



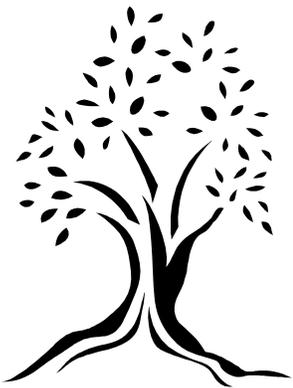
# Indian Mountain News



Volume 1, Number 2  
January, 2009

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## The Indian Mountain Pond Park



The IMRPD Board learned from its 2008 survey of the IM property owners that there is a great deal of interest in enhancing the beauty and restoring the fishery of the Pond Park along Arrowhead Road. (i.e., commonly referred to as the fishing pond). Given this community input, last fall, the Board contracted Liley Fisheries and Aquatic Consulting (the same firm that helps Stagesop manage its pond) to determine the physical condition of the water and the feasibility of utilizing the pond as a fishery. This is what we learned:

- *The pond water level was significantly down from the full pool level during the visit (about 7 feet below full pool).*
- *The water level observed would certainly hold fish during the summer, but would not allow for over-winter survival. Due to the annual fluctuation of the water level it is unlikely that over-winter survival of the fish would occur except during above average water years.*
- *Dissolved oxygen, pH and temperatures were all within desired ranges for trout survival.*
- *The pond is best suited for a put and take fishery with fish stocked in the spring and caught during the summer and fall months.*

The consultant informed us that 300 rainbow trout (9-14" in length) would have a 2009 cost of approximately \$1,300 dollars. We were also informed that the algae along the shoreline is due to warm summer conditions and accumulated nutrients (e.g., cattle grazing), but this condition can be controlled with a common algaecide for about \$100 per year. The algaecide is safe for fish, people (e.g., swimming), and to pets.

With this input from our consultants and the current low water levels, the Board is considering contracting some pond excavation work this spring. The purpose of this excavation would be to remove accumulating silt, create some deeper water pockets, and to use the silt to help restore the dam and shoreline. Depending when the excavation work is accomplished, there may be a chance to stock the pond late this spring or early summer.

We are also considering how to beautify the area with vegetation and fencing. We will update you on our progress in the May newsletter. With a little luck, you may be able to take your children and grandchildren to enjoy a good day of trout fishing this year.





## Happy New Year from the IMRPD President

This past year has brought us all our fair share of joy and trials. With the beginning of a New Year and looking towards the future, I can only pray for peace, stability and prosperity that is so needed within our lives.

Here in Indian Mountain a number of projects have been accomplished by your Board during 2008.

- We completed the clean up of the RV storage area
- All RVs are registered and the facility is locked
- The Information Kiosk, located on Arrowhead, has new lighting, sign age and walkway to the entrance.
- The Comfort Station was painted inside and out, with new vent fans for better circulation. Emergency lighting has been added for your safety.
- The Disc Golf course has three new baskets bringing the number of holes to twelve.
- Indian Mountain Park has three new picnic tables at the playground area and the sled hill has been prepared for another season of sledding.
- Preparation work for the community center has been started at the Pond Park location off Arrowhead. This includes consolidation of the three lots owned by the District adjacent to the pond, obtaining a Conditional Use Permit, and contracting preliminary site design.

The New Year brings new ideas and expectations for the coming year. There are several new projects on the planning board for the upcoming year. Restoration of the pond and surrounding area will start in the Spring. The Nature Trail on Indian Mountain will be inspected and reconditioned by the Southwest Conservation Group by the first of June. The Pasture Golf course will be rolled to allow for a better playing surface. We will complete the addition of six more baskets to the Disc Golf course to give us an eighteen-hole course. The Community Center will have final plans completed and a funding request will be submitted to the Colorado Department of Local Affairs.

Mark your calendars too---we are planning our Annual Community Picnic to be held at Indian Mountain Park on Saturday July 4<sup>th</sup>. Games for the kids and a Horseshoe Tournament for adults are planned. The Charity Disc Golf tournament date will be announced later. Look for more information in May Newsletter.

Mark your calendars!  
Annual Community Picnic  
Saturday, July 4th, 2009  
Indian Mountain Park

Join us to enjoy our beautiful mountain surroundings and the friendship of your neighbors this coming year.

On behalf of the Board, I wish you and your families the very best in 2009.

Fred Burdick  
President, Indian Mountain Recreation and Park District





## The Indian Mountain Community Center

The vision of a community center goes back to the mid-1990s. The plan at that time was to first build a comfort station at the IM Mountain Park. This was completed by about 2000. The next step, when monies were available, was to build a community center adjacent and connected to the current comfort station.

Since 2000 or so, the IMRPD Board began to allocate monies to a money market account earmarked to a community center. We are happy to report that in the 2009 IMRPD budget the Board has allocated another \$20K to a community center, bringing the District's money market account to a total of \$200K, an amount that puts us within reach of building a community center.

First however, there is the difficult question of where to locate the community center. In the early 2000s there was divided interest about where to locate the community center. The location near the comfort station has always been an option. In order to provide additional location option, the IMRPD Board in 2004-2005 purchased four lots above the Pond Park (i.e., the area between the pond and Keneu Court along Arrowhead). With this in mind, this past fall, three locations were evaluated:

- the original IM Mountain Park location near the current comfort station,
- the property west of IM near the current pasture golf course and RV storage area,
- the Pond Park area off of Arrowhead.

The site location decision by the Board was very deliberate. The Board, with public input at its October Board meeting, developed a list of criteria to evaluate the three options. Each location had strengths and weaknesses, but at the end of the process, it was clear that the Pond Park location was best.

The key driving factors in the selection of the Pond Park area included:

- its central location within the community,
- the site's capability to provide adequate parking,
- an interest in spreading District recreation facilities throughout the community,
- a lower wildfire threat and fewer winter weather hazards,
- road/driveway access and proximity to the County's Snow Routes,
- community support for the location as learned from the 2008 survey,
- enhanced property values of an attractive Pond Park area with a nearby community center, and
- visibility and accessibility to/from Arrowhead Road as the primary entrance to IM.



*...continued on next page*



*IM Community Center continued...*

After the site selection by the Board, the pace has quickened and a number of essential steps have been taken (see sidebar). This progress is a credit to the energy and hard work of IMRPD President Fred Burdick.

So what is next? Shortly we will hire an architectural firm to work with us to produce the site design, building floor plans, and engineering plans. Our target is to have the site design and floor plan available by the March regular board meeting as well as posted on the website by that time.

At the same time the Board is preparing to submit a matching \$200K proposal to the Colorado Department of Local Affairs. The submittal due date is April 1<sup>st</sup> with an award notification in June. With a little skill and luck, we will have some \$400K to build our community center.

Could we break ground in the summer of 2008? This is optimistic, but given Fred's leadership to date, it is not out of the realm of possibility. Stay tuned...

Submitted By Glenn Haas  
IMPRD Secretary

### Accomplishments on Community Center Building

The following tasks for the new Community Center have been completed in the past few months:

- a survey to delineate the Pond Park wetlands and floodplain.
- a soils survey as input for the foundation construction.
- a topographic and property line survey
- a leach field capacity survey
- a site plan as input to the County's conditional use permit.
- application to the County Commissioners for a conditional use permit to construct a community center since the Pond Park lots were originally designated as residential lots.
- confirmation from the Park County Water Commissioner that the Pond Park lots have water augmentation rights.
- the careful review/interview of four architectural firms to work us through the planning and design stage of the community center.

## Note from the Editor

This is the second of many joint newsletters for both Indian Mountain organizations—IMRPD and IMPOA (see back cover for the distinction). The decision to merge the organizations' newsletters was in an effort to save money, consolidate communication, and share information about all of Indian Mountain with the property owners. The intent is to provide clear, organized, and an honest summary of activities, progress, and Board decision-making that affects us all.



Each newsletter is divided into two sections, one for each organization. Although total pages for each organization will vary due to amount of material submitted, the first few pages will be dedicated to IMRPD business and the last few pages will be dedicated to IMPOA. The back page is a joint organization page. The masthead on each page provides an at-a-glance header about which organization has provided information for that page. The respective websites are also included there in case you wish to check out additional online information. Comments from the first issue of this newsletter suggested that we might make those headers more distinct. I have tried to do that with this edition. Please let me know if you have additional comments about the newsletter or wish to submit an article for considerations.

Marcella Wells, Editor



## **IMPOA's Annual Member's Banquet & Business Meeting Thursday Evening March 12, 2009**

**WHERE:** Elks's Club, 1455 Newland Street, Lakewood 303-238-1707. Travel west on Colfax; between Sheridan and Wadsworth turn south on to Newland; go 1/2 block; Elk's Club is on the right side,

**WHEN:** 5:45-6:30 pm social to visit friends (cash bar); 6:30 pm dinner served.

\*\*\*\* Dinner choices are prime rib or grilled salmon or a vegetarian plate \*\*\*\*

**PROGRAM:** Business program begins after dinner about 7:45 PM.

**COST:** \$24.00 per person (members or non-members) includes tax and service charge.

**RSVP:** RSVP with payment due by **March 5, 2009**. Your canceled check will be your reservation receipt. We do not plan to send out a confirmation letter or tickets this year. A host will check your name at the door, confirm your dinner option, provide name tags and drawing tickets for "special door prizes". Indian Mountain apparel will also be for sale.

Please be sure to write down your dinner choice for each person in your group so there is no confusion that evening. If you have any questions, please feel free to contact Wally or Lee Techentien at 303-424-2651 or watlmt@aol.com.

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### **RSVP and Payment due (\$24/person) by March 5th** (One person should complete this RSVP for your group)

Your name \_\_\_\_\_

Email address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

How many people are you making dinner reservations for? \_\_\_\_\_ @ \$24.00 per person.

Indicate the number of each menu options you would like for the people in your group:

\_\_\_\_\_ prime rib \_\_\_\_\_ grilled salmon \_\_\_\_\_ vegetarian

Mail this RSVP with your check made payable to IMPOA to  
Wally Techentien, 6593 Urban Street, Arvada, CO. 80004  
303-424-2651



## Check Out Our Updated IMPOA Website

Check out our newly updated IMPOA website at <http://www.impoa.net>. You will find a lot of information about life in Indian Mountain. Some of the valuable links include

- weather and road conditions,
- a listing of current board members,
- membership application to IMPOA,
- help with wildlife issues,
- ATVs,
- firearms discharge,
- building permits, and
- resolving covenant conflicts.

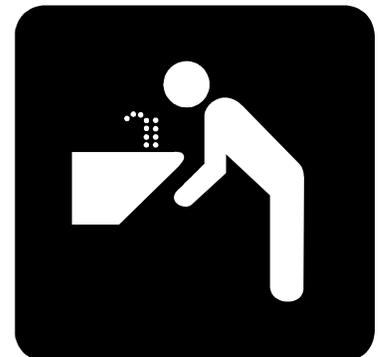
Many questions about IM and surrounding areas can be answered with the helpful links on our website.

Check it out!



## How Safe is Your Well Water?

The Colorado Department of Public Health recommends that private wells be tested on a regular basis. They will provide this service for a fee of about \$100. Your IMPOA Treasurer, Wally Techentien, took advantage of this service last fall and had his IM home well water tested. The process is quite simple if you live in the Denver Metro area. The testing lab is located in the old Lowery AFB area at 4300 Cherry Creek Drive South, Phone #303-692-2122. Go to the lab, pickup a water test kit, (it's free) and follow the instructions on how to take the sample. Return the sample to the lab for analysis. They will complete the testing and send you the results an about 30 days.



## Questions about Property Sales

If you would like thorough information about what your Indian Mountain home or land is worth, there is a valuable website from the Park County Assessor's Office that you can access. It shows much of the information anyone might want on vacant and improved land sales in IM. You can also phone the Park County Assessor's office at (719) 836-4331. **Click on the following link, and then click on the large number 7 for IM area. This site is scheduled for an update sometime in January.** <http://www.parkco.org/ImprovementsMap.asp>



## **Land Use Regulation Update: Camping & RVs**

On September 18, 2008 Park County revised its LUR regarding camping. Article 4, Division 2, 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 identifies a violation a letter will be sent to the lot (s) owner requesting compliance. If there is no reply to the letter a summons to appear in Park County Court will be issued. If the lot (s) owner in question fails to appear in court the camping unit may be removed at Park County expense and a lien will be placed upon the property to recover the expense.

Subsequently, depending upon the date that the violation is identified, the lot (s) owner may not be eligible to place a camping unit on the lot (s) during the summer of 2009.

## **Two Burglaries!!!**



The IMPOA Board received a call from one of our residents whose vacant home was recently burglarized. Based on this conversation, a call was made to the Park County Sheriff's office. Under-Sheriff Monte Gore stated they had two reported burglaries at Indian Mountain over the last six months. He went on to say that a strong deterrent to break-in's is a Neighborhood Watch Program.

Your IMPOA Board will be working with the Sheriff's Office to gather information about the process to begin this program and this will be presented in next newsletter.

We encourage you get to know your neighbors--- exchange names, phone numbers and let them know when you will be gone from IM. For more Neighborhood Watch information and community tools, please link to <http://www.usaonwatch.org>.

## **Company Drops South Park Uranium Mining**

Golden-based New Horizon Uranium Corp. has relinquished its staked mining claims northeast of Hartsel, the company's president has confirmed. Doran Moore, an organizer of Save Our South Park Water 2008, announced New Horizon's move at the Dec. 6, 2008, meeting of SOSPW08 at the Hartsel Community Center. The information was published in the company's management discussion and analysis filed with Canadian securities administrators in November.

Bill Wilson, president of New Horizon, told The Flume that the company had re-prioritized its properties after uranium prices fell this summer.



## **Two IMPOA board positions open in 2009!**

Wally Techentien and Glenn Haas will be leaving the IMPOA Board after several years of voluntary service to IM. Letters of interest to serve on the Board of Directors are now being accepted through February 28<sup>th</sup>. The election will take place at the annual member's meeting on March 12<sup>th</sup> (see details about of member's meeting elsewhere in this newsletter). We ask that you submit a brief letter indicating your qualifications to serve, past non-profit board experience, and a paragraph on why you would like to serve. Email your letter of interest to IMPOA President Diana Heyder at [dsmenco@aol.com](mailto:dsmenco@aol.com).

Given 2000 property owners in IM, one would think there are plenty of volunteers to serve on the Board. That has not been the case. Even if there is just a remote interest, please call or email any of the current directors listed in this newsletter to learn more.

A strong homeowner's association is critical to the protection of our homes, investments, personal and community rights, and our rural quality of life. IMPOA is both an enjoyable community service and a great way to meet new people. Plus, it is a great way to give back a little to our special Indian Mountain community. We need two volunteers---please join us!

### **Financial Corner**

IMPOA financials as of January 1, 2009:

• Checking Account	= \$22,114
• CD Balance	= <u>\$10,620</u>
<b>Total Assets</b>	<b>= \$32,734</b>





## Join IMPOA

The Indian Mountain Property Owner's Association (IMPOA) was legally created in 1985 by a group of community volunteers to *promote the health, welfare, safety, and interests of its members*. It is a voluntary membership organization. Today, we are 500+ IM property owners working together to ensure the protection of our homes, investments, personal and community rights, and our rural quality of life. Please join with us by sending in your membership form today!

### IMPOA Membership Form

Here is a **\$35.00 check** for my annual membership dues. I would like to join IM-POA, along with 500+ other residents in Indian Mountain, in order to help protect our homes, investments, and rural quality of life.

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

IM Lot #: \_\_\_\_\_ IM Filing #: \_\_\_\_\_

IM Street Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Simply mail this form and your check for \$35 payable to "IMPOA" and mail to**  
Swen Hagman  
10736 N. Logan Court  
Northglenn, CO 80233

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**Indian Mountain Property  
Owners Association**  
P.O. Box 105  
Como, CO 80432

Indian Mountain Recreation and Park District	Indian Mountain Property Owners Association
<p>IMRPD protects and maintains the District's parkland, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:</p> <ul style="list-style-type: none"> <li>• 356 acres of park lands</li> <li>• Pasture golf course</li> <li>• Ski lodge and recreation hall</li> <li>• IM Park with trails, playground, frisbee golf, horseshoes</li> <li>• Comfort station and potable water</li> <li>• RV dump station and storage lot</li> <li>• Pond and information kiosk</li> <li>• Social events</li> </ul>	<p>IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad.</p> <ul style="list-style-type: none"> <li>• The Board tracks local, county and state plans and policies that may affect IM (e.g., mining, sale of public land, cell phone coverage, taxes, development, land use regulations, water augmentation)</li> <li>• Periodic drive-around covenant compliance check</li> <li>• Dumpster and swap days</li> <li>• IM apparel sales</li> </ul>
<p>Government Entity Special District - State of Colorado Created in 1975</p>	<p>Non-profit Association Federal 501( c) 4 - State of Colorado Created in 1985</p>
<p>Mandatory property taxes paid by all IM property owners (6.94 mils)</p>	<p>Voluntary annual dues (\$35) from willing property owners.</p>
<p>Nov 2008 financial assets—\$305K 2000 projected revenue—\$125K</p>	<p>Jan 2009 financial assets = \$32K 2008 projected revenue—\$13K</p>
<p><a href="http://www.indianmountain.info">www.indianmountain.info</a></p>	<p><a href="http://www.impoa.net">www.impoa.net</a></p>

**Change of Address?**  
Keep us informed of address changes to ensure you receive the IM News. Call and leave a message at (719) 836-0657.

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