

# THE RETREAT RUNDOWN



Official Newsletter of the Retreat Landowners  
Association

## Firewise Update

BY KEVIN ZAGORDA

The Glen Haven Firewise Committee has been formed and has representatives from The Glen Haven Association, GHAVFD, Colorado State Forest Service, and the Estes Valley Fire Marshall. They are eager to get started but still need a Retreat member representative. This request has been on the GHAVFD Facebook page and Next Door, but crickets so far. In order for the Retreat to be certified as a Firewise community, we need a representative on this committee. This does not have to be a board member and ideally it's just someone from our neighborhood. The purpose of the committee is to lead the efforts of the Glen Haven Association, Retreat Landowners Association, and GHAVFD to obtain and maintain Firewise USA certification for the community. This will be an ongoing effort over multiple years.

Responsibilities of the committee include:

- Identify the boundaries of the certification and determine number of dwelling units
- Develop an implementation plan for Firewise USA certification actions

## This issue:

Firewise Update

PAGE 01-02

Feb 3rd Minutes

PAGE 03-04

Amendment Update

PAGE 04

Environmental and Member  
Update

PAGE 05

Meet The Neighbors

PAGE 06

Upcoming  
Meetings/Events/Announcements

PAGE 07

Contact Us

PAGE 08

- Develop a community communication and outreach plan
- Identify potential partners (Big Thompson Watershed Coalition, Team Rubicon, etc) and engage them in this work
- Obtain a written wildfire assessment from GHAVFD and ensure 5 year updates are provided
- Review Revision to the Glen Haven CWPP and integrate with Firewise community action plan
- Develop a community action plan and update every 3 years
- Assist GHAVFD with planning and execution of annual Wildfire Preparedness Day
- Track volunteer hours and dollars spent on mitigation activities
- Submit a Firewise USA application
- Ensure replacement committee members are provided by GHA, RLA, and GHAVFD when necessary

If this sounds like something you are excited about, please reach out directly to Kevin at: [kzbruins@hotmail.com](mailto:kzbruins@hotmail.com) as soon as possible so their important work can begin.





## RETREAT BOARD MEETING February 3, 2020 at 6:00 p.m. Gooch Residence-1557 Dunraven Glade Road

- Call to order: Kent Mills, Kristen Berg, Ron Spurlin, Bunny Beers, Heather Gooch and Rachel Balduzzi (arrived at 6:05 pm) were in attendance. Committee members present were Mandy Gordon and Jim Boyd.
- Adopt agenda: The agenda was adopted as presented by consent.
- Special Presentation: Glen Haven Fire Dept. Chief Kevin Zagorda gave a presentation regarding Firewise Certification for the Retreat. Criteria for the program was discussed. It was decided that the chipping and hauling done throughout the year counts towards the monetary criteria for this mitigation. Chief Zagorda would like to do this for all of Glen Haven, an estimate of about 400 homes. The GHAVFD will be holding a June event that focuses on Wildfire preparedness day.
- Residents email and written correspondence. The board has been asked recently about many issues happening with the Glen Haven Post Office and the Estes Park Postmaster and staff that manage the Glen Haven post office. Residents are being charged for post office boxes that should be free per USPS policy, have been having their mail returned to senders even though their address is included, and have been unable to get clear answers on policy for postal delivery for the Retreat. Correspondence surrounding policy and complaint procedures have been drafted by various Glen Haven members to help fellow residents pursue the problems they are having. The board agrees to share information and support and encourage the membership to speak up as individual citizens. A resident has asked for clarification on the Livestock/Poultry policy in the RLA covenants. The board discussed that the reason for prohibiting poultry in the Retreat is unknown and can be researched within the Larimer County guidelines to see if this is something that can be changed.
- Board and Committee Reports: Treasurer: Current update for assessments are-4 residents on payment plans, 1 lien, 2 outstanding assessments (one owner has been in contact, one has been unresponsive to the notices). The board discussed the leftover Special Assessment Monies after the installation of the Copper Hill Water Reservoir. The final amount will be held in an isolated budget line to be calculated and brought to the annual meeting for next steps. Current Liens-Working with our legal team, we have been able to clear all liens in the past 6 months with the exception of a remaining one.
- Committee Updates: Roads- Jim Boyd attending the meeting on behalf of Roads Chair, Cody Sanders. The current condition of the roads is poor. The breakdown of the grader and delay in getting it operating are at fault. The board needs to look at budgeting and a plan for the roads. The roads committee and board liaison, Dave Stookesberry, will plan to meet to discuss options for the future of the RLA roadwork. It was agreed that we need to look at all options, including contracted labor for road maintenance. Replacement of the equipment we have (grader, water truck, etc.) won't be discounted, but is not something that the RLA can afford. Research will need to be conducted.
- Environmental Chair, Mandy Gordon, attended the meeting. She gave an update on the water reservoir, seeding and ground cover laid over the site. There is a large pile of slash that is left over, but it is frozen and can't be easily disposed of until it thaws. If the board agrees, they can communicate with Cody to give direction on whether or not to come break it up with the backhoe, paying operator labor hours. She mentioned that we will want to start looking for a new Environmental Chair.





- Old Business: Amendment Update: Approximately 95 residents haven't voted yet on the amendments for the short term rentals and the Right of Way. The large majority of members who have voted are in favor of passing both (approximately 85/15 % split). It was agreed that there have been many new sales in the Retreat and new residents may not want to vote because they don't fully understand the changes and history behind the amendment changes. The board can send out the information and offer a Q&A opportunity for anyone seeking clarification. Ultimately, if the amendments don't pass, our board has agreed that we will continue to hold the Retreat residents to Larimer County's guidelines and policies regarding both items.
- Ron Spurlin gave an update on our renewal of insurance policies. He worked very hard on obtaining quotes for all of our insurance needs and evaluating coverage. Overall, insurance premiums for 2020 are \$1,305.91 lower than 2019. (Thank you Ron!)
- New Business: The board will research Larimer County regulations on livestock and poultry and discuss updating the policy.
- Adjourn: 8:17 p.m.

## Amendment Proposal Ballots

Reminder that there are two ballot items outstanding for membership vote that were sent out prior to the annual meeting that addressed two potential changes to the covenants regarding Short Term Rentals and Right of Way for Road Maintenance.

In order for either revision to pass, 67% the membership must vote in favor of the changes. This ballot item voting period is open for 11 months or until the number of votes received clearly identify a decision so it isn't too late to vote.

At this time, we have not received votes from 95 members. We urge you to please take a moment and send those ballots in to the office using the self-addressed stamped envelope provided in the initial mailing. These can also be scanned or emailed to us. If you need these to be sent to you again, or you have any question as to if your vote was received, please contact our the RLA office at [office@glen-haven.org](mailto:office@glen-haven.org).

For further clarification on the amendments or to discuss the history behind them, please reach out to the board at [RetreatBoard@gmail.com](mailto:RetreatBoard@gmail.com).





## Environmental and Membership Update

Mowing update: As you may have noticed, we didn't mow the sides of the road last summer as planned. The contractor was unable to deal with the berms along many of our roads and elected to turn us down. There are spots he could have tackled, but it wasn't economical for him to scour our 12 miles of roads looking for the odd stretch he could do. We may consider this at a later date if road conditions change.

We are currently looking for a new Environmental Chairperson. It saddens us to share that Mandy Gordon will be moving to Estes Park this year, so we will need a replacement for her position. Mandy has been a huge asset to the Retreat community during the time of her residence here. Her insight and dedication will be missed. Thank you Mandy.

The duties of the environmental chair include: Identifying and removing invasive species, coordinating with GHAVFD on fire mitigation, attending board meetings, and educating Retreat members on environmental conditions affecting their lots. Contact the Board at [retreatboard@gmail.com](mailto:retreatboard@gmail.com) if you are interested in serving.

Remember, the Retreat doesn't work if people don't step up!!



# MEET YOUR NEIGHBOR

A friendly way to get to know each other a bit better

## MEET THE GOOCH'S:

If you have been here a while, you may think that name sounds familiar to you. There are two Gooch families in the Retreat, and our featured family is one of them.

Nick has lived in the Retreat since he was in 2nd grade (his parents still live on Streamside Drive), and he and his family of four moved into their dream home in the Retreat in 2016 to raise their boys because they love the area just as much as his family did when they chose it.

Nick and Heather both work year round for the Estes Park School District and love being able to help make an impact in education. Nick is the Technology Manager and works specifically with educational technology, and Heather works as the Superintendent's Assistant and handles communication for the schools. They enjoy being involved and giving back to the surrounding community. Nick is a volunteer firefighter for the Glen Haven Fire Department and Heather is our RLA Treasurer, serving on the board since 2017.

The Gooch's have two young boys, Carter (age 10) and Brayden (age 7), and you can often find them outside playing baseball in the yard, hiking and biking, or just enjoying the nature of our wonderful neighborhood.

They also love spending time with friends and family, as well as hanging out at home with their dog, Lily, and their two cats.



We would love to feature your family!

Please send a photo & quick blurb about yourselves, where you came from, why you chose to live in the retreat and any other fun facts you'd like to share and you can be the next neighbor we meet.

Send info to:  
[retreatboard@gmail.com](mailto:retreatboard@gmail.com)





## Upcoming Meetings

**MONDAY, MAY 11TH  
6:00 PM**

### **RLA REGULAR BOARD MEETING**

The next regular board meeting will be held on May 11th at 6:00 p.m. Location TBD and will be announced.



**SAVE THE DATE!**



### **WILDFIRE PREPARNESS EVENT**

On Saturday June 13th we are planning a Wildfire Preparedness Day. We are looking for volunteers to help with fire mitigation work that day and we'll be having fun kids activities at Town Hall. The day will include educational events and guest speakers. We'll wrap it up with a pot luck dinner at town hall.



Spot the Wildflower:  
Pasque Flower



## **WINE & CHEESE**

Stay tuned for info on the upcoming  
2020 Wine & Cheese Social and  
Annual Meeting!



# BOARD OF DIRECTORS

[terms expire at annual meeting in bracket year]

Kent Mills, President [2021]  
644 Copper Hill Rd. | 6530 Pumpkin Ridge Dr.  
Windsor, CO 80550 (970)302-0019,(970) 590-4686

Rachel Balduzzi, Vice President [2021]  
406 Dunraven Glade Rd | PO Box 329  
Glen Haven, CO 80532, (970) 577-1568

Heather Gooch, Treasurer [2020]  
1557 Dunraven Glade Rd. | PO Box 201  
Glen Haven, CO 80532, (970) 203-5458

David Stookesberry, Secretary [2020]  
491 Copper Hill Rd | PO Box 363  
Glen Haven, CO 80532, (970) 586-9130

Kristen Berg, Newsletter Editor [2020]  
90 Solitude CT | PO Box 302  
Glen Haven, CO 80532 (970) 586-3947

Bunny Beers, Member at Large [2022]  
1161 Elkridge Drive Rd. | PO Box 110  
Glen Haven, CO 80532

Ron Spurlin, Member at Large [2022]  
320 Fisherman's Lane | PO Box 166  
Glen Haven, CO 80532

## Committee Chairs

Roads Committee:  
Cody Sanders, Chair  
Brian Berg, Operator  
Jim Boyd, Operator

Architectural Control  
Committee:  
George Brelig  
Ron Spurlin

Environmental Control  
Committee:  
Mandy Gordon  
Kent Mills

Forest Preservation  
Committee:  
Peter Sinnott

Accounting/Bookkeeping:  
Cindy Grigg  
[office@retreat-glenhaven.org](mailto:office@retreat-glenhaven.org)

## CONTACT US:

P.O. Box 160  
Glen Haven, CO 80532  
[retreatboard@gmail.com](mailto:retreatboard@gmail.com)