



## ***INDIAN MOUNTAIN 2025 WINTER NEWSLETTER***

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

### **INDIAN MOUNTAIN METROPOLITAN DISTRICT (IMMD)**

#### ***PRESIDENT'S MESSAGE***

**2024 in Review**

Financial

For 2024 the District budgeted income of \$333,207. Actual income was \$358,594. The majority of the District's income is generated from property taxes. The 2024 District expense budget was \$398,449. Actual expenses were \$377,317. The largest single expense was the first phase of fire mitigation at Indian Mountain Park. Additional information can be found on the district web site [www.indianmountain.info](http://www.indianmountain.info) under the Budget tab.

#### RV Dump Station

The new RV Dump Station opened in the spring. During the year, fencing was added around sensitive areas to protect them from cattle.

#### Facilities

Maintenance and improvements to the District's facilities and properties are always a priority. The District manages and conserves some 450 acres of park lands, forests, open space, grasslands, wetlands, ponds, waterways, and wildlife habitat for the community including the District's facilities. The District facilities include the comfort station, lodge, disc golf course, picnic pavilion, playground, community center, dump station, RV storage lot, pasture golf course, archery range, burn pit and Breton Park.

#### Fire Mitigation

Fire mitigation was the primary focus of the District in 2024 and will continue to be for years to come.

The Indian Mountain Community Wildfire Protection Plan was updated and filed with the proper authorities. This document is required in order to apply for most fire mitigation grants and can be found on the IMMD website.

A forest access road was created at Indian Mountain Park to facilitate both fire mitigation and fire-fighting efforts in the future. Prior to this road, emergency vehicles had no motorized access to most of the Park. Use of this road is strictly limited to authorized maintenance personnel and emergency vehicles. In addition, thinning treatment of approximately 9.6 acres of Spruce-Fir Forest that contained a large amount of dead/dying spruce and fir was completed. This thinning treatment has reduced hazardous fuels within the northwest end of the Park while also allowing improved emergency vehicle access to the Park.

In June, Pine Brothers treated the hiking trails and 20 feet on either side of the hiking trails. They widened one of the trails that previously had been a single track to facilitate emergency vehicle access. In September, Tim Higgins, Pat Smith and Jackie Middelhoek took down about 50 hazard trees around the disk golf course for golfer safety.

The District retained the services of an independent forester to assist the District in developing a Forest Management Plan for the 265 acres located in Indian Mountain Park. The goal of the plan is to assess the existing conditions of the forested portions of the Park, while also outlining and recommending possible future actions including wildfire hazard reductions and forest health improvements.

The District has received the draft document and is currently reviewing. This document will be our guide in developing future mitigation efforts.

A new tab has been added to [www.indianmountain.info](http://www.indianmountain.info) for fire mitigation information.

## **2025 Priorities**

Fire Mitigation and facilities management and improvements will continue to be our areas of focus. Detailed project initiatives are currently being defined and sized. For project updates, please attend one of our board meetings or refer to the meeting minutes at [www.indianmountain.info](http://www.indianmountain.info).

*Carol Darland*

*President, Indian Mountain Metropolitan District (IMMD)*

## **INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION (IMPOA) PRESIDENT'S MESSAGE**

### **Greetings, Indian Mountain Property Owners!**

As the new president of the Indian Mountain Property Owners Association (IMPOA), I am both honored and excited to serve this wonderful community. Our neighborhood is a special place — nestled in the heart of the mountains, surrounded by natural beauty, and home to people who truly care about maintaining a high quality of life for all residents.

As we look ahead to the year, I want to take a moment to emphasize the importance of community involvement, responsibility, and stewardship in preserving the unique lifestyle we enjoy in Indian Mountain. Whether you are a long-time resident or a newcomer, our collective efforts ensure that the quality of life we cherish continues for generations to come.

### **Protecting Our Mountain Paradise**

Living in the mountains brings both rewards and challenges. Our location provides a serene and peaceful environment, but it also requires special attention to maintaining our property values, safety, and the overall character of our community. From seasonal weather patterns to wildlife management and fire mitigation, our responsibilities as property owners are unique and ongoing.

One of our key priorities as an association is to work together to protect the natural beauty and ecological health of our environment. This includes ensuring that we follow guidelines that promote sustainability and protect our water resources, local wildlife, and natural landscapes. We all have a part to play in making sure our neighborhood remains a harmonious blend of nature and residential living.

### **Community Engagement and Collaboration**

A big part of what makes Indian Mountain such a special place is the sense of community. We are a diverse group, but we share common goals: fostering a safe, clean, and friendly environment. As your board president, I encourage everyone to get involved — whether it's attending quarterly meetings, volunteering for events, or participating in neighborhood initiatives including fire mitigation and maintaining our Firewise accreditation.

One of the main ways we can maintain the high quality of life we're proud of is through regular communication. I welcome your thoughts, feedback, and ideas as we continue to strengthen our community ties. We want to hear from you whether it's a suggestion on improving our common areas or a concern you might have. Together, we can make decisions that reflect the best interests of everyone.

### **A Call to Action**

The best way to ensure a high quality of life in Indian Mountain is through active participation. I encourage each of you to stay involved, share your ideas, and contribute in any way you can.

Whether it's maintaining your own property, helping with community events, or simply being a good neighbor, every small effort adds up.

As your new board president, I look forward to working alongside all of you to preserve the beauty and integrity of our beloved mountain community. Together, we can continue to thrive in this extraordinary environment.

Thank you for your continued commitment to Indian Mountain. Let's make 2025 a year of progress, collaboration, and continued excellence.

Warm regards,

*Shannon Graff*

*President, Indian Mountain Property Owners Association (IMPOA)*

## **2025 Indian Mountain Calendars Have Arrived!**

You may purchase a calendar at the Community Center for \$18.00 during business hours. We apologize for the calendars arriving late, but the IMPOA bank account was hit with several fraudulent charges which caused major issues and delays on items we had ordered. The 2025 Calendars were one of those items. This was out of our control and we apologize for any inconvenience this may have caused.

## **IMPOA BOARD MEETINGS 2025 - QUARTERLY**

Beginning in January 2025, the IMPOA Board will meet **Quarterly**  
2<sup>nd</sup> Saturday of the month at 10:30am - IM Community Center

The 2025 schedule is as follows:

January 12<sup>th</sup> | April 13<sup>th</sup> | July 13<sup>th</sup> | October 12<sup>th</sup>

## IMPOA OPEN BOARD POSITIONS

We are seeking dedicated individuals to join our team and contribute to the Indian Mountain community. If you are interested in applying for one of the positions, please submit your resume along with a brief statement as to why you would like to serve on the IMPOA Board.

Please send an email indicating your interest to: [IMPOA.bod@gmail.com](mailto:IMPOA.bod@gmail.com)

## 2025 IMPOA EVENTS

Proposed Schedule for Events in 2025 – Specific Dates Will Be Announced Later

Annual Meeting – June

Summer Picnic – July

Community Chipping – July/August

Dumpster Day – August

Craft Fair – September

IM Photo Contest – September

## VOLUNTEERS NEEDED

This year we are holding less events than in 2024. This is partially due to a lack of volunteers to support the events. IMPOA and IMMD would like to start a “**Volunteer Pool**” for Indian Mountain. If you would like to be a **VOLUNTEER** for events here in Indian Mountain, please complete the form found here: [Volunteer Form Link](#)

**The more volunteers we get to sign up – the more events we can have each year!**

## **INDIAN MOUNTAIN EVENT APPLICATION FORM**

**NEW in 2025!** If a resident of Indian Mountain would like to hold an event, or if you have an idea for a community event, this form is available to fill out and submit to the IMPOA Board of Directors for consideration. IMPOA may be helpful in finding a location or venue for your event, there may be funds available from IMPOA to assist with your event, and you can request support from the board such as advertising for your event.

You can get a copy of the form here: <http://impoa.net/wp-content/uploads/IM-Event-Application-Form.pdf>

## **IMMD TAXPAYER BENEFITS**

Did you know that as an Indian Mountain Metropolitan District taxpayer; you, your family and your non-paying guests have access to some 450 acres of parklands, forests, open space, grasslands, wetlands, ponds, waterways, and wildlife habitat for the community including the District's facilities.

The District amenities include the Comfort Station, Ski Lodge, Indian Mountain Park including the Disc Golf Course, Picnic Pavilion, Play-ground, and hiking trails, the Community Center, Dump Station, RV Storage Lot, Pasture Golf Course, Archery Range, Burn Pit and Breton Park. For more information on taking advantage of these amenities, please visit the Facilities tab at [www.indianmountain.info](http://www.indianmountain.info)

*Article submitted by Carol Darland, IMMD*

## **IM WATER SERVICE 2025 ADMINISTRATIVE FEE**

The IMWSP Annual Administrative Fee was billed on 1/1/25. This invoice was due on February 1<sup>st</sup>. As of February 1<sup>st</sup>, a full third of IMWSP members had not paid their invoice yet. We will extend

the grace period to pay until **March 15, 2025**. After that fines will kick in. The fine for late payment is \$20 per month.

## **WATER AUGMENTATION NEW ENROLLMENT INDIAN MOUNTAIN WATER SERVICE PLAN**

The Colorado Division of Water Resources requires all Indian Mountain wells to be part of an augmentation plan. There are three (3) plans to choose from in the Indian Mountain subdivision. The Indian Mountain Water Service Plan (IMWSP) is one of those plans.

*(Please note that having a well is not necessary for IMWSP membership. Vacant lots without a well can join. To apply for a well permit with the Colorado Division of Water Resources, an augmentation certificate is required to show membership in an augmentation plan)*

Applicants should read our Operations Manual before applying: [Operations Manual – Indian Mountain Metropolitan District](#).

**Enrollment** \_\_\_\_\_ **Period:**

The Indian Mountain Water Augmentation Program (IMWSP) has an enrollment period for new enrollees from **February 1 – March 29, 2025** for IMWSP membership starting on **1/1/2026**.

**Costs:**

- For this tranche, the water purchase fee is \$500 per applicant (one-time fee) and the non-refundable application fee is \$50 (*\$550 total made payable to IMWSP*). Your checks will not be cashed until the application has been approved by the Headwater Authority of the South Platte (HASP) who does the augmentation for the IMWSP.
- During the summer/fall of 2025, new enrollees will need to have a water meter installed and certified at a cost of approximately \$800. Anyone can install a totalizing water meter; however, we only have one person currently who will do certifications up here at a reasonable cost.



- In the fall of 2025, new enrollees with a well will have to file a new well permit application at a cost of approximately \$100.
- If enrollees have a decreed well, additional steps with potential costs will have to be taken. If you have a decreed well, please contact us for an explanation at 719-836-9043, Wed–Sat, 9am – 1pm.

**Procedures:**

- During the enrollment period, new enrollees will turn in their water purchase fee and application fee together with their application form which can be found under the Water > Forms tabs on <https://indianmountain.info>. This form needs to be signed and notarized. Everything can be dropped off at the Community Center office at 31 Keneu Ct., the Community Center drop box or mailed to IMWSP, PO Box 25, Como, CO 80432. Our office hours are Wed – Sat, 9am – 1pm.
- If you have a well, your well permit information can be found at [Well Permits](#)
- In the summer/fall, IMWSP will organize the installation of meters and meter certifications. New enrollees can install their own meters or wait for IMWSP to help organize the installs. Meters/certification need to be done only if you have running water to your structure. For enrollees with vacant land who intend to build, please let the IMWSP know once you have running water to your structure as a meter install/certification will need to be done at that time.
- In the fall, IMWSP will fill out new well permit applications for all new enrollees with wells and forward them to enrollees, so that enrollees can pay and file them with the Colorado Division of Water Resources. These new well permits applications will be approved once the Division of Water Resources receives the Community Augmentation Certificate from HASP.
- The IMWSP expects to close on the new water purchase on **1/1/2026** after which the Headwater Authority of the South Platte will send out the Community Augmentation Certificate. In turn the IMWSP will send out individual certificates and water meter reporting instructions including the new enrollees' reporting IDs.
- The IMWSP annual administrative fee for 2025 has been set for all current members at \$75 by the IMMD Board of Directors and was billed in January of 2025. New enrollees will not pay an annual administrative fee until **2026**. All members of the IMWSP pay the annual administrative fee whether they have vacant land or not.

For more information, please check out the Water tab at <https://indianmountain.info>. Please direct questions to [indianmountainmetrodist@gmail.com](mailto:indianmountainmetrodist@gmail.com) or call

719-836-9043 Wed – Sat, 9am – 1pm.

*Article provided by Jackie Middelhoek, IMMD District Manager and IMWSP Administrator*

## **A BEGINNER'S GUIDE TO RADON IN INDIAN MOUNTAIN**

Over the years, I have come across homeowners that have concerns or questions regarding radon gas and the likelihood of occurrence in Indian Mountain. According to the EPA, "Radon is a naturally occurring radioactive gas that can cause lung cancer. Radon gas is inert, colorless and odorless. Radon is natural in the atmosphere in trace amounts." More specifically, radon forms naturally when uranium, thorium, or radium, which are radioactive metals, decay in rocks, soil and groundwater beneath our homes.

Outdoors, radon disperses rapidly and, generally, is not a health issue or concern. Most radon exposure occurs inside homes, schools, and workplaces. Radon enters buildings through cracks in the foundations and/or basement walls, unsealed joints, and utility chases. What doesn't help is that pressure differentials from temperature, weather, and building mechanical systems (ventilation and exhaust), can help draw in more radon gas. Once radon has entered the building, the gas and decay products can be inhaled, causing damage to lung tissue. Because radon gas is approximately 8 times heavier than the oxygen we breathe, it is usually found in the lower levels of our homes – our crawlspaces and basements.

The EPA recommends homes be fixed if the radon level is 4 pCi/L (picocuries per liter) or more. Because there is no known safe level of exposure to radon, the EPA also recommends that Americans consider fixing their home for radon levels between 2 pCi/L and 4 pCi/L. The EPA rates the entire state of Colorado as 'high risk' for radon; about 50% of homes tested in our state have unhealthy radon levels. Nationally, only 6% of homes have unacceptably high levels.

Testing for radon is straightforward, and there are many different test kits that can be purchased for at or under \$20 at the neighborhood hardware or big box stores or online. Each test kit is different, but the instructions are easy to follow, and results are usually received back from a lab with 7 – 10 days. We recently purchased an electronic Radon monitor that tracks radon levels 24/7.

As a temporary measure, opening windows and allowing for a cross-breeze can lower the levels of radon in your home. While this may be practical in the warmer summer months of year, the cold Park County falls and winters make that impossible to practice year around.

Remediation of radon, on average, can cost between \$800 to \$1,500 or more, depending on radon levels and your home's construction. If you want more information on radon, start with the EPA main radon site at <https://www.epa.gov/radon>.

*Article submitted by Jeff Mason, IMMD*

## BLUEBIRDS IN INDIAN MOUNTAIN

Although Colorado is home to both the Western Bluebird and the Mountain Bluebird, most of us in Indian Mountain see the Mountain Bluebirds. While similar, the male Western Bluebird has a blue head and feathers but also a white belly and a rusty or orange-colored chest. The male Mountain Bluebird, on the other hand, is mostly blue from head to tail! Like many species, females of both species have duller colors, and are hard to tell apart.



Mountain Bluebirds like to build a nest on the edges of open spaces such as pastures, fields, and rural roadsides. A fence post in a clearing with scattered trees about 60 feet away is a good location. If you place your bluebird house in a wooded area or close to a home, chances are it will be inhabited by a sparrow or other similar bird. Also, bluebirds do not like to nest close to other bluebirds. If you have two

birdhouses less than 150-200 feet apart, you will likely only have a bluebird family in one, and a sparrow family in the other. You can tell a bluebird nest from another nest pretty easily – bluebird nests are made with grasses, with coarse grass on the bottom and finer, softer grasses on top. Sparrows and other species that inhabit a birdhouse seem to build nests with a lot of small sticks!

Bluebirds will be returning in late February to the middle of March. If you want to place birdhouses, you need to do it before they all show up! The birdhouses don't need to be placed very high off the ground, 4 – 5 feet on the side of a tree or attached to a post seems to work well.

*Article submitted by Jeff Mason, IMMD*

