your frequency of visits, any trouble spots and concerns. A package price can normally be worked out, or you can work out a pay per plow.

Heat Tape Protection.

Another area that may be overlooked is appropriate application of heat tape to roof valleys, gutters and down spouts. This again depends on the house, the location and even how the home is situated on the lot. The trouble starts in the downspouts. When they freeze from lack of sun and cold temperatures, this ice then leads to an iced over gutter then moves up the roof. In the worst case a leak can occur leading to expensive repairs and usually ceiling/ drywall damage. Those of you with existing homes will know if you have potential trouble spots, but ice dams can typically form in roof valleys, on the north facing side of the house. All homes are different, but depending on how much snow is falling, the temperatures and even the roof type and pitch can determine how much protection may be necessary.

Other things to Think of.

Wood stocking - It may seem obvious to stock wood if you burn wood for heat or even aesthetics, but don't wait until you have 18" of snow cover to get it ready to burn. It will be frozen, wet and likely stuck together in a large ice burg. Keep covered if possible.

Site clearance - Think about garden furniture, humming bird and bird feeders, and loose items on the deck, They all become projectiles when the winds gusts at 80 mph, so its best to take them in, cover and tie them down to prevent a broken window.

Ice Melt - its always worth having a bag or two handy to sprinkle on the entry way and paths, to try and keep them clear and ice free.....no point making the trek and then having to turn around with a sprained ankle !!.

Critters - when the temperatures fall....guess where the critters are going to go to keep warm ? Yes, your home.

So, a little preparation and a good perimeter check will help to identify gaps where they might get in. Once in the home, they are difficult to eliminate, but there are local companies that will assist in that if required.

Many people draft a check list for their mountain home. Not only is this a good way of shutting down your home, but it is useful to go through it before you set of for the "run up the hill" just in case you need any winterization supplies. You all know the closest store maybe up to 45 minutes away, and so advanced planning is important when living in the mountains.

Lastly, make sure you have extra cold weather protection in the vehicle at all times when you travel to the mountains. The roads can be hazardous, and even though the county and private companies do a good job to plow the roads, you never know and cell phones do not work well up here. We have often pulled visitors from the soft stuff and with temperatures well below freezing, an extra blanket, a candle, good pair of gloves, hat, shovel, etc, can make the wait a little more comfortable....even an adventure!

We hope you find this article helpful in forming practical ideas to "Protect your Investment". After all, you have all worked hard to acquire your Dream Home in the Mountains, and when you visit, it's time to relax, not work on a fire drill for a broken window, a burst pipe, trying to locate a dry aspen log or running after a pesky critter.....!!!

Have a happy and prosperous 2009.

For more information or if you have any questions or concerns, as property owners in Lost Park Ranches, we would be pleased to answer them by phone or e-mail and meet in person if required.

(See business card page 8 or website info@nudreamhomes.com.)

POISON vs PETS

By Chuck Schwaller

In Lost Park Ranch we have all kinds of wild critters which potentially can cause damage to our homes and cabins. Of these animals, the smaller species (pack rats, squirrels, mice, porcupines, raccoons, rabbits and such) seem to do the most damage. With this in mind, I would like to relate a story and potential fix that does not project our pets into the middle of this perpetual nature/man battle. Let's hope this doesn't happen to your pet!

As full timers, we gladly watch over several Lost Park cabins (at the request of the owners) during their absence. On one of these occasions, as my wife was checking on a neighboring cabin after the recent power outage, our Black Labrador "Buck" who accompanies us on our rounds, got a hold of a large cube of Rat Poison on the owners' property. Had my wife not witnessed Buck's quick "snatch and swallow" – our beloved Buck would not be with us today. Luckily, quick response by the Fairplay Vet put us on a path of action and hope-filled recovery.

We all understand that there is a leash law in Park County. We also understand that living in the isolation of Lost Park allows us some "prudent" leeway. Many of us walk our dogs on Lost Park Ranch roads. Rarely have I ever seen a pet owner who doesn't have a leash available to secure their pets should that rare car drive by or another "walker" is encountered. Bottom line is that we love our pets, watch out for them and fully understand that we are accountable should they get into trouble.

That said, if a dog, whether on a leash or in close control, smells something good to eat – chances are it will do it's best to eat it – as fast as they can get it into their mouths! Most animal Poisons are an attractant. They smell and taste good. Some poisons are insidious in the way they work. In Buck's case, the poison would have stopped his ability to clot blood. His death would have taken up to two weeks. Slowly, he would have internally bled to death. Other poisons are quick and violent.

Another problem with these poisons is that if the offending animal gets out of the enclosure where the poison is located and dies, any animal that comes along as part of the food chain can also suffer the same death. This not only includes our pets, but also, hawks, eagles, coyotes, mountain lions, bears... you get the picture. In speaking with the local veterinary and, if we do our own research regarding pest control, there are better ways. A few of these ways are live traps, small killing traps (peanut butter enticements work well) or destroying the habitats near your cabins/homes that breed vermin. To quote a veterinarian, "Using poison in or around the home is the lazy man's way to solve a problem."

Sadly, in most cases, we find that a pet has been poisoned after the fact – usually as a result of an autopsy. If you suspect your pet has been poisoned – the way they act (coughing, choking, blue residue (some rat poisons) around the muzzle, chemical smelling breath, etc) – immediately do the following: (1) call a veterinary at his office, emergency service or home; and, follow his/her direction. (2) if that doesn't work AND if you witnessed the poisoning, induce vomiting immediately. If you have a baster or funnel pour 5 to 7 tablespoons of Hydrogen Peroxide down the pet's throat. Depending on the size of the pet, this procedure may require as much as a half a bottle of peroxide. Within minutes the pet should vomit the entire contents of its stomach. If you're unsure if all the contents are expelled, do it again. Remember, you're saving your pet's life. Always, always follow up with a visit to the Vet as soon as possible. Chances are, the Vet will begin doses of an anti-poison agent – such as vitamin K shots and pills that keep the blood clotting (for certain types of rat poisons).



**Please think twice
before using
poison!!
There may
unintended victims.**



**Important phone number:
Park County Animal Hospital - 719-836-1717**

TARRYALL FISHING CLUB NOTES



Fishing Passes

Fishing Passes are usually sent out in April along with the TFC Annual Meeting notice. Be sure to watch your mail. Membership cards and four guest passes for each lot should be included. Call a board member if you want to purchase extra Guest Passes or hang tags.

A Sad Note

Leonard Reed, a TFC Board member and a Stagesop resident, has passed away in September. He will be missed.

Thank You

The TFC would like to acknowledge and thank Chuck Schwalier and Virginia Skeffington for their service on the TFC board.

Access Points

Have questions about access points? Need extra guest passes or a hang tag? Contact a TFC board member

2008 and 2009 TFC Annual Membership Meetings

The 2008 TFC annual membership meeting was held on May 31, 2008. Elections were held. Chuck Schwalier and Virginia Skeffington did not opt to run for re-election. Two new board members, Bob Ballard and Rusty Scott, were elected and Theresa Pugh was re-elected.

The 2009 TFC annual membership meeting will be held May 30, 2009, at the Jefferson Community Center. A notice will be sent with fishing passes in April.

2008-2009 TFC Board Members

President - Bill VanGundy	719-836-0845
Vice President - Paul Grossnickle.....	303-841-5206
Secretary - Rusty Scott.....	303-888-8771
Treasurer - Theresa Pugh.....	303-979-6269
Members-at-large –	
Bob Ballard	303-773-6765
Ken Black.....	303-665-6835
or.....	719-836-2095
Marv Thompson	719-836-1941

LEGAL UPDATE

There has been no progress on reaching any sort of agreement with the owners of the Observatory Rock Bison Ranch. The three-person committee—a representative from each of the three boards—has been working to draft a letter agree-

able to all three boards. The letter is to be sent out to all of the property owners in Stagesop and Lost Park Ranch to explain the issue and to ask for input regarding whether the membership wants to proceed to litigation.

QUAGGA MUSSEL ALERT

In October 2008, DOW reported that it had confirmed the presence of quagga mussel larvae (similar to Zebra mussels) in Tarryall Reservoir in Park County. So why do we care? The invasion of the Quagga mussel could cause rapid shift in the aquatic ecosystem. Quagga mussels rapidly filter phytoplankton and other nutrients from water, disrupting the natural food and biochemical cycles. This means a marked depletion in the dissolved oxygen necessary to support the biochemical cycles that provide nutrients and food for listed native fish and other riparian/river-dependent species. Quagga mussels are an inedible shellfish native to the Dneiper River drainage in Ukraine and were first found in the Great Lakes in 1989. Quagga populations grow exponentially. A single mussel can produce 30,000 to 40,000 fertilized eggs in one breeding cycle, equating to almost one million eggs released per Quagga per

year. Quagga prefer standing water (reservoirs and lakes), but can survive in the moving water of rivers and canals for many days. This means that they can be transported easily from one location to another in anything that has been in and retains water.

What can be done?

- Clean and check and dry off all parts and equipment that came in contact with water.
- Empty bait buckets into trash. Do not empty any bait fish into the lake or reservoir.
- Potassium Chloride: an effective mussel-killing remedy that works on both adults and veligers is a 200 parts per million solution of potassium chloride (KCL). You can make this solution by thoroughly mixing one teaspoon of dry KCL crystals in 2 gallons of water.

- KCL mixed in the solution described is deadly to zebra and Quagga mussel adults and veligers. However, it is harmless to other aquatic organism and humans. It also has extremely low corrosion characteristics and has been used in the oil well drilling industry for decades. Potassium chloride crystals are available at many home improvement stores and water softener suppliers. The Morton Salt Company offers KCL in 40 pound bags. Using a car wash or home power water sprayer is not adequate to kill and/or remove zebra or quagga mussels. **IMPORTANT! – Do Not Use** any other kind of salt solution. Typical household salt used for seasoning and food consumption is Sodium Chloride (NaCl). It will not kill quagga mussels



Quagga Mussels are 3/4 inch in size.

WOOD CHIPPING PROGRAM

By Misi Ballard

LPROA property owners are again being offered the opportunity to participate in the Slash/Mulch program operated by the Coalition of the Upper South Platte (CUSP) as part of their fuels reduction defensible space initiative. Turn that pile of fallen trees and branches into wood chips and help minimize fire risk.

CUSP asks only for a donation for this service which they estimate costs about \$70 per hour. This estimate, though, may be off-set by a cost-share program that is sometimes available to LPROA through the Colorado State Forest Service.

CUSP will bring a wood chipper to your lot and work with you (us) to get rid of deadwood. They cannot take trash, weeds, roots, or lumber but will help you chip any slash and trees up to 12 inches in diameter. **This is a community program so those who sign up will all work together going from lot to lot to get the job done.**

Property owners need to provide their own work gloves, protective glasses, long shirts and pants. Plan on working with the group from approximately 9 a.m. to 4 p.m.

CUSP has specific guidelines concerning slash pile stacking and placement, so please be sure to contact Misi Ballard (contact info listed below) for these guidelines.

This is a great opportunity make your property a defensible space in the event of a fire. You will save yourself the trouble of trying to haul it somewhere or getting a burn permit and you will get a chance to meet some of your neighbors.

Space is limited so if you want to participate, please call **Misi Ballard (303.773.6765)** for more information and to **sign up for LPROAS's chipping day, set for August 29, 2009.** You may also e-mail Misi at mayaweavers@hotmail.com.



CALL TO RESERVE A PLACE ON THE LIST!



In need of help to clear and stack wood on your lot? Call Dan Boyd for an estimate. (See ad on page 8.)



Stay informed. . . There can be a \$1,000 penalty for burning during a ban!

HOW DO I KNOW A BURNING BAN IS IN EFFECT?

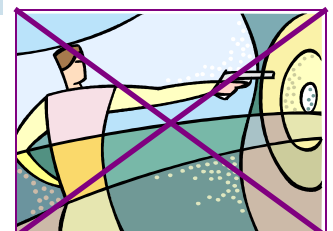
Burning bans can be put into effect by Park County or by the Jefferson-Como Fire Protection District. Be aware of the various burning bans that are issued from time to time. County Burn Ban or District Burn Ban means no fires on any property in the Fire District. It is each citizen's responsibility to know the current burning status and what is or is not allowed.

There is a sign at the main entrance to Lost Park Ranch that gives notice when there is a burn ban. To find out the burn status before you come up to the area, check the Park County website at http://www.parkco.us/main_page.htm or the fire district website at <http://www.jcfd.org>. You can also call the fire station - 719-836-3244 or the sheriff's office - 719-836-2494 (24 hour coverage).

NO SHOOTING ALLOWED IN LOST PARK RANCH

Shooting of firearms is not allowed in the Lost Park Ranch Subdivision. This includes the fishing ponds and any other common area. However, Lost Park Ranch is surrounded by national forest and shooting is allowed there.

If you go to the national forest to shoot, please be extremely careful. Make certain you are not shooting across a road or trail or onto private land. Landowners who feel they are being endangered by shooting should call the Park County Sheriff.



COUNTY ROAD 77 IMPROVEMENT PROJECT



The Federal Highways Administration has reported that the Tarryall Creek Road/Park County 77 Road Project from Stagesstop to Tarryall Reservoir is being considered for funding as part of the federal economic stimulus package. If such money materializes, the project could begin in 2009. We should know by early March. Otherwise, the road project will remain on the schedule to begin in 2010, funding permitting.

USEFUL PHONE NUMBERS

Park County Sheriff's Office: Emergency 911
 Fairplay: (719) 836-2494
 Bailey: (303) 838-4441
 Dispatch (719) 836-4121
 South Park Ambulance District: Emergency 911
 (719) 836-2055
 Intermountain Electric Service: (303) 688-3100
 Or 1-(800) 332-9540
 Propane Services:
 Ferrellgas (719) 836-0378
 Bailey Propane (303) 838-5411
 Allstar Gas (719) 836-2474

Park County Animal Control (719) 836-4380
 (7 AM – 7PM 7 days a week)
 Park County Road and Bridge (719) 836-4277
 Or (303) 838-5080
 Park County Road Conditions 719-836-4134
 Colorado Dept of Transportation Road Conditions
 (303) 639-1111
 or 511 within Colorado
 Colorado Division of Wildlife (Area 1) (303) 291-7227
 Colorado State Forest Service (Woodland Park)
 (719) 687-2951
 Or (719) 681-2921

WILL MY CELL PHONE WORK IN LOST PARK?

Try driving to these locations:

1. Cul-de-Sac on Hour Glass Court on Hour Glass Court
2. Forest Service Road between Eagle Rock Road and CR 77 (Approximately 1 mile off of CR 77)



LOST PARK 911 EMERGENCY PHONE CALL

You're at Lost Park and you have an emergency! Contact one of these "full-time" residents and they will let you use their phone in an emergency! Be considerate of their privacy!

Bill & Maxine Van Gundy
 1115 Willow Way

Chuck & Judy Schwalier
 End of 632 Hourglass Court

PROPOSED TOWER TO IMPROVE CELL PHONE SERVICE

Commnet Wireless is making headway in an effort to erect a tower on a hilltop located in the SW1/4 of section 33, T09S, R75W, 6thP.M. The service access is addressed as 300 Falcon Road, Como, CO. A hearing before the Park County Planning Commission is scheduled for March 10th, 2009, and another hearing before the Board of County Commissioners will be held April 16th, 2009. Both hearings are open to the public and will be held at the BOCC Meeting Room, 501 Main Street, Fairplay. You can write cards or letters to the Planning Commission @ P.O. Box 1598, Fairplay, CO 80440 and/or to the County Commissioners @ P.O. Box 1373, Fairplay, CO 80440.



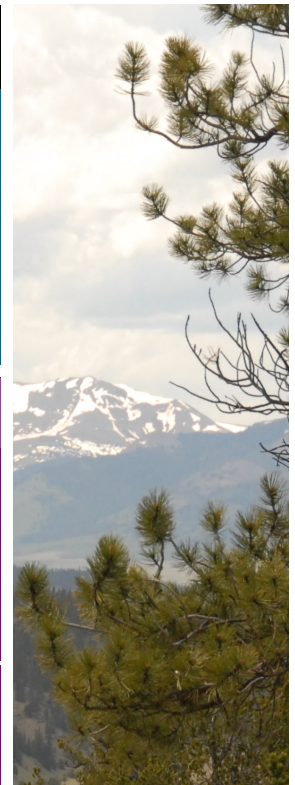
Don't be the one responsible for a bear developing a taste for "junk" food. Dispose of your garbage properly.

BEAR PROBLEMS???

Lost Park is bear country. The biggest part of the equation for co-existing with bears is you. Never try to attract bears and never feed them. Remember to take your feeders in when you are not at home and always take them in at night. For help with a problem bear, call the local Colorado Division of Wildlife at (719) 836-4341 or (719) 836-2207 or email our local Ranger Mark Lamb mark.lamb@state.co.us.

LOCAL EMERGENCY PLANNING COMMISSION

Park County provides a number of emergency planning and preparedness tips and brochures. Check out the website at www.parkco.us/oem.htm for more information.



LPROA BOARD OF DIRECTORS

President—Cliff Pugh
303-979-6269 (H)

Vice Pres.—Randy Connett
303-840-2219 (H)

Secretary—Jeff Cohn
E-mail nhocj@yahoo.com

Treasurer—Gary Jasper/Judith Disch Jasper
303.451-5982 (H)

Member-at-Large—Jeannie Mellinger
303-451-8169 (H)

Member-at-Large—Elaine Tardy
303-973-8950 (H)

These numbers are provided to members to contact your elected board members—please treat them as confidential.

Moving? Zip Code Changed? New E-Mail address?
Remember to notify the Lost Park Ranch Owner Association Secretary or Treasurer of your change of address.
The Post Office returns mail for improper zip codes.

LPROA sends out dues reminder notices as a courtesy but it is your responsibility to let us know of any address changes.



Elk in Southpark

LPROA Board Meetings

LPROA Board Meetings are open to the membership—if you want to attend a board meeting please contact one of the directors listed above and they will provide you the details of the date, time, and place of the next meeting. We welcome your participation and ideas so come and support your association when you can!

ARCHITECTURAL CONTROL COMMITTEE

ACC MEMBERS
Bill Van Gundy - 719-836-0845
Frank Grange - 719-534-0272
Gary Barnhart— 303-988-0200
Bill Van Gundy, Frank Grange, and Gary Barnhart are your elected members of the ACC. They can answer questions and help you and make the building process as smooth for you as possible!

BUILDING
If you are planning to build any type of structure in the Lost Park Ranch development, you MUST submit a building request to the ACC. ACC approval is required before proceeding even if Park County does not require you to get a permit—it is part of the Lost Park covenant requirements!

ACC REQUEST FORM
An ACC Form, *Request for Architectural Control Committee Approval*, is available on the LPROA Web site for download or it will be mailed to any member who requests a copy of the form.

WELL PERMIT
Well permits are issued by the State Engineer's Office at the Colorado Division of Water Resources. Contact Ground Water Information of the Denver office at 303-866-3587. Hours are Monday through Friday from 9 a.m. to 4 p.m.

WELL REPORTING REQUIREMENT
After drilling is complete, please record the following information and pass it to the ACC or a Board member. (We must include it in our yearly water augmentation report .)

- Name
- Address
- Telephone Number
- Lost Park Lot No.
- Well Permit No.
- Household or Domestic Use?
- Cabin or Vacant Lot?
- Full time or occasional use?
- Amount used per year/season?



FILL DIRT
Is it true that residents of Lost Park Ranch can get fill someplace in Lost Park?
Yes, but only with permission from the board. The fill from outlot B can be used only for septic leach fields.
It is not permitted to remove material from the area next to the roads near the ponds or any area next to the county roads in the development.

Advertisement removed by request of member who placed it.

Lost Park Builders Inc.

General Contractor

Bill Van Gundy
General Manager

1115 Willow Way LP-C6
Jefferson, Co 80456

office 719 836 0845
cell 719 839 9268
fax 719 836 0206
email blvangundy@aol.com
www.lostparkbuilders.com



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Dan Boyd
Proprietor

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- Specializing in
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JCCA "WORLD FAMOUS" PANCAKE BREAKFASTS

The Jefferson Community Civic Association holds three all-you-can-eat pancake breakfasts each year at the Community Center in Jefferson on the Saturday before Memorial Day, Fourth of July, and Labor Day. Mark your calendar for Saturday, May 23, July 4 and Sept. 5. Come eat your fill of pancakes, sausage, ham, eggs, and drinks. You can also help support the JCCA in other ways – become a member for \$20 family per year, volunteer your time to help with a project, or rent the center for family occasions etc. Check out the JCCA's new web-site at www.jccacolorado.org.

Advertisements

Classified Ads are Free to LPROA Members; Business Card Ads are \$5 for LPROA Members and \$25.00 for Non Members.

Introducing:
nuDream Services
Protecting your Investment

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Home Security Property Management
Snow Plowing Winterization

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service@nudreamhomes.com
www.nudreamhomes.com

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SABIN L. MCKINSTRY

Carpentry Services
Authorized Bergey Wind Turbine Dealer

595 Spade Place, LP-C2, Jefferson, CO 80456
Phone/FAX (719) 836-3356 Cell (303) 941-1936

If you would like an estimate for thinning and clearing dead trees from your property, call Dan Boyd at 719-836-9117.

CABINS-LAND-HOMES

Jefferson Real Estate, Inc.
Mountain Properties
Nearly 40 Years In Park County

A Full Service Real Estate Co.

MLS
MULTIPLE LISTING SERVICE

<p>FAIRPLAY, CO 866.869.0864 719.836.2615 Fax: 719.836.1852 www.JeffRealPark.com</p>	<p>JEFFERSON, CO 800.686.0822 719.836.2615 Fax: 719.836.0236 www.JeffReal.com</p>
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