



Lost Park Ranch Owners  
Association  
www.lproa.org

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# LPROA NEWS



**Lost Park Ranch Owners  
Association Address**  
Lost Park Ranch  
Owners Association  
967 Al Gulch Road  
Jefferson CO 80456

**LPROA  
BOARD OF DIRECTORS  
PHONE NUMBERS**

**President—Cliff Pugh**  
303.979.6269 (H)  
303.445.2151 (W)

**Vice President—Chuck  
Schwalier**  
719.836.4502 (H)  
719.570.4660 (W)

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

**Accountant—Ralph Norman-  
Strehler**  
303.975.2990 (H)

**Member-at-Large—  
Jeannie Mellinger**  
303-451-8169

These numbers are provided for  
your use to contact your elected  
board members—please treat  
them as confidential for anyone  
other than a member.

Board of Directors meetings are  
always open to the member-  
ship—if you want to attend a  
board meeting please contact  
one of the directors listed  
above. We welcome your par-  
ticipation and ideas!

**LPROA BOARD OF  
DIRECTORS  
MEETING SCHEDULE**

January 12, 2005 Ltn, Colorado  
March 12, 2005 Lost Park Ranch  
May 26, 2005 Ltn, Colorado  
July 30, 2005 Lost Park Ranch  
August 6, 2005, Annual Meeting,  
Jefferson Colorado

**TWO WORK DAYS AT LOST PARK:**

We will be calling for volunteers for work that needs to be done at our lake by the entry to Stagesstop. We need to put a fence around the pump house, do some general clean-up, and make some repairs to the existing fence. There are also other chores that need doing on our two outlots surrounding the ponds in Lost Park that hold Stagesstop's augmentation water.

The weekends selected for the work details are the May 14<sup>th</sup> weekend and Memorial Day weekend. We'll call volunteers who have already signed up, and if you didn't sign any volunteer sheet but are up on your property and willing to donate a few hours, look for work crews at either lake location. The Tarryall Fishing Club meeting is May 14<sup>th</sup>, so work that day will not begin until after the 10:30 a.m meeting.

**FOR DISCUSSION AT OUR ANNUAL MEETING –  
A CLEAN-UP DAY:**

Please give some thought to a suggestion made to the Board of having an annual spring clean-up day. We would like to discuss this at the annual meeting in August. The suggestion is that we rent a dumpster, or a roll-off, for a spring weekend, for general trash removal from your lot and our road edges. Wood debris can be taken to the slash pile on Elkhorn road any time, so this spring cleaning proposal would be for general trash clean up.

Also as a part of that discussion we'd like to revisit the topic of a trash pick-up service for the development. There are some serious pluses and minuses to this issue. At last look, there were not enough people interested to make it worth a trash company's time to come into the development. Sidebar issues also would include others coming into the development and dumping their trash (campers from Tarryall once the campground is open again, etc.), as well as bear-proofing the trash collection area, and keeping it tidy.

**TRASH TALK**

PLEASE do not leave trash at the firehouse or the ponds. We do not have trash removal service in Lost Park Ranch. At this point in Lost Park's life, trash companies will not come to our subdivision so pack your trash home with you. If you notice anyone leaving their trash, record their license plate and report it to a board member.

**LOST PARK IS GROWING**

As we drive through our mountain subdivision, we notice how stunning the view is as it changes around every corner. We also notice that we are rapidly becoming a community of dwellings, with cabins and homes being built everywhere. This is especially noticeable in winter, when the Aspens have shed their leaves. The quote as we drive through is: "I'll bet in the summer you'll hardly see that place from the road."

Here are some statistics from Chairperson of our Architectural Control Committee, Bill Van Gundy. Without having him go back through years of records, some of these totals are estimates, but nonetheless interesting. There are approximately 116 dwellings in Lost Park at this writing. Of those, eight are full-time residences, as opposed to second homes. This current year, there are four homes under construction, and plans have been submitted for three more. In the past several years, plans submitted to the ACC involve dwellings averaging approximately 2,000 square feet, so not only are we building more, we're building bigger, too.

Bill also advises that there will soon be new mandatory rules for installing septic systems above 9,500 feet altitude. He indicates you will be required to have your profile hole inspected after June 15 and before October 15.

We have a good-looking community in Lost Park, and our members are to be congratulated on keeping their properties neat, natural, and well cared for.

We're on the Web!  
www.lproa.org



**NEW SIGN**

The Lost Park Ranch Board has completed the installation of a new main subdivision sign for our Tarryall Road entrance. In addition to being attractive, the sign has larger reflective lettering and should help when emergency personnel must access our subdivision. Kudos to Jeff Cohn for seeing this project through.

**DO YOU HAVE QUESTIONS CONCERNING LOST PARK RANCH?**

The Board of Directors is soliciting your input regarding the interest the membership might have in compiling a 'Frequently Asked Questions List' that could be published on the web page or in hardcopy for distribution to the membership—if you are interested in this possible project contact Jeannie Mellinger via phone or email. Email address: [Mellijt@aol.com](mailto:Mellijt@aol.com)

**COUNTY ROAD 77 IMPROVEMENT PROJECT**

According to the Federal Highway Administration, Congress has not passed the Highway Bill for the past two years. It appears, however, that passage should be coming soon. Once passed, John Knowles from FHWA indicates that work on CR 77 will be awarded this summer, and surveying and fence work can be completed yet this year. If this plan comes together, and it is expected to, the actual construction work on the road itself will begin, not this spring, but next in 2006. Therefore the County continues to be responsible for upkeep, and spring/pothole season is here.

Cliff Pugh indicates his impression is that there are more residents in Stagesop and therefore they do the most calling on road disintegration and potholes, thus the patching usually tapers off after their turn-off, based on the Principle of the Squeaky Wheel.

FYI, the direct line into Park County Road and Bridge is (719) 836-4277.



**Bear or Mountain Lion Problems?**

You can contact Mark Lamb, Colorado Department of Wildlife at 719-836-4343 or email: [mark.lamb@state.co.us](mailto:mark.lamb@state.co.us)



**ARCHITECTURAL CONTROL COMMITTEE**

**BUILDING IN LOST PARK?**

If you are planning to build in Lost Park please ensure you have submitted a building request to the ACC. Mr. Bill Van Gundy and Mr. Bernie Petrone are your elected members of the ACC. If you plan to build any type of structure in the Lost Park development you **MUST** get ACC approval before proceeding. This approval is required even if Park County does not require you to get a permit—it is part of the Lost Park covenant requirements!

**Please Note:** A new ACC Form, Request for Architectural Control Committee Approval, is available on the LPROA Web site for download and will be mailed to any member who requests a copy of the form. Your ACC members also have these forms readily available at Lost Park Ranch and they are both full time residents there—stop by, pick up a form, ask questions and get to know Bill or Bernie—they are here to help you and make the building process in Lost Park as painless for you as possible!

Your building plans will no doubt include drilling a well—after drilling is complete, please record the following information and pass it to the ACC or a Board member. (We need it to include as part of our yearly water augmentation submission.)

- Name
  - Address
  - 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?
  - Telephone Number
- If you have any questions contact: Bill Van Gundy 719.836.0845 or Bernie Petrone 719.836.0502

**Reminders from the Fire Chief**

All property owners should put up blue reflectors on posts at the entry to your lot with big lot numbers so the firefighters can locate your property.

There is a fire pit at Indian Mountain that we can all use to burn scrub, trees, etc. Call Chief Anderson at 719-836-3244 for information.

**DATE FOR THIS YEAR'S ANNUAL MEETING**

Please get out your pens, pencils or highlighters and mark **August 6** on your calendars for a weekend at your property and the Saturday meeting at the Community Center in Jefferson. More details will be available later in the year. We don't yet have information on a guest speaker (any suggestions?), we will have board member elections, a comprehensive TFC update, etc., and then there's the pot luck afterwards. It has been suggested that if you bring your special dish, you might be willing to make a few copies of the recipe, for friends and neighbors who will surely want it. There have been quite a few culinary delights at our pot lucks, so the odds are good that this year will be no exception.



### SPRING MEANS BLACK BEARS

Traditionally, April is the month we see bears emerge from their dens and begin their forage in our community. The sows are seen usually with up to two, sometimes three cubs. Their appetites are voracious. They will be looking for easy handouts. Bears are 85% vegetarian but they are also opportunistic scavengers. Garbage, pet food, bird feeders (especially hummingbird feeders) are easy targets for them.

As we enter the Spring, Summer, and early Fall months, we can expect the occasional encounter with these creatures. Here are some helpful tips:

- **Food:** If you are inclined to feed the birds, take your feeders in when you are not at home and always take them in at night, regardless. This is the number one attractant in Lost Park. Also it would be wise to avoid seed "spills" beneath the feeder and make it a habit to clean up these areas. Never leave pet food or garbage outside. Don't rely on a bear-proof container (if they can smell it, they'll try to get at it). Windowsills, especially in the kitchen, produce wonderful aromas – and attract bears. For those of you brave hearts who tent camp – consider food inside your tent (with you sleeping inside) tantamount to being a big burrito in the eyes of a bear. Also, for the open-air campers – keep all food secured in scent free containers and locked in your vehicle (although this in itself is no guarantee).
- **Cubs:** If you see cubs, **STAY CLEAR!!** Momma bear is usually very close and she will protect her cubs with her life – and possibly yours. Although they look really cute and cuddly, they are wild animals with incredible strength.
- **Confrontation/Attack:** Black Bears are usually people-shy and, unlike Grizzlies and Cougars, do not "hunt" people as a general rule. If you see them, avoid them. If you are in your house, or your car, or your RV – don't go outside to confront them. If they seem to be persistent and are enamored with you or what you have – make noise. If you meet them in the open, make yourself "look big," talk softly and back/walk away slowly. Do not turn and run because that action could signal the "chase mode" in their little brains. If you are attacked, do your best to protect your vitals and fight like heck (you only play dead with Grizzlies). Having a bear, with or without cubs, "pestering you" is not an "attack." If you shoot a bear in self-defense, Mark Lamb says that you had better have claw marks on the end of the barrel. Shooting a bear (or cubs) in a tree, shooting a bear (or cubs) from your window or deck, or shooting a bear that is running away does not constitute self defense. Sadly, neither does a bear that is attacking your pet constitute an immediate danger to you. You bear (no pun intended) the responsibility of your actions.
- **Who to call:** If you have a problem bear, call the local Colorado Division of Wildlife at (719) 836-4341 or (719) 836-2207 (our Ranger, Mark Lamb). Let the professionals handle the problem. Remember, though, 95% of the time, the problem is not the bear, the problem is you. Lost Park is bear country. They were here first!! Enjoy them, they are beautiful creatures.

### TARRYALL FISHING CLUB CLOTHING

Have you seen those great TFC hats and shirts? They are embroidered, and a ball cap is \$14, bucket hat \$14, and denim shirt \$29 for lightweight and \$38 for heavyweight. Because the logo is already done at the shop, you also have the option of supplying your own clothing (say that nice fleece vest or your nicer cabin jacket without the holes), and the TFC logo can be embroidered on it for just \$10. You'll need to drop the item off at Theresa Pugh's home, and pick it up when it's finished, but – such a deal! For more information call Theresa at 303-979-6269.

Chuck Schwalier wore his hat fishing on his on his fishing trip to New Zealand, and it was such hit he thinks he could have sold a whole suitcase full over – er – down-under there.

### 2005 ANNUAL DUES

By now, you should have paid your dues. If you misplaced your notice you can refer to the LPROA webpage for information on dues or contact:

Ralph N. Strehler  
Tel/fax 303-975-2990  
2862 S. Quitman Street  
Denver, CO 80236

A late fee of \$25 (per lot + per year), will be applied to any dues

### LOST PARK RANCH WEATHER

Keep up with weather conditions at Lost Park!

Check out this site: <http://srrl.nrel.gov/spm>

### Lost Park Cell Phone Access

1. Cul-de-Sac @ Hourglass Court
2. Forest Service Rd between Eagle Rock Drive & CR77 (~1mile off CR77)

### LPROA 911 EMERGENCY CONTACTS

**You're at Lost Park and you have an emergency! You have your trusty cell phone but it won't work—now what? Contact one of these "full-time" residents and they will let you use their phone!**

#### Be considerate of their privacy!

Bill Van Gundy  
1115 Willow Way

Bernie & Joan Petrone  
866 Derbyshire Rd

Chuck & Judy Schwalier  
End of 632 Hourglass Court

**ONLY USE THEIR PHONES IN CASE OF A 911 EMERGENCY!**



**Summary LPROA -- Annual Meeting , August 07, 2004**

Guest Speakers—South Park Ambulance District. Chief Mattson provided an overview of the services provided by the South Park Ambulance District. The ambulance district is not volunteer-served, it employs paid professionals. Our service area is classified as "Frontier". Mark Lamb, Colorado Division of Wildlife provided an update on basic rules for co-existence with wildlife, including bears, mountain lion, elk and deer. If you are contemplating the installation of a fence, area wildlife need at least an 18 inch space at fence bottom and no more than 42 inches of overall height.

Treasurer's Report- Treasurer Ralph Strehler provided a comprehensive Financial Statement covering January 2004 through August 7, 2004. A motion was made and passed unanimously to approve the Treasurer's report as presented. Ralph Strehler recommended an increase in total annual membership dues from the current \$70 to \$75. This increase is associated with higher general insurance rates and new Board of Director's insurance costs. A motion was made to increase the dues to \$75 and majority passed with one member casting a dissenting vote. The board also announced the intent to establish a \$20 fee for any returned checks. Discussion took place on the costs to repair the pond liner. A member made a recommendation that the board consider informing all membership via mailings on the cost details associated with maintaining the pond liner and other Lost Park Ranch issues. After some discussion it was determined that this suggestion is of merit and will be addressed at a future board meeting. Thanks were expressed to Ralph for his volunteer services that provide extensive financial tracking, reports and important recommendations to the board. Web Page Update -The Lost Park Ranch web site had been completely revised on January 12, 2004. Members are urged to view the site at <http://www.lproa.org/> The site was most recently updated on 6/17/04 and has a variety of current information on Lost Park Ranch. Our thanks go to Mr. Neil Pugh, who revised and updated our web site.

Committee Update - The Architectural Control Committee Currently has two members. These two members, Bill Van Gundy and Bernard Petrone, expressed a need for an additional ACC member to participate on the committee. Mr. Frank Grange volunteered to join the ACC as the third member. As a reminder, the ACC has a form for members to use to obtain approval to build at Lost Park Ranch. This form is available on the LPROA web site. Covenant Control - Discussion reference abandoned trailers in Lost Park took place. Although it was generally recognized that this problem is not as prevalent in Lost Park Ranch as some other subdivisions, it was indicated that uniform enforcement of existing regulations pertaining to this problem is important.

Coordination with other area HOA's-The Indian Mountain subdivision is working with the county building department to enforce existing codes. There is an effort to conduct meetings between the various area subdivisions in an attempt to combine the influence of our HOA's to address issues pertaining to existing codes and Land Use Regulations.

Water Augmentation Plan - There is adequate water in our pond this year. Thanks were expressed to Mr. Bill Van Gundy for the excellent job he has done in maintaining the pond site. The annual augmentation report determined that an additional well (LPR Firehouse) should be added to the report in the amount of .11 acre feet. Tarryall Fishing Club Update—Theresa Pugh provided information about the Fishing Club Annual Meeting, which included a guided tour of portions of the Tarryall River. A written commitment for title insurance on Fishing Club areas has been obtained and a survey describing these areas is in the process of being completed. Discussion took place about river patrols monitoring the Fishing Club areas and there was clarification with regards to guest passes. Tarryall Fishing Club shirts and hats are available for sale and if you need a copy of Fishing Club rules please see Theresa. Thanks to Theresa Pugh for her hard work to help maintain our fishing rights. LPROA Board Member Elections Two board member terms (Cliff Pugh and Chuck Schwalier) were scheduled to expire. A motion was made and unanimously passed to re-elect both of these members to the LPROA Board.

**Lost Park Ranch - Classified Ads**

Contact a board member to place an advertisement.

Lot 116 for Sale

Contact Diego Portillo - 303-637-1328

719-836-0845  
Cell 303-907-1731



**Lost Park Builders, Inc.**

Custom Builder

1115 Willow Way  
Jefferson, CO

Bill Van Gundy

CABINS-LAND-HOMES



Jefferson Real Estate, Inc.  
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Over 30 Years In Park County