



Lost Park Ranch
Owners Association
www.lproa.org

May 16, 2006

LPROA NEWS



SENATE BILL 100 OPERATING POLICIES FOR LOST PARK RANCH

Senate Bill 100 (SB 100) was passed in the Colorado Legislature last year. This bill clarifies the legislation passed in the 1990's regulating Homeowner's Associations; the Colorado Common Interest Ownership Act (CCIOA). The LPROA Board had a law firm review the Declaration of Protective Covenants of Lost Park Ranch, the Bylaws of the Lost Park Ranch Owner's Association and the Association's Articles of Incorporation to assure compliance with these policies. With the assistance of legal council from the law firm of Winzenburg, Leff, Purvis and Payne; the Lost Park Ranch Board of Directors developed and adopted the following Lost Park Ranch Owners Association documents:

- Policy Regarding the Adoption and Amendment of Policies
- Policy Regarding the Conduct of Meetings
- Director Conflict of Interest Policy
- Policy Regarding Inspection and Copying of Association Records
- Reserve Fund Investment Policy
- Notice and Hearing Policy
- Collection Policy

Each homeowner is receiving a copy of these policies with this year's newsletter.

LPROA BOARD OF DIRECTORS

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

Vice Pres.—Chuck Schwalier
719-836-4502 (H) 303.359.6348 (W)

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—Bill Van Gundy
719-836-0845

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

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 and Mr. Frank Grange 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. Bill and Bernie are both full time residents of Lost Park Ranch — stop by, pick up a form, ask questions — 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	Cabin or Vacant Lot?
Address	Full time or occasional use?
Lost Park Lot No.	Amount used per year/season?
Well Permit No.	Telephone Number
Household or Domestic Use?	

If you have any questions contact: Bill Van Gundy 719.836.0845 or Bernie Petrone 719.836.0502 or Frank Grange 719-534-0272.

FISHING PATROL

The TFC has arranged to hire law enforcement officers this summer to help us patrol our ponds and the river on some weekends and weekdays. We will still use TFC volunteers in conjunction with officers so please continue volunteering to patrol.

When you are fishing, please carry your personal identification, your Colorado fishing license, and your TFC membership card or a guest pass. The TFC will give the officers a list of the rules and a list of lot owners so they will know who is eligible to fish. Lot owners are responsible for their guests so please be sure to inform them of the TFC rules and instruct them on the proper way to fill out a guest pass.

The TFC thanks everyone who has volunteered to patrol the ponds and the river over the years, and we encourage you to continue patrolling. We realize that it has been difficult to enforce regulations beyond the warning stage. We hope that hiring the officers will improve the fishing for everyone.



WOOD CHIPPING PROGRAM

This year, LPROA property owners can 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 and turn that pile of fallen trees and branches into wood chips. CUSP will bring a wood chipper to your lot and work with you 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.

CUSP asks only a donation for this service which they estimate it costs about \$70 per hour to provide. This is a great opportunity to get rid of that wood you have been collecting to 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.

Saturday, June 17 is the date the CUSP chipper will come to Lost Park Ranch. Space is limited so if you are interested in participating, call Theresa Pugh at 303-979-6269 or e-mail cliffordapugh@aol.com. We may be able to reserve a second date later in the fall if there is enough interest.



STREAMBANK RESTORATION PROJECT

Tarryall Creek, near the pumphouse that LPROA uses for pumping water into its water augmentation pond near Stagesstop, was getting closer to the pumphouse each year due to erosion. Last October, LPROA obtained a US Army Corps of Engineers 404 permit to work in the stream. A group of volunteers met at the pumphouse and installed shallow wire frames called Reno mattresses along the bank then filled them with rocks to stop the erosion. It was hard work but the group was able to finish it within the day. We want to express thanks to the volunteers including Jeannie Mellinger who organized the workday and everyone who worked on the project: - Bill Van Gundy, Bernie Petrone, Bruce & Bob Meachum, Chuck Schwalier, Dan Boyd, Sabin McKinstry, Jeff Cohn, Dave Johnson. Ken & Mary Black, Cliff & Theresa Pugh

WORKDAY VOLUNTEERS WANTED

LPROA will be organizing a couple of workdays this year to do a few things like burying the water line for pumping water into the water augmentation pond at Stagesstop, installing a gate on the road to the pond, and cleaning up around the firehouse. If you are willing to be on the list of volunteers, please contact one of the LPROA board members.

FILL DIRT

Is it true that residents of Lost Park Ranch can get fill dirt someplace in Lost Park? Yes, but only with permission from the board. The fill from outlot B located at Willow Way and Willow Way Court can be used for septic leach fields only. You do not need a permit but you do need permission from the board. It is not permitted to remove material from the area next to the road near the lower pond or any area next to the county roads in the development.

COUNTY ROAD 77 UPDATE

The contract for the first phase of the work on County Road 77 has been advertised by the Federal Highway Administration (FHWA). If everything goes as planned the contract should be awarded around the first of May and work should begin at Jefferson in June and proceed toward Lake George either 8.6 miles or 13.0 miles. The actual length to be reconstructed will be determined by the amount of the bids. The planned scope and duration of the first phase will be announced when the first phase contract is awarded. Completion of the construction on this section is expected by September of 2007.

There may be slight delays when the construction is underway; however the contractor is required to allow passage of traffic. At certain times it may be advisable to use County Road 34, Packer Road (4 miles past Jefferson on US 285) to avoid construction delays.

You can get more information on this project by checking the Federal Highways web site at <http://www.cflhd.gov/projects/co/tarryallCreek/index.cfm>. LPROA will post information or links to a web site where information can be obtained on construction delays and schedules and we will post an update on the web site at www.lproa.org when more information is available.

When this long awaited project is completed we will be out of the pothole zone for the foreseeable future.

FIRE BAN

There are no open fires allowed in Park County at this time. Check the sign at the entrance for updates.



LPROA ANNUAL MEMBERSHIP MEETING & POTLUCK

August 05—10:00 AM
Jefferson Community Hall

Plan now to attend or send a proxy to a friend or an LPROA board member.

MOVING???? Don't forget to notify the Lost Park Ranch Owner Association Secretary or Treasurer of your change of address.



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 so 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 by 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) email: mark.lamb@state.co.us. 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.

WINTERIZATION

MAKE PLANS THIS SUMMER

Because many Lost Park Ranch property owners have stopped shutting their cabin down for the winter in favor of enjoying our beautiful and tranquil winter scenes, we have put information together to help weather the additional demands winter can put on your cabin. Keep in mind that winter conditions can visit our Park County location and elevation almost any month of the year. Your basic cabin winter survival depends on a reliable and effective heating system. Ensuring that your cabin furnace or wood stove is working efficiently and not emitting carbon monoxide poison is a good starting point. Some pointers include:

- Clean permanent furnace filters or replace disposable filters monthly.
- Make sure you have functioning and properly placed smoke detectors, carbon monoxide detectors and, if you use propane appliances, invest in a propane gas detector.
- If you have a wood stove, ensure that it is properly cleaned and swept. For normal use, at least one annual sweeping is important. The soot in your flue should not exceed one-fourth inch thickness.

When you leave your cabin between "visits", turn your winter thermostat to the minimum temperature that will prevent the most vulnerable pipe inside your home from freezing. For an adequately insulated home, the minimum thermostat temperature can be anywhere in the 48 to 60 degree range. Also, your water heater should be turned down to the "vacation" setting when you are away to conserve energy. When you leave your cabin between visits make sure you open any cabinets or drawers located below a sink on an outside wall to allow warm air to circulate. Remember to turn off your well pump electric circuit breaker when you leave as additional protection against possible burst pipe flooding. Many homebuilders now design plumbing systems having water pipes located either on the south side of the home or not exposed to outside walls at all.

Speaking of conserving energy, without a doubt the single most important thing a cabin owner expecting to enjoy Lost Park Ranch in the

Winterization Continued -

winter can do is to effectively insulate. Doing so can make a drastic difference in your fuel costs and comfort level. This is the time when a tube of silicone caulk or a handful of fiberglass insulation (wear gloves!) can be your best friend. Go ahead and play detective to discover where the air leaks in your home are located. For example, go into your crawl space or basement during the daytime, turn off the interior lights, and closely inspect for areas that daylight is coming through. Caulk or stuff insulation into these spots. Make sure that the band joist located near the top of your crawlspace is properly insulated. Failure to do so will reward you with cold floors above and possibly frozen pipes below. Expand your search for air leaks into the main living spaces and exterior of your home. One easy method of finding interior air leaks is to wait for a windy day (there are plenty in Park County!), wet your finger and move it along the inside edges of exterior windows and doors. You will quickly discover where your wasted heating dollars are going by doing so.

Often, cabin owners who winter part time in Lost Park become concerned that a power outage or furnace problem will result in frozen pipes and major repair bills. Properly insulated for extreme winter weather, a home can survive the loss of a heating source for many hours (or even days) without suffering frozen pipes. Fortunately, there are several remote temperature monitoring products available today that will monitor your cabin temperature and call you at another location when it drops below a preset level. All of these remote systems require a functioning telephone connection in your cabin. One such system, which has been used for several seasons by more than one Lost Park Ranch resident, is the Home Guard brand temperature monitor (www.temperatureguard.com). This particular system has a battery backup, can be remotely accessed from any telephone in the world, and requires only the purchase of the unit without any monthly payments.

By no means can all cabin winterization techniques and issues be addressed in this short newsletter article. However, the realization of many cabin part-timers that Lost Park Ranch is not just for summer anymore will require creative and effective ways to keep your home warm and safe during one of the best times of the year!

**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 in an emergency!

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

PANCAKE BREAKFAST

The Jefferson Community Civic Association holds three all-you-can-eat pancake breakfasts each year. Mark your calendar now with the dates - May 27, July 1 and Sept. 2. Come eat your fill of pancakes, sausage, ham, eggs, and drinks. Cost is only \$5.00 for adults and \$3.00 for kids. What a deal!

You can also help support the JCCA in other ways – become a member for \$20 per year or volunteer your time to help with a breakfast or another project.

The JCCA Community Center in Jefferson (the meeting hall where we hold the LPROA Annual Membership Meeting) is also "rentable" for family occasions etc. Anyone who would like to rent the hall should contact Sandy Sanford at 719-836-4514 for availability, costs, etc.

Advertisements

Business Card Advertising Fees per Issue:
Non-Members—\$25.00

Business Cards & Classified Ads are Free to All Members



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