



LPROA NEWS—June 2010

2010 LPROA ANNUAL MEMBERSHIP MEETING NOTICE

ATTENTION !!

**This is your notice of the
2010 LPROA Annual Membership Meeting
and Potluck at the Jefferson Community Center
August 14 at 10:00 a.m.**

Lost Park Ranch Owner's Association will hold its 2010 Annual Membership Meeting and Potluck on Saturday, August 14.

Come for the business meeting and election of officers. Stay for the potluck and meet your neighbors in Lost Park Ranch. LPROA will provide a main dish – you **bring a side dish to share**.

Note: If you can't attend the annual meeting, you can assign your **proxy** to someone you know. or to a board member.
A proxy form is at the bottom of the page.

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Note: This year's meeting is on the 2nd Saturday of August!

PROXY FOR 2010 LPROA ANNUAL MEMBERSHIP MEETING

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Proxy Form for Members Unable to Attend the 2010 LPROA Annual Meeting

- ◇ This proxy form must be completed, signed and dated by the lot owner.
- ◇ The form must be in possession of LPROA no later than 10 a.m. Saturday, August 14, 2010.

For the purpose of voting on all issues which may come before the general membership at the August 14, 2010 Annual Membership Meeting. I assign my voting rights to _____

(Name of person designated to vote on your behalf)

Lot Owner Name (printed): _____ Lot # _____

Lot Owner's Signature: _____ Date: _____

Mail or deliver proxy to:

Jim Hoffmeyer
1168 Fletcher Drive
Erie, CO 80516

Secretary's Authentication:

Date/Time received _____

Secretary's Signature _____



2009 LPROA ANNUAL MEETING

Lost Park Ranch Owner's Association held its 2009 Annual Meeting on August 1, 2009. An election was held for three board members whose terms were up—Gary Jasper/Judy Disch Jasper (shared Treasurer position), Randy, Connett, and Jeff Cohn. Jeff Cohn, after serving 3 terms, opted not to run again, and was replaced by Jim Hoffmeyer. The others agreed to run again and were re-elected to another 2-year term.

Bill Van Gundy, ACC Chair, reported that some construction projects have been undertaken in Lost Park without the approval of the Architectural Control Committee. Our association website has the necessary approval form for membership use. Bill also informed membership that Park County now has a full time Code Enforcement Officer, whose time is primarily dedicated to responding to citizen complaints of code violations. Two new Architectural Control Committee members

were appointed, Jude Sacry and Misi Ballard.

Membership expressed concerns about pine beetle and noxious weed infestation. The Colorado State University extension office www.ext.colostate.edu was named as an excellent resource for assistance. Another concern was erosion on county-maintained roads in Lost Park Ranch. Membership was informed that Park County Road and Bridge Department in Fairplay has road condition complaint forms. (Go to the Park County website at <http://www.parkco.us>, look under Departments for Road and Bridge to find the on-line form.)

A potluck was held after the meeting. It provided a great opportunity for meeting other LPROA owners.

**THANK YOU TO JEFF COHN
FOR SERVING 3 TERMS ON
THE LPROA BOARD!**

WATER AUGMENTATION PONDS??

By now you know that the upper pond in Lost Park Ranch will not be filled this summer and will not be available for fishing. The lower pond will be available for fishing during part of the summer but it is scheduled for repairs this fall.

Last fall, the water level in the upper pond suddenly dropped about three feet. SOA checked into the problem and found that the outlet works for both ponds are worn out and in need of replacement. SOA has been working with engineers and the state on a plan to fix the ponds. The state engineer has determined that it is not safe to refill the upper pond until SOA makes repairs.

You may wonder why SOA is responsible for fixing the ponds located in Lost Park Ranch near Copenhaver and Old House Road. Although, the ponds are used by the TFC for fishing and they are located on LPROA property, the main purpose of the ponds is for SOA to store water required by their augmentation plan to replace winter depletion caused by their wells.

So why does Stagestop have ponds in Lost Park Ranch and Lost Park over by Stagestop? Stagestop and Lost Park Ranch were built by the same developers. Before the developers were allowed to subdivide the lots, they had to obtain water rights so each property owner would have the right to drill a well. Colorado requires that a source of water be available to replace the groundwater that each well takes from the ground. Because Stagestop was the first subdivision built, and the developers bought the water right on House Creek; and

because they owned the land where Lost Park is now located, the easiest place to put the water augmentation ponds for Stagestop was on House Creek in what is now Lost Park Ranch. Later when Lost Park Ranch was developed, the developers bought water rights from the McMannus ditch which flowed into the 40-acre parcel over by Stagestop where the Lost Park Ranch water augmentation pond is located. The ditch had numerous leaks so the developers decided to petition water court to abandon the ditch and change the point of diversion to a point along Tarryall Creek where we have our pump house. Since then, Lost Park Ranch has been required to pump water into and out of its water augmentation pond.

Keeping the Lost Park Ranch water augmentation pond in working order is the responsibility of LPROA. Our pond does not have outlet works but it has a liner which will eventually have to be replaced and is anticipated to be quite costly. When you pay your dues to Lost Park Ranch each year, LPROA puts \$29 of your dues into the water augmentation fund. We use a little of that money for pump repairs and other water-related expenses but the majority is being saved for the eventual replacement of the pond liner.

During times when we are "in priority," based on our water right date, we must store water in our augmentation pond (the big pond over by Stagestop). In the fall, we must calculate the amount of water that we are required to release for winter depletion by our wells. That is why we need the number of wells in use year-round and those used in summer only.

Stream Bank Protection Project - Another stream bank protection project just upstream of the pump house was completed thanks to two sessions by hard-working volunteers from Lost Park Ranch and Stagestop. The stream was cutting in and eroding the area where a power pole stood and was threatening to change the channel, possibly bypassing our pump diversion point. Our sincere thanks to those who participated in the project: Randy Connett, Paul & Janet Grossnickle, Cliff & Theresa Pugh, Anson Andrew, Jude & Lee Sacry, Bob Ballard, Duane and Jeannie Mellinger, Char Dix, Jim Sylvester, Bill VanGundy, Steve Sypher, Mark Kahre, and Bruce Meachum.





TFC DUES AGREEMENT

LPROA, TFC, and SOA have reached an agreement that will keep TFC annual dues at \$21 for 2010 and establish a new process for raising dues. A Memorandum of Understanding was signed by all three boards in May. The agreement was reached by the three boards after attending a day-long mediation session in April. Per the MOU, TFC will forego the \$4 annual dues increase passed at the 2009 TFC annual membership meeting. TFC will ask for any future dues increase by mail-in ballot.

You, as owners in Lost Park Ranch, have an important part in finalizing the deal. We will need to amend section 8C of our bylaws to reflect the TFC dues setting process as outlined in the MOU. LPROA bylaws currently read:

- c. Tarryall Fishing Club Dues Assessment The Tarryall Fishing Club Dues Assessment shall be determined at the fishing club annual meeting and shall be passed along to the LPROA membership.

We highly encourage you to approve necessary changes at our annual meeting on August 14. We hope the new process will promote cooperation among the SOA, LPROA, and TFC. We believe this effort to work things out is preferable to our organizations ending up in court.

You can read the full Memorandum of Understanding on the LPROA home page at www.lproa.org. A summary of the agreement follows.

- "Free" membership in the TFC is defined as meaning no initial cost.
- A new procedure to raise TFC dues has been worked out:
 - ◇ All requests to raise TFC dues will be handled by mail-in ballot, regardless of the amount requested.
 - ◇ The cost of the mail-in ballot will be paid by TFC, with the exception of this year when SOA and LPROA boards agreed to pay for the cost, if TFC requests a dues increase.
 - ◇ When TFC decides it needs a dues increase, it must present a budget to SOA and LPROA at least 15 days before their annual membership meetings so each owner association will have an opportunity to discuss the request at its annual membership meeting.
 - ◇ TFC members may attend the owner association meetings to present the TFC budget and the rationale for a proposed dues increase.
 - ◇ An election committee representing the three boards will conduct the election and TFC, LPROA, and SOA will each be able to include a statement of up to 500 words in the mailing.
 - ◇ Ballots will be mailed out after September 1 when both owner associations have had an opportunity to hold an annual membership meeting.
 - ◇ The measure will pass if over 50 percent of the total combined ballots received from members of LPROA and SOA are in favor. (Note: Votes will be counted at the rate of 1 vote per dues-paid lot.)
 - ◇ Any increase passed by mail-in ballot will be recognized as the TFC dues amount. The dues will be collected and remitted to the TFC by both owners associations without further need of approval.

Note: By now you should have received fishing passes if your dues were paid in full. Because LPROA collected the \$25 dues amount, LPROA has received a refund from the TFC of \$4 per lot. Due to the cost of postage, relative to the amount of refund, LPROA will credit 2011 dues.

PARK COUNTY LAND USE REGULATIONS (LURs)

Lost Park Ranch is subject to Park County LURs in addition to our association's protective covenants. The LURs can be accessed on the Park County website on the County Government page at www.parkco.us.

Campers and Recreational Vehicles: Unless you have a house on your property, Park County LURs do not allow storage of RVs, trailers, or campers on your property year around. On September 18, 2008, Park County revised its LUR regarding camping. Definitions, Section 4-200, Camping now states: "Temporary, non-commercial lodging, by a lot(s) owner and his or her invited guests. No tent, trailer, recreational vehicle, or other camping unit may be set upon a foundation, permanently affixed to the ground, left on the lot(s) when not in use, or be occupied for more than six months in any twelve (12) month period." When Park County first determines there is a violation to this statute, a letter is sent to the lot owner requesting compliance. If there is no reply to the letter, a summons to appear in Park County Court is issued. If the lot owner in question fails to appear in court, the camping unit (trailer or vehicle) may be removed at Park County expense and a lien placed upon the property to recover the expense.

Small Alternative Energy Systems: There is currently a new LUR section 7-511 pertaining to small alternative energy systems that you may be interested in reviewing.



TARRYALL FISHING CLUB NOTES



Fishing Passes

Fishing Passes were sent out in May to all dues-paid members. Two Membership cards, a hang tag, and four guest passes for each paid lot were included.

You can purchase extra Guest Passes for \$8 each or hang tags for \$5. Contact a TFC board member or use the order form on the Guest Passes page of the TFC website at www.tarryallfishingclub.net.

TFC Volunteer Patrol— Thanks to all of the volunteers who help patrol!

2010-2011 TFC Board Members

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

New TFC Website

TFC now has its own website, thanks to a donation. The website is at www.tarryallfishingclub.net. TFC will post fish-stocking/no fishing days, board meeting times and dates, and other events as they are known. You can also subscribe to TFC bulletins and we will send you a message informing you of TFC happenings. Check it out!

The TFC Update—The TFC’s annual newsletter, was not finished in time to be sent out with fishing passes this year due to uncertainty of the MOU being finalized. The 2010 TFC Update can be found on the Newsletter page of the TFC website. Contact Theresa Pugh for a paper copy.

Thank You!

The TFC thanks LPROA and SOA for providing funds to purchase road base for the road to the LPR water augmentation pond by Stagestop. They also thank Stagestop residents, Ken Black for his work shoveling materials, and Danney McReynolds for donating his time and road grading equipment to grade the road. Danney and his wife Beth also donated a drag bar for future road smoothing efforts.

TFC Annual Membership Meeting

The 2010 TFC annual membership meeting was held May 22, 2010.

- ◇ The MOU on setting TFC dues was discussed and changes to the TFC Bylaws were approved. to implement the process outlined in the MOU.
- ◇ Elections were held for one board member - Paul Grossnickle was re-elected for a 3-year term.
- ◇ TFC presented a budget plan that showed the need for asking membership to raise dues for 2011.

Note: A TFC representative will attend the LPROA annual membership meeting to discuss a proposed \$6 dues increase.

RV DUMPSTATION AND PORTA POTTIES

Some of you were surprised to learn that there is an RV dump station and porta-potties in the development. A dump station is located beside the firehouse. Although it is available year-round, water is only available during summer months. The RV dump station is for the use of LPROA owners and their guests only.

There is a porta-potty by the firehouse, available year-round, and during fishing season there should be another porta-potty by the ponds in Lost Park and one by our lake just outside Stagestop. In the past, LPROA and SOA shared the expense of providing these facilities at the fishing locations, saving the TFC some expense from its limited budget. However, the SOA board decided that porta-potties were a benefit to the fishermen and it would no longer pay for any porta-potty expenses at the ponds. TFC began paying for the porta potties by the ponds in 2008—an

expense of approximately \$1200 per season. We are not sure there will be a porta potty by the pond in Lost Park Ranch once SOA drains the lower pond to take care of their problems with the outlet works unless the TFC is able to continue picking up the expense but Lost Park will continue to provide the porta potty in our development, by the firehouse back door.



COUNTY ROAD 77 UPDATE

The Federal Highway Administration has reported that the 2010 Federal Highway bill was delayed long enough that construction of the Tarryall Creek Road/Park County 77 Road Project from Stagestop to Tarryall Reservoir cannot begin in 2010. The contract is expected to be awarded this summer and plans will be put in place to start construction in 2011, possibly as early as February, depending on the weather.





Collection of Back Dues Owed

The Lost Park Ranch Owners Association, Inc. Collection Policy, which was adopted May 6, 2006, has very specific procedures to follow when individual lot owners do not pay their Annual Assessment charges. Annual Assessments are due the last day of January. Lost Park Ranch Owners Association is entitled to impose a late charge of twenty five dollars (\$25.00) on each past due and delinquent installment.

After an installment of the common assessment or other charges owed to Lost Park Ranch Owners Association becomes thirty (30) days past due, a notice of delinquency is sent to the lot owner. If payment in full is not received within thirty (30) days, a notice of default is sent to the lot owner. Within ninety (90) days after an owner's failure to pay any assessment or other charge, Lost Park Ranch Owners Association shall cause to be filed a notice of lien against the property. The lien shall include fees, charges, late charges, attorney fees, fines and interest owed by the delinquent owner.

Lost Park Ranch Owners Association can refer delinquent

accounts to its attorneys for collection. Upon referral to the attorneys, the attorneys shall take all appropriate action to collect the accounts referred. After an account has been referred to an attorney, the account shall remain with the attorney until the account is settled. All payment plans involving accounts referred to an attorney for collection shall be set up and monitored through the attorney.

Lost Park Ranch Owners Association has been actively pursuing collection of back dues owed to the association. We currently have seven (7) accounts open with our attorney and four (4) that have been closed out. The attorney fees, lien fees, and any court filing fees are paid by the individual lot owners, in addition to all back assessments and dues and late fees. We have payment plans set up for several lot owners.

Times are tough for everyone and Lost Park Ranch Owners Association is feeling it also. Please help us out by paying your annual assessment as soon as you can each year.

Questions About Water Court Letters



Recently, a number of people have received letters from Water Court concerning renewal of their conditional use permits. You do not need a conditional use to permit to drill a well on your lot in Lost Park Ranch

You need to know that the Lost Park Ranch Water Augmentation plan provides the right for each lot to have one well. The LPROA water rights date back to 1876 and are very senior in Colorado. Under the LPROA Water Augmentation plan, there are still a few domestic permits available, although a majority of the remaining permits are for household use - the type that allows no outside water use. If you want to be assured that you can have a domestic well rather than household only, you should apply for a well permit under the LPROA Water Augmentation plan and complete your well before your permit expires.

So should you apply for findings of reasonable diligence on your conditional water right every six years if you don't need a decree to get a well permit? If you, or the previous owner of your lot, got a conditional water right in 1996, your water right will have a 1996 priority date so long as you file applications on time every 6 years. A 1996 priority date may or may not have value now or in the future. If in the future you wish to oppose the water rights application of someone whose proposed water project might affect your current or proposed water use, you must either have a decreed water right, or have applied for a water right, to be eligible to oppose the application in Water Court.

In 1996, Aurora filed an application for water rights in Park County called the "Sportsman's Ranch" case. Aurora applied

for the right to construct wells that would have pumped groundwater to the Platte, where it would have been diverted downstream for use by the City. A project such as this might cause water shortages to people in Park County so they were encouraged to oppose the Sportsman's Ranch application. In order to oppose the application in Water Court, an opposer must have a decreed water right, or have made application for a water right. In 1996, hundreds of lot owners in Park County filed applications for water rights. People who had wells at the time got their wells decreed (an "absolute" water right), and lot owners who had not yet constructed wells got "conditional" water rights. Aurora's application was dismissed without awarding a water right.

Today those who got a conditional water right, a water right that is awarded on the basis of a plan by the applicant to construct a well or other water project in the future, are getting letters from the Water Court. As long as the applicant develops the project with diligence, the priority date given in the original decree is preserved. If the project is not completed, the conditional permit holder gets a reminder from the Water Court about 90 days before their conditional permit expires.

So you ask, do I need to have a decree before I have a well drilled? No, in Lost Park Ranch, you do not need a decree before you can drill a well but you must complete a well permit application and file it with the Colorado Division of Water Resources ("DWR"). DWR will check to confirm that Lost Park Ranch has available water permits under the terms of its decree awarded in Water Court and if so, a well permit will be issued as long as Lost Park Ranch is not in violation of the terms of its augmentation plan.



COMMUNITY WOOD CHIPPING EVENT ON SATURDAY, SEPTEMBER 11

LPROA property owners are being offered the opportunity to participate in the Slash/Mulch program operated by the Coalition of the Upper South Platte (CUSP) on Saturday, September 11, as part of their fuels reduction defensible space initiative. **This is a community program so those who participate will all go from lot to lot and work together.** CUSP will bring their big wood chipper to each lot and work with us. They cannot take trash, weeds, roots, or lumber but they can chip any slash and trees up to 12 inches in diameter.

This is a great opportunity to turn that pile of fallen trees and branches into wood chips and create a defensible space in the event of a fire. You will save yourself the trouble of hauling wood somewhere or getting a burn permit and you will have the fun of meeting some of your Lost Park Ranch neighbors. CUSP asks for a donation for the chipping which they estimate

costs about \$50 per hour. We may be able to qualify for grant money available through the Colorado State Forester to cover up to half of the chipping cost. Grant money is also available to help cover the costs of other fire mitigation efforts made by property owners. A State Forester will be at the HOA meeting Aug. 14 to discuss the requirements of the cost-share program.



CUSP has very specific guidelines that must be met for pile stacking and placement of wood to be chipped.. **Space is limited and you must sign up in advance.** To sign up or to get more information about the mitigation grants, please call **Misi Ballard at (303)773-6765 or e-mail her at MisiBallard@comcast.net.**

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

BETLES ARE COMING

On the eastern side of Hoosier Pass, in Park County you see a few dead trees near the top. It appears the bugs are heading our way. What can we do to prevent them infesting our trees? Spruce trees are immune to Mountain Pine beetles, but not to Ips beetles. Although infestation of this beetle is present now, there are two effective preventative treatments property owners can take, both of which are effective for Ips beetles:

- ◇ A carbaryl spray, which will prevent infestation for two years when sprayed before the beetles fly beginning in mid-July. The down side is the spray can also kill other insects and should not be used where the residue will enter a watershed. The brand sprays Sevin, Astro, and Onyx should be sprayed by profession-

als who have the equipment to reach and cover the trees properly.

- ◇ Pheromone (scent) bags attached to trees fool the male bugs into thinking the females — who do the damage, are already fertilized. The bags are placed in a grid pattern using 20 to 60 bags per acre. This method works for only one season per application, and works poorly in stands that are already heavily infested.

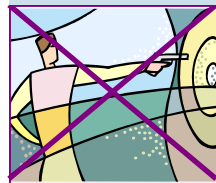
Check with the Colorado State University extension office www.ext.colostate.edu or look on-line for Tree Services. We understand prices depend on location and site conditions but typically run \$8 - \$15 per tree plus a minimum service fee.

BURNING BAN IN EFFECT?????????

Burning bans can be put into effect by Park County or by the Jefferson-Como Fire Protection District 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.jcfpd.org>. You can also call the fire station - 719-836-3244 or the sheriff's office - 719-836-2494 (24 hour coverage),

NO SHOOTING IN LOST PARK



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 endangered by shooting should call the Park County Sheriff.



LPROA BOARD OF DIRECTORS

- President—Cliff Pugh
303-979-6269 (H)
- Vice Pres.—Randy Connett
303-840-2219 (H)
- Secretary—Jim Hoffmeyer
303-828-5246 (H)
- Treasurer—Gary Jasper
303.451-5982 (H)
- Member-at-Large—Jeannie Mellinger
719-836-0995 (H)
- Member-at-Large—Elaine Tardy
303-973-8950 (H)

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

LPROA ARCHITECTURAL CONTROL COMMITTEE

- Bill Van Gundy - 719-836-0845
- Misi Ballard - 303-773-6765
- Jude Sacry— 303-665-2621

BUILDING APPROVAL

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! An ACC approval form is available on LPROA’s website.



WELL PERMITS

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.

LPROA Board Meetings

LPROA Board Meetings are open to the membership. Currently, no meetings are scheduled but meeting dates for the upcoming year will be set when the board meets after the August 14 Annual Meeting. We will post meeting dates on the LPROA website as soon as they are scheduled. We welcome your participation and ideas so come and support your association!

Why Give LPROA Your E-mail Address???

You may wonder why Lost Park Ranch Owners Association asks for your e-mail address. LPROA tries to maintain a database of e-mail address so we can contact people quickly and inexpensively when something urgent pertaining to LPROA comes up. We send e-mail only occasionally and we do not give your e-mail address to anyone.

Moving? Zip Code Changed? New 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.

WELL USAGE INFORMATION

After drilling is complete, please record the following information and pass it to the ACC or a LPROA Treasurer, Gary Jasper.

- Name
- Address
- Telephone Number
- Lost Park Lot No.
- Well Permit No.
- Household or Domestic Use?
- Cabin or Vacant Lot?
- Year-round or Summer only use?



When we send out your annual dues notice we ask about winter well usage. This information is needed to file our Water Augmentation Report with the State Engineer’s office each April. It is important that you fill out this section and return it, so that we can accurately calculate the amount of water we have to release for winter depletion.

Thank you for your help and cooperation.

FILL DIRT

With permission from the board, fill from out-lot B can be used for septic leach fields only . 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.

Thank You!!!

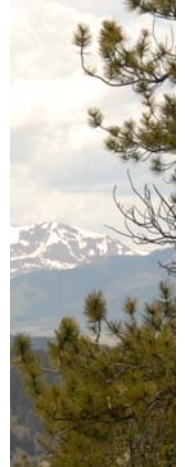
Judy Jasper, who has served as co-treasurer and has decided to leave the LPROA board and Elaine Tardy who has served as a member-at-large, has decided not to run for re-election this year. We thank both Judy and Elaine for their years of service.



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



Advertisements

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

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

CABINS-LAND-HOMES

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

A Full Service Real Estate Co.

REALTOR **MLS**
 MULTIPLE LISTING SERVICE

FAIRPLAY, CO 866.869.0864 719.836.2615 Fax: 719.836.1852 www.JeffRealPark.com	JEFFERSON, CO 800.686.0822 719.836.2615 Fax: 719.836.0236 www.JeffReal.com
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ALTERNATIVE ENERGY, LTD.
 Your Source for Photovoltaic Solar Electrical Energy
 Residential/Commercial

Paul Cochran
 President

14433 W. 3rd Ave.
 Golden, CO 80401

Ph/Fax 303.984.0399

Need help thinning and clearing dead trees ?
Call Dan Boyd for an estimate.
719-836-9117.

Eagle Rock Home Improvement

Dan Boyd
 Proprietor

ALL WORK GUARANTEED

Located in **Lost Park Ranch**
 63 Rock Creek Way
 Jefferson, CO 80456
 Phone: 719-836-9117
 Cell: 303-868-9425

Specializing in

- Interior Renovation and Repair
- Custom Decks
- Outside Repairs
- All Your Home Projects

www.eaglerockhomeimprovement.com

JCCA "WORLD-FAMOUS" PANCAKE BREAKFAST

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. 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 heating system. More information can be found on their web-site at www.jccacolorado.org.