



# Indian Mountain News



*Fall Issue: September 2013*

## Indian Mountain Metropolitan District (IMMD) News

### Frisbee (Disc) Golf

This summer has been an awesome one for Frisbee golf...the recent rains have made the course lush with grasses and wild flowers.

Early this spring new tee markers were installed making it easier to see where the next tee box is located. A new resting bench was installed in between holes 10 and 11—at this spot one can rest a moment and take in the beautiful views to the Northwest.



Those who play a lot of Frisbee golf know how much fun this sport is and all have most likely hoped for a hole in one. Well, as luck would have it, on Sunday July 7<sup>th</sup> three people witnessed just that...a hole in one! Tim Higgins stepped up to the tee box on 13, and while his friends watched, his Frisbee gracefully drifted down the hill through the trees and then ka-ching!!!! A HOLE IN ONE!!!! The group went wild!!!! Never before had any of them witnessed a hole in one. The rest of the group finished out the course, hoping that someday, they too would hear that awesome sound...ka-ching!!!

### Indian Mountain Water Augmentation Plan

A significant change! Mr. Jim Campbell, the original Indian Mountain developer 40 years ago, sold his Indian Mountain Corporation in early August. By selling the Indian Mountain Corp, he effectively transferred the IM water augmentation plan to Bar Star Land, LLC, along with ownership of the Tarryall Ranch Reservoir where the IM water is stored. The principals of Bar Star are Mark Goosmann and James Ingalls. Mark and James have a large and active ranching operation west of IM, are currently leasing IMMD's Recreation Hall out at the Sportsman's Ranch, and are working with IMPOA to help maintain the community's west side fence. We are hopeful that after 40 years this new, active and on-going relationship will lead to the conveyance of the IM water augmentation plan to IMMD on behalf of all property owners.

After the change from being a “Rec District” to a Metropolitan District (IMMD) last winter, the IMMD and IMPOA Boards set up an ad-hoc water committee in February to take lead in the negotiations. The committee includes Susan Stoval and Glenn Haas (IMMD), Roger Mattson (IMPOA), and Peter Ampe (water attorney from Hill and Robbins). There have been two meetings in August with Mark and James, with varying alternatives and values being negotiated at this time.

## **2013 Burn Pit Operations**

The IMMD operated the burn pit under new rules this year to confine its application to the disposal of forest slash. The IMMD successfully achieved that objective with less than a handful of complaints, and it did so with all volunteer labor. The pit was open the first and last Saturdays in April and will be open every Saturday thereafter until the end of October, for a total of 28 days. Ninety-three people provided the 112 volunteer shifts of four hours each to monitor the pit for eight hours each Saturday, totaling 448 volunteer hours. The Administrator of the burn pit spent an average of two hours a week for a total of about 60 hours, mostly answering questions and getting volunteers. Volunteer pit monitors came from three subdivisions: Stagestop, Indian Mountain and Elkhorn Ranch. In addition to owners from these other subdivision, owners from Lost Park, Jefferson Creek and Como paid the fee for neighbors in the area to use the burn pit. Based on counts made by the pit monitors, property owners brought 573 loads to the pit through September 7. In the seven weeks remaining in the season, at the current average of about 40 loads a day, there will be more than 850 loads of slash disposed this year. Assuming four hours to cut and pick up the wood, assemble each load, drive to the pit, unload and drive back, that equates to about 3400 hours. Thus, the grand total of person hours dedicated to fire mitigation connected with the burn pit in 2013 will exceed 3,900 hours. At \$19 an hour, the value used by the CSFS in valuing volunteer service, that is a whopping \$74,000.00 worth of volunteer fire mitigation labor! Indian Mountain, with the help of its neighbors, is indeed a *Firewise Community*.

Many changes have taken place at the burn pit this year. The first big change was redirecting the road to the pit, running a new fence along the new road and the golf course, and installing two separate gates. Thanks to over 100 volunteers working two shifts each Saturday, they have helped to make this process a huge success. We look forward to an even better year next year now that we have worked the kinks out and have the community’s support and participation in this endeavor.

October 26<sup>th</sup> of this year will be the last day the pit will be open until May of next year 2014. We encourage everyone that uses the pit to volunteer for one two-person shift of four hours duration during next year’s season. Volunteers may contact Bev Bushaw at 303-990-0459, 719-836-0235 or [bbushaw@comcast.net](mailto:bbushaw@comcast.net).

## UPCOMING EVENTS

### **Indian Mountain Craft Sale**

Saturday Nov 2<sup>nd</sup> from 10am - 3pm at the Community Center, 31 Keneu Ct., Indian Mountain

Vendor fee is \$10.00 per table.

Register on line or by phone by contacting Bev Bushaw at 303-990-0459, or email at [bbushaw@comcast.net](mailto:bbushaw@comcast.net). Leave your Name, Phone Number, Email address and the number of tables needed. You may also register at the Community Center with Samantha, the business manager. We will take cash or checks, which can be made out to Bev Bushaw.

The deadline to register is October 30<sup>th</sup>, and tables will be available on a first come first serve basis, if we have to limit tables. Vendors will be able to begin setting up at 8:30 am Saturday morning.

Lunch will be provided for the vendors, and anyone wanting lunch is invited to make a cash donation for hot dogs, chips, cookies and beverages.

Come and join in on the fun!!!!

### **Indian Mountain Thanksgiving Dinner**

Thanksgiving Day 12:00- 6:00 (dinner served at 2 p.m.) at the IM Community Center

Everyone is welcome to come enjoy games, cards, football and plenty of friends.

Turkey, gravy, lemonade and coffee will be provided.

Bring the sides to compliment the meal according to the spelling of your last name, as follows:

- A-F vegetables or salads
- G-M bread, cranberries or fruit
- N- R pumpkin pie or other dessert
- S- Z potatoes or stuffing

You may bring your own beer or wine.

Call if you want to prepare a turkey and gravy. RSVP to [jeannaambrose@gmail.com](mailto:jeannaambrose@gmail.com)

at 719-839-1836 with a number of people so we know how many turkeys to bake!

## **Christmas Party**

On December 14<sup>th</sup> from 1-3pm, the IMMD will host a Christmas Party/Cookie Exchange Event. The Board will be hosting a luncheon at 1pm in appreciation for the folks who so graciously volunteered this last season at the burn pit. The annual Cookie Exchange event will follow the appreciation party at 2pm. Please bring some of your favorite Christmas cookies to share and exchange with others. We look forward to seeing you there!

## **REMINDER**

**Please remove RVs from undeveloped lots by November 1.**

**If you choose to store your RV at the IMMD storage lot, please contact IMMD for details at 719-836-9043 or [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com). You can download the forms needed and instructions from our website [www.indianmountain.info](http://www.indianmountain.info) and mail them in to the office manager for processing. Please remember that all RVs stored at our facility must have current registration and license plates.**

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## **Indian Mountain Property Owners' Association (IMPOA) News**

### **Indian Mountain Logo Merchandise**

IMPOA had Indian Mountain logo merchandise for sale at the annual IMMD/IMPOA picnic, Dumpster Day and the IMPOA Annual Meeting. The items are priced slightly over wholesale cost to cover giveaways at IMPOA events. Available are Tee Shirts in adult and youth sizes at \$12 and \$8, Polo shirts at \$16, Sweatshirts at \$20, Hoodies at \$25 and Fleece Vests at \$30—all in sizes from Small to XXX Large. We also have Ball Caps at \$12, Coffee Mugs at \$5, and Discs (Frisbees) for the Disc Golf Course at \$9 in Mid-Range and Putter types in various colors. We buy the clothing and cups from a local supplier. We take payment in cash or check—sorry, we can't take credit cards.

Contact Fred Whitaker at 717-836-1702 or 303-947-2115 (cell) for sales from his home.

### **Indian Mountain Street Signs**

IMPOA pays for materials to replace street signs; Park County Road & Bridge Department fabricates the signs and installs them. If you see any missing or damaged signs in IM contact Fred Whitaker at 719-836-1702 or 303-947-2115 (cell).

We are currently replacing signs at Albino and Arrowhead to clarify that Albino ends at that point and Arrowhead enters from the right and continues past the Community Center. Folks who have turned right at the Albino/Arrowhead intersection, thinking that Arrowhead begins at that point, get lost when the road reaches Spearpoint and seems to end. A short stretch of Spearpoint there is being changed to Arrowhead to show that Arrowhead jogs left and continues south. We are aware of similar problems along Warrior and will address them. If you know of other signage problems, please contact Fred. IMPOA has also been assessed \$1200 for materials by Road &

Bridge to replace 60 street signs with new reflecting street signs for emergency services use to better find addresses. IMPOA also will pick up the tab for that change.

## **IMPOA Membership**

With over 2000 properties in our Indian Mountain neighborhood and IMPOA established only as a voluntary entity, we continue to be encouraged by the growing level of membership in IMPOA. As of our annual meeting held on August 24, we are going strong with more than 650 members. The health of our community is evidenced by the level of volunteerism exhibited this year, which is at an all-time high, as property owners stepped up to make a significant difference in the wildfire mitigation work, kept the burn pit open every Saturday, helped with fence repair, cattle round-up and Community Center events open to the entire neighborhood. Now, with the establishment of [www.indianmountain.nextdoor.com](http://www.indianmountain.nextdoor.com), IM neighbors are “virtually” communicating with each other and keeping up with what’s happening in the neighborhood, regardless if they are physically here or thousands of miles away. This technology eradicates the perceived communication gap between “full-timers” and “part-timers”...we’re all in on the scoop.

If you did not contribute \$35 to be a part of IMPOA in 2013, won’t you please upgrade in 2014 to full membership and know that you’re doing your part to help with critical work, such as the IM fire mitigation and water augmentation. If you are already a dues-paying member, thank you, because you are the foundation for the work we’ve accomplished this year and will build on for the future...a future where all Indian Mountain property owners are contributing to and benefitting from the work we accomplish together.

## **Wildfire Mitigation in Indian Mountain**

In 2012, the National Fire Protection Association designated IM as a *Firewise Community*. Indian Mountain gained this recognition by the hard work of its property owners in preparing the community and their own homes to mitigate wildfire in our forested neighborhoods. One of the reasons that IM was selected is that it is implementing its own Community Wildfire Protection Plan (CWPP). See [www.impoa.net/CommunityNews.html](http://www.impoa.net/CommunityNews.html). Other reasons are that IM property owners continue to put in many hours making defensible spaces around their homes, creating fuel and fire breaks in their neighborhoods and disposing of forest slash in the IM burn pit or by chipping it on site.

The IMPOA board of directors coordinates the wildfire protection efforts for IM and sits as the *Firewise Community* board of directors when the need arises. In this role, IMPOA receives news about steps that other communities are taking to mitigate fires in the Wildland Urban Interface (WUI). For example, some fire-prone communities are implementing new building codes to increase the resistance of structures to wind-blown embers. IMPOA has also learned that fire insurance companies are raising rates or cancelling coverage in the WUI even after communities have implemented stricter building codes and conducted wildfire mitigation projects in their forests. There have been some fire insurance cancellations reported in IM because of the recent devastating fires near Colorado Springs and Boulder.



Although county governments can enact stricter building codes to increase the resistance of structures to wildfires, i.e., reduce their ignitability, Park County has not done so. To fill that void, IMPOA encourages voluntary implementation of proven fire protection approaches in IM. Listed below are some suggestions for the two major components of wildfire mitigation, namely, forest treatment and structure treatment. Property owners are encouraged to learn more about these measures and to do what they can to implement them on their own properties. What you do to protect your own home may help firefighters save it and save other nearby homes if the worst happens.

Forest Treatment: Things you can do to improve the health of your forest and the fire protection of your home are described in the CWPP. These forest treatment approaches are also well described on the website of the Colorado State Forest Service (CSFS) <http://csfs.colostate.edu> where there are links to guidelines for defensible space and fuel breaks. Homeowners should also remember that driveways must provide safe ingress and egress of firefighters and their equipment so they can defend a home when fire approaches.

Structure Treatment: Simple measures for reducing the ignitability of your home by windblown embers and engulfing fires include closed soffits, screened dryer vents, removal of mulch from against the house, clear space under porches, storing flammable lawn furniture indoors, providing fire retardant coatings for emergency application by firefighters, cleaning flammable debris from roofs and roof gutters, etc. Lessons learned from the Waldo Canyon Fire in Colorado Springs can be found at <http://www.ppwpp.org/>.

### **2013 CSFS Grant for Wildfire Mitigation in Indian Mountain**

In May, IM received a \$10,000 grant from the Colorado State Forest Service that was matched by \$4,000 in cash from IMPOA, \$2,000 in cash from IMMD and more than \$4,000 of in-kind volunteer services by IM property owners and friends. The Coalition of the Upper South Platte (CUSP) managed the grant and approved the project design. More than twenty private land owners and the IMMD board of directors all consented to their properties being included in the project, which is creating a 1.1-mile long fuel break and firebreak along Longbow Drive and Tipi Court near the Southeast corner of the subdivision. More than 40 IM volunteers participated in the sawing, clearing and chipping of forest slash. The Mile High Youth Corps (MHYC) was retained by CUSP to provide much of the heavy lifting in the project, including sawing and clearing slash from the roughest terrain.

The MHYC serves 15 counties throughout metropolitan Denver and the Southern Front Range. The Corps integrates paid work on community projects with career exploration, education and



life-skills training. It helps young people ages 18 to 24 succeed in the classroom, the workforce and everyday life. The MHYC team camped in IM Park during its week of work on the project in late August. Special thanks are owed to IMMD for allowing this one-of-a-kind use of the facilities at the Park.

The awarding of the CSFS grant and its September 30 completion deadline left little time to do the work. As this newsletter went to press, it appeared that all of the grant money and all of the required volunteer effort would be completed

on time while a small amount of work remained to haul roots and oversized slash to the burn pit. Well done IMPOA, IMMD, CUSP, MHYC and CSFS – it took a village.

### **2013 Chipper Days**

This summer, for the third year in a row, a number of IM property owners created defensible space and fuel breaks and then geared up for three days of chipping of forest slash by CUSP. Family, friends and neighbors helped the property owners before and during the chipping. In the past three years, more than 40 property owners have benefited from this service.

### **Looking for Help with Your Wildfire Mitigation Work?**

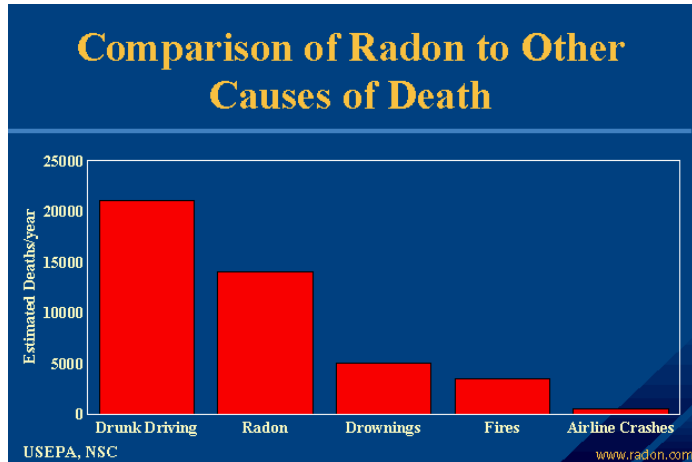
In the course of wildfire mitigation work in IM over the past several years, IMPOA has come to know competent people that understand our forest and are available for hire. They can assist homeowners that lack the capability to create their own defensible space or fuel breaks, especially those without the inclination to run a chain saw. If you are looking for reliable help with this sort of work, contact Roger Mattson at [rdmattson@comcast.net](mailto:rdmattson@comcast.net). He will put you in touch with the right folks so you can learn more and get a cost estimate.

### **Radon Risk and Its Mitigation**

As reported since the early 1980s, in this newsletter and elsewhere, studies by the Environmental Protection Agency have shown that almost 20,000 of the annual deaths due to lung cancer in the U.S. are connected to the airborne radioactive material known as radon. Radon is a gas resulting from the natural decay of uranium in the soil. Radon is invisible and odorless and is found all over the US, but it has especially high concentrations in Colorado. (See <http://co-radon.info>.) Homes in Park County have been found to have radon concentrations at or above the

recommended limit of 4 pCi/L (pico-Curies per liter).

Radon is present in rocks and soil. It enters houses through cracks and other breaches in their foundations. It also comes into houses through water pumped from wells. The bad effects of radon are compounded in smokers. Ironically, radon in the water we drink has a negligible effect because we eliminate the water in a matter of hours. In contrast, radon in the air gets into our lungs where its decay products can reside for longer times and deliver a higher radiation dose to sensitive tissue.



All houses should be tested for radon gas, if not during their sale or purchase, then after taking occupancy. The only way to know if you have high levels of radon in your cabin is to test for it. If you have elevated radon, (>4 pCi/L) you should obtain an estimate to install a radon mitigation system. Such systems involve things like improved ventilation to dilute the concentration of radon, better ventilation of crawl spaces or slabs under floors, and holdup tanks and aerators to give radon a chance to off-gas and decay after water is pumped from the ground and before it enters living spaces. The most important thing is to have a house tested and then decide what to do based on the test results. Easy to use test kits are available at most hardware stores.

### **Dumpster Day**

Our annual Dumpster Day this year was a big success – too big! The two 30-yard dumpsters were full before noon. We had to turn away many members with large items when the dumpsters topped out at the legal limit. We think the cause of the overwhelming demand was due to our membership growth (greater than it has ever been) and the elimination of wood construction materials from the Burn Pit.

The dumpster company we have been using changed ownership and parked the dumpsters on the Community Center parking lot rather than on Keneu as it was instructed. This caused some problems with members throwing their loads over the sides rather than filling from the rear and packing tightly.

Unfortunately, some dumping was done after the 5pm closing time, causing the dumpsters to become over-filled, above the legal limit.

The IMPOA Board of Directors is examining remedies for next year.



### *Contact Information for IMPOA Board of Directors*

<b>Name</b>	<b>Position</b>	<b>Term</b>	<b>Phone</b>	<b>Email</b>	<b>Mailing Address</b>
Dennis Burke	Director	2014	719-836-7008	<a href="mailto:burklings@yahoo.com">burklings@yahoo.com</a>	144 Travois Rd. SSB-2 Jefferson, CO 80456
Karen Goodman	Treasurer	2015	(303) 912-1063	<a href="mailto:kkmbg1@Comcast.net">kkmbg1@Comcast.net</a>	5192 S Laredo Ct. Centennial, CO 80015
Glenn Haas	Vice President	2015	970-498-9350	<a href="mailto:glennehaas@comcast.net">glennehaas@comcast.net</a>	3403 Green Wing Ct. Fort Collins, CO 80524
Gail Lane	Membership Director	2016	719-836-3154	<a href="mailto:gaillane2013@gmail.com">gaillane2013@gmail.com</a>	P.O. Box 32 Como, CO 80432
Roger Mattson	President	2016	303-278-1406	<a href="mailto:rdmattson@comcast.net">rdmattson@comcast.net</a>	2511 Fossil Trace Ct. Golden, CO 80401
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Samantha Bertin	Business Manager	--	719-836-9043	<a href="mailto:cloudnineranch@hughes.net">cloudnineranch@hughes.net</a>	--
IMPOA	--	--	<a href="http://www.impoa.net">www.impoa.net</a>	<a href="mailto:IMPOA01@hotmail.com">IMPOA01@hotmail.com</a>	P.O. Box 196 Jefferson, CO 80456

### *Contact Information for IMMD Board of Directors*

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IMMD	--	<a href="http://indianmountain.info">indianmountain.info</a>	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	P.O. Box 25 Como, CO 80432

## *An Updated Comparison of IMPOA and IMMD*

Feature	IMMD	IMPOA
Nickname	Rec District	IMPOA
Web Page	<a href="http://www.indianmountain.info">www.indianmountain.info</a>	<a href="http://www.impoa.net">www.impoa.net</a>
Year Established	1972	1985
Mission/Purpose	IMMD develops and maintains recreation, park and water facilities. Its functions are limited to a Service Plan that was last updated in 2012.	IMPOA promotes the health, welfare, safety and interests of Indian Mountain property owners. Its functions are broad.
Statutory Basis	Special District of the State of Colorado	Non-profit Corporation of the State of Colorado and Federal 501(c)(4) social welfare organization
Members	All Indian Mountain property owners (~ 2000 in 2012)	Indian Mountain property owners (~600 in 2012) that pay annual dues
How Financed and Audited	Mandatory property tax of 6.94 mills since 2006; annual internal audit of financial statements	Voluntary annual dues of \$35/member since 2007; annual internal audit of financial statements
Projected Income in 2013	About \$148,000	About \$24,000
Property Owned	About 418 acres of land, Community Center, Burn Pit, Park Facilities, Comfort Station, Dump Station, RV Storage Lot, Sand-green Golf Course	None
Governance	Five elected directors, Bylaws	Three to seven elected directors, Bylaws
Current Programs	<ul style="list-style-type: none"> <li>• IM Community Center activities and social events</li> <li>• IM Park with trails, Frisbee golf, playground, picnic facilities</li> <li>• IM Lodge for guests</li> <li>• Gold Pan Park</li> <li>• Sand-green golf course</li> <li>• Archery target range</li> <li>• RV storage administration</li> <li>• Burn pit administration</li> <li>• Annual picnic with IMPOA</li> <li>• Newsletter with IMPOA</li> <li>• Long-term water service assurance</li> </ul>	<ul style="list-style-type: none"> <li>• Indian Mountain road signage</li> <li>• Advocacy for covenant &amp; regulatory compliance &amp; conflict resolution</li> <li>• Community Wildfire Protection Plan</li> <li>• Cattle grazing control &amp; fencing</li> <li>• Annual Dumpster Day for trash</li> <li>• Advocacy for Indian Mountain issues with Federal, State &amp; County officials</li> <li>• Neighborhood Watch</li> <li>• Maintain community E-mail list</li> <li>• Annual picnic with IMMD</li> <li>• Newsletter with IMMD</li> <li>• Long-term water service assurance</li> </ul>