

Indian Mountain Spring/Summer Newsletter

June 2022

A Joint Publication of the Indian Mountain Property Owners Association (IMPOA) and the Indian Mountain Metropolitan District (IMMD).



In This Issue

- [IMPOA President's Message](#)
- [IMMD President's Message](#)
- [LIVESTOCK AND INDIAN MOUNTAIN](#)

- [OUTDOOR LIGHTING IN INDIAN MOUNTAIN](#)
 - [IMMD AND IMPOA RESPONSIBILITIES](#)
 - [MEET YOUR IMPOA BOARD OF DIRECTORS](#)
 - [SEVERE WEATHER IN PARK COUNTY](#)
 - [CALENDAR OF EVENTS 2022](#)
-

[IMPOA President's Message](#)

Happy June, Indian Mountain!

Now that we have moved through (hopefully) our final snowstorm of the season and begun to welcome in summer, it is time to think about all the fun activities and inevitable projects this season brings. Many of you attended our “Open House” last month. While it was astutely pointed out that it was more of a meeting than a proper open house format (an updated title or format will be part of our 2023 plans!), the topics and speakers we had were terrific. Thanks to all who attended, participated and provided feedback on how we can continue to improve our community for all.

Spring and summer cleaning has begun inside and out. You’ll see information about upcoming fire mitigation opportunities, dumpster day and trash pickup – all activities that better our community for everyone, so please keep in mind that each of these and all other events like them require volunteers. As IMPOA continues to work toward meaningful events and benefits, your input and help are appreciated, so please consider filling out our volunteer interest form online so we can reach out to you based on your interests and our current needs. Filled out a form in the past? We have identified some glitches in our previous system, so please take the time to fill out a new interest form so we can be sure to have your info on hand. The volunteer interest form can be [found here](#).

As we collectively work to come out of what feels to many of us like a 2 ½ year-long quarantine, I’d like to encourage everyone to provide feedback to IMPOA on what you’d like to see moving forward from the board. Please attend one of our regular board meetings, held the second Saturday of each month at 10:30 a.m., or immediately following the IMMD meeting, whichever comes later, at the Community Center, or send us a message online using [this form](#).

I look forward to continuing to meet many of you this summer and wish you all a happy and healthy season of enjoying everything our beautiful mountain community has to offer!

~Article provided by: Kathryn Abrahamson, IMPOA President

IMMD President's Message

Spring has arrived. Birds are singing, trees are budding and wild flowers are beginning to bloom. What an amazing place we share.

I would like to sincerely thank all of those that did their snow dance which allowed volunteers to burn the pit so that we will be able to offer this valuable amenity to our property owners once again this summer. As some of you know, the pit closed early last year due to a lack of volunteers. Your help would be greatly appreciated in keeping this facility open to assist you and your neighbors in fire mitigation. Please volunteer a little of your time to this important effort.

There has been a change in the IMMD Board. Glenn Haas has retired from our board after many years of service to the community. He will continue to be a valuable resource to us all for his vast historical knowledge of our area. We welcome our incoming board member, Brian Kocher.

We have determined that some additional planning and resources are needed for the move of the RV Dump Station. In the meantime, the existing station will remain open with an increased pumping schedule and security measures.

Indian Mountain property owner tax dollars support the maintenance and improvement of our resources and amenities in the community. A friendly reminder that these are benefits intended for the exclusive use of our property owners and their non-paying guests.

I wish you all a spectacular summer.

~Article provided by: Carol Darland, IMMD President



LIVESTOCK AND INDIAN MOUNTAIN

The question has come up about whether or not livestock is allowed in Indian Mountain? The answer is yes and no. Per Park County Land Use Regulations, under Article 5, Zoning and Use Regulations, Section 5-701, only property more than 10 acres may have large livestock.

E. Mountain Residential (MR) Zone District:

2. Each lot may have 10 Small Livestock animals for each acre of open space.

So, for Indian Mountain Small Livestock IS allowed. Small livestock is defined as Mink (or other similar fur bearing mammals), duck, chicken and other poultry or fowl, and other animals of similar size customarily raised or kept on farms and ranches for profit or other productive purposes as opposed to Domesticated Animals.

Further clarification, subtract the footprint of your house from how many acres you have to determine how many small livestock you can have.

For those that want to know, if you have under 10 acres, you may have up to six Domesticated Animals. For lots that are ten acres or more, you may have up to 10 Domesticated Animals.

For Bee-keeping, we're allowed to have 2 hives per acre with a maximum of 5.

If you have any further questions, please contact Park County's Planning department.

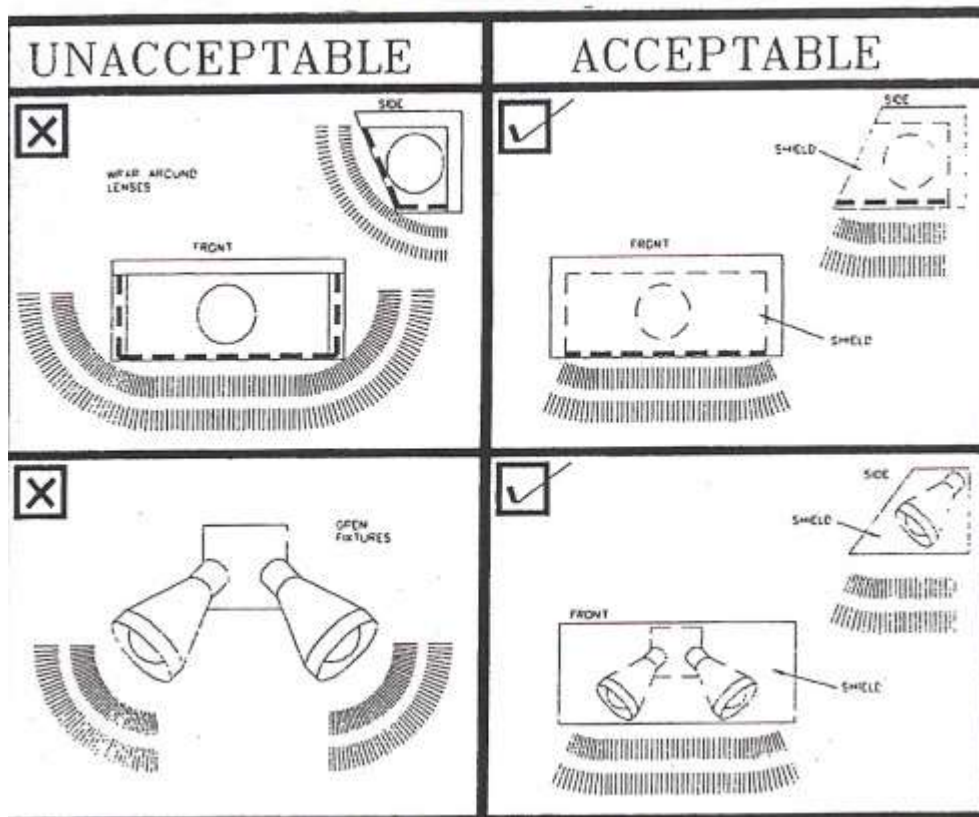
~Article provided by: Kim Novitch

OUTDOOR LIGHTING IN INDIAN MOUNTAIN

Believe it or not, there is a Park County regulation in regards to outdoor lighting. Section 5-709, Lighting, states that the purpose is to regulate outdoor lighting in order to reduce light pollution, prevent glare and light trespass, promote a sense of safety and security, and ensure aesthetically appropriate outdoor lighting in keeping with the rural and small town character of Park County.

There are several pictures available with examples of Unacceptable and Acceptable, below is an example.

Wall-Mounted Lights



Basically, Light sources must direct light downward and be concealed or shielded to mask the surface of the bulb or light-emitting element from adjacent properties. The bottom line is: be courteous and conceal your lights!

These LURs can be found here: [Land Use Regulations | Park County, CO](#)

~Article provided by: Kim Novitch

IMMD AND IMPOA RESPONSIBILITIES

The IMMD and IMPOA Boards have separate and joint responsibilities. The responsibilities of the IMPOA and IMMD Boards are often confused by property owners. Here is a chart that might help you decide where to go to get information or help.

WHAT IS THE DIFFERENCE BETWEEN IMMD AND IMPOA?		
IMMD	Joint Activities	IMPOA
Indian Mountain Metropolitan District		Indian Mountain Property Owners Association
Public, non-profit special district of the State of Colorado funded by property taxes paid by all property owners (~2000)		Voluntary Association, no enforcement authority, not HOA, funded by voluntary payment of annual dues by about 750 property owners
Five board members are property owners elected by property owners for staggered 3-year terms		Seven board members are property owners elected by members in good standing for staggered 3-year terms
Meets 2 nd Saturday of month 9:00 a.m. at Community Center		Meets 2 nd Saturday of month 10:03 a.m. at Community Center
Amenities		Activities
Community Center	Annual Picnic	Wildfire mitigation efforts
Ski Lodge	Annual Community Meeting	Fencing cattle out
Comfort Station	Annual Chili Cook-off	Dumpster Day
Indian Mountain Park Lodge, Comfort Station	Water Litigation	Facilitate compliance with covenants & LURs
Administer Water Service Program (WSP)	Finance WSP	Represent IM before government entities

Pasture Golf	Newsletter	Maintain owner data base
Gold Pan Park		Road signs
Burn Pit		Speed monitoring & data collection
RV Dump Station		
RV Storage Lot at Burn Pit		
Disc Golf & Trails at IM Park		

MEET YOUR IMPOA BOARD OF DIRECTORS

Your IMPOA Board of Directors can be contacted through our website at: <https://www.impoa.net/contact.php> or via email at impoa.bod@gmail.com.



KATHRYN ABRAHAMSON, President

Kathryn Abrahamson joined the IMPOA board in 2020. She is a full-time resident of Indian Mountain with her husband, Mark, and two dogs, Cash and George. Kathryn was born and raised in Colorado and is a graduate of the University of Colorado in Boulder. She works full-time for a national healthcare company leading the corporate communications department and has volunteered in victim advocacy and crisis response. Kathryn, Mark, Cash and George can often be found on the hiking and jeep trails in the area when Mark, a wildland firefighter, is home.



BRIAN KOCHER, Vice President

Brian is a full-time resident of Indian Mountain since October 2020. Brian had served in the US Navy for 26 years. After retirement, he has been an independent Leadership and Human Performance consultant for a number of Fortune 500 companies. He also is an independent rep for a national

Log Home company. Brian lives with his wife Sarah and daughter, Emma and in their spare time, they enjoy hiking, camping, boating and fishing and taking advantage of the opportunities to enjoy mountain living. Brian began serving on the IMPOA board in June 2021



JEFF MASON, Treasurer

Jeff joined the IMPOA board in 2018 and serves as the Treasurer. He is a graduate of Western State College of Colorado and has over 35 years of accounting and auditing experience, most recently in Corporate Controller roles for international and US-based mining entities. Jeff and his wife, Nickie, have been part-time residents of Indian Mountain since 2011. Jeff enjoys making birdhouses and pursuing other woodworking activities, exploring the greater South Park area, and riding motorcycles.



CHAD WILCOX, Membership

Chad joined the IMPOA Board in 2020. He has been working in the credit union/banking space for the last 30 years. Primary focus has been in Lending and Branch Operations. Chad has spent the last 10 years at the Senior Management level with an emphasis on Strategic Planning and Budgeting. Chad and his wife Tracie purchased their part-time home in July of 2018. They have three grown children and love to ride motorcycles, ski, golf, and TRAVEL! Permanent residence is in Arvada CO since 2008.



KIM NOVITCH, Communications

Kim joined the Indian Mountain Board in 2021. She is currently the Communications Director, with the duties of Roads & Signs as well as the Firewise person. Kim graduated Summa Cum Laude from MIT (That is Metro In Town). She worked for the City and County of Denver at Denver International Airport in a variety of roles (Warehouse Manager, Financial Analyst, Maintenance Supervisor) for 27 years before retiring in 2019. Prior to that, she worked at Continental Airlines for eight years with one job as a Sheetmetal mechanic! Kim and her husband Mike are now full-time residents and can be seen walking the roads with their dog Tucker or fishing in our world-class waters.

She also enjoys stargazing, football, NASCAR, and making new friends.



CHRIS MORRIS, Secretary

Chris Morris joined the IMPOA board in 2021. She and her family enjoy camping and recreating in Indian Mountain as often as possible. She is a 5th generation Colorado native with generations of history in Fairplay, Jefferson and the surrounding areas. She and her husband, Bill and dogs have lived in Elbert County for more than 30 years. They have a son, daughter and four Grandchildren plus Granddogs! Chris has worked in Healthcare Admin for over 45 years in Radiology, Dialysis and CRM architecture/support. She is looking forward to serving and contributing to the Indian Mountain community.



JEREMIAH DAVIDSON, Director

Jeremiah joined the IMPOA board in 2022. He has been slowly building a home on Indian Mountain and plans to be a full time resident once his place is complete. Jeremiah moved to the Springs when he was 8 years old; his dad was stationed at Ft Carson. A few years later, the family relocated to Denver, where Jeremiah completed high school. He is a lover of all things Colorado life and bought property in Indian Mountain to fulfill his dream of mountain living. Jeremiah has a graduate degree in social work, practices yoga, and loves writing. He is excited to be a steward to Indian Mountain and his many wonderful neighbors who live there!



SAMANTHA BERTIN, Business Manager

Samantha has lived in Park County since 1984 and has been the business manager for IMMD and IMPOA since 2011. She lives on a ranch with her husband, Larry, of 32 years. She has three children and seven grandkids and lots of animals! Samantha loves this place and can't imagine living anywhere else. The IM folks have become her friends and neighbors, and she loves being here to help them.

SEVERE WEATHER IN PARK COUNTY



Although rare, there have been instances of tornados in Park County. The picture above is from June of 2014. Always be prepared for the “just in case” and the evacuation checklist for wildfires could be used for severe weather.

Some ideas:

- Create or update emergency plans with your entire family. Make sure that everyone knows what to do and have up-to-date contact info.
- Practice your emergency plan. Build a family emergency kit.

- Check with places your family spends time, such as schools, workplaces, churches, markets or sports facilities to learn what their emergency plans are.
- Share the plans for these areas with your entire family and talk about what you would do if your family was not together during a disaster.

These ideas can transfer to working with your neighbors as well.

Finally, sign up for Code Red, which will notify you via text, phone call, and/or email for your choice of situations: road closures, severe weather, wildfires and evacuation notices and a variety of other events.

[Community Notification Enrollment](#) (coderedweb.com)

If you have any further questions about CodeRED, please contact the Park County Communications Director at <https://parkco.us/forms.aspx?FID=78> or 719-836-4115

~Article provided by: Kim Novitch

CALENDAR OF EVENTS 2022

We've had several community events already this year: hot chocolate and cookies by the ski lodge, a movie night, and an open house. There are many more events and opportunities to meet your neighbors and the board. We welcome our new Events Director, Jeremiah Davidson, and hope to see everyone soon! Watch for these upcoming events:

IM Annual Picnic - July 2, located at 1996 Chief Trail

Dumpster Day - July 3, Parking lot by the Community Center 31 Keneu Ct., 8 a.m. - 4 p.m. (or until full). ***Please watch the IMPOA website and NextDoor for more information on dumpster day rules and requirements!*

Chipping Days - August 1st-5th

IMPOA Annual Meeting - Saturday, August 13, 1-3 p.m.

Other events in the works:

A Disc Golf Tournament, date TBD

CPR and first aid training, date TBD

September 30 - Indian Mountain picture contest (start taking pictures now!)

October 22 - Annual Craft Fair, Community Center 31 Keneu Ct.

October 29 - Trunk or Treat, Community Center 31 Keneu Ct. (If there is enough interest)

November 12 - Chili cook-off contest, Community Center 31 Keneu Ct.

December 10 - Tamale making class, Community Center 31 Keneu Ct.

Save the dates! We hope to see you there!

~Article provided by: Kim Novitch

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