



Photo taken by **Elly Gray** on January 19, 2026 - Wild Elk on Elkhorn Road (CR 15), just east of Hwy 285

## **2026 INDIAN MOUNTAIN WINTER NEWSLETTER**

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

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### **INDIAN MOUNTAIN METROPOLITAN DISTRICT INFO**

#### **From your Indian Mountain Metropolitan District President**

South Park has always been known for its wind, but WOW! Many in our area suffered downed trees, power outages and in some cases property damage. The winds combined with our lack of any meaningful moisture are making for an interesting winter. These conditions could also make for an extremely dangerous summer with high fire danger risks. Colorado has historically been known for good spring snowstorms. I hope that holds true this year. We will need a good snow with low wind to burn the pit this year.

#### **2025 Financial Review and 2026 Budget**

2025 budgeted income was \$336,133. Actual income was \$355,387. The majority of District income is from property taxes.

2025 budgeted expenses were \$338,314. Actual expenses were \$293,694. Most of this difference is attributable to not incurring election expenses and deferring the joint IMMD/JCFPD cistern project to 2026. Once again in 2025, the largest single expense was fire mitigation at Indian Mountain Park. Our 2026 budget has been approved by the board and submitted.

2026 budgeted income is \$348,288 and budgeted expenses are \$391,502. Large expenses included the budget are fire mitigation and the joint cistern project.

For more detailed information on the 2026 Budget, please visit <https://indianmountain.info/> under the budget section.

### **Community Spotlight**

Want to recognize a community member? Contact us at [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com)

### **Get Involved**

Want to suggest topics for future editions? We welcome your ideas and feedback! Contact us at [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com).

### **Closing Thoughts**

Thank you for being an active part of our community. We look forward to seeing you at upcoming events and meetings. Stay warm, stay safe.

*Article submitted by Carol Darland, President, Indian Mountain Metropolitan District (IMMD)*

## IMMD Board of Directors



**Carol Darland  
President**

Carol is retired and has lived in Indian Mountain full time since January of 2014. She moved here after retiring from Western Union Corporation. For the last 2 years with the company, she was Vice President of Global Sourcing. Prior to that, she was a Vice President in the Information Technology organization where she managed a variety of organizations including data centers, software development and quality assurance. Before Western Union she worked for 2 other financial services companies, First Data Corporation and American Express.



**Glenn Haas  
Vice President I**

Glenn begins another term on the IMMD Board after a 2-year hiatus, having served from 2008 -2018 and from 2020 -2022. Glenn was very active in the development of the Community Center, changing the former IM Park and Recreation District to a Metropolitan District, and the formation of the IM Water Service Program. Glenn and Marcella are IM part-timers with primary residence in Fort Collins where their family operates two Krazy Karls Pizzerias. He was formerly a professor in the College of Natural Resources at Colorado State University.



**Dan Qualman  
Vice President II**

Dan Qualman was first appointed to fill a board vacancy in May of 2021. Dan and his wife Carol have been part-timers in Indian Mountain since 2008. They enjoy the quiet and beauty of the surroundings. Dan is retired from South Metro Fire Rescue in 2015. He served in Colorado special districts for most of his career.



**Marcia Logan  
Secretary**

Marcia was elected to the IMMD Board in 2018 and serves as the Secretary. She became an Indian Mountain property owner in 2013. Marcia retired from Chevron with a background in finance and information technology. She appreciates the peace and quiet Indian Mountain provides.



**Jeff Mason**  
Treasurer

Jeff joined the IMMD board in 2023 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 parttime residents of Indian Mountain since 2011. Jeff enjoys making birdhouses and pursuing other woodworking activities, exploring the greater South Park area, and riding motorcycles.



**Jackie Middelhoek**  
Business Manager and  
IMWSP Administrator

Jackie has lived in Indian Mountain with her husband Pat (the IMMD maintenance man) since 2016 and has been the business manager for IMMD since 1/1/2023. She has been the IMWSP Administrator since 2021 and can answer all your questions about water augmentation. Previously Jackie has worked for a New York Law Firm and a Dutch Real Estate Investment Company. She enjoys hiking, exploring, 4-wheeling, fishing, and photography.

## **INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION INFO**

### **From Your IMPOA Board President**

#### **Dear Indian Mountain Neighbors,**

I am delighted to introduce myself once again as the newly elected President of the association by the board of directors. I have owned a home in Indian Mountain since 2017, and as I get closer to my potential retirement from full time work, I decided to start putting more time into the community by being involved with IMPOA. I am the Global Vice President of Market, Business and Research Development for DMC Global Inc. dba NobelClad located in Broomfield, Colorado. I was also Faculty of Metallurgical and Materials Engineering at Colorado School of Mines in Golden for many years. I enjoy flying small airplanes, even when I don't do so nowadays, I love traveling in our RV around the US, collecting guns and watches. I am happily married to Dr. Judith Vidal, who is a Manager at the National Laboratory of the Rockies (formerly known as NREL), and we have four adult children, all living in the Denver metro area. In my initial years I was raised in Oklahoma, but I have lived

in Idaho, Ohio and in Venezuela. So, I am very attracted to ranch style living, surrounded by wildlife, horses, cattle and dirt roads. My father was from Venezuela and worked for Shell and owned a mining company, and my mother was from Cuba and was a schoolteacher for the Montessori Education System.

IMPOA has gone through many phases since its incorporation in the 1980's. Some good times, some bad times. Based on stories I have heard and documentation I have reviewed, the association had lost its connection to the community it was supposed to serve. However, in the past few years, the board of directors started the task of recuperating the trust of its members. So, I am lucky to have joined at a period when they had already started the heavy lifting.

The board of IMPOA sponsored many events in 2025, and also supported IMMD in their events. Including the Thanksgiving Potluck, the IM Craft Fair, Tamale Making with Nick, 2025 IM Photography Contest, Slash Removal, Burn Pit, Dumpster Days, Volunteer Lunch. My shoutout goes to the board members that not only planned, but also ran these events, and also to the board members of IMMD. We are all volunteers for the boards, and many have jobs or travel from far away to help. So, a true dedication to our IM community indeed.

We made some progress in 2025 in modernizing our website ([impoa.net](http://impoa.net)) to make it more of a "tool" for the community. We now update our events on a regular basis, added a section of events in Fairplay (using [TheFlume.com](http://TheFlume.com) as the source), we have the IM weather forecast, the weekly update from the Park County Sheriff's office, the link to the Colorado Wildland Fire Status Dashboard. Check out the website, and explore the top line menu for more information. As always, let us know how we can continue to improve it.

Also in 2025, we have engaged more with IMMD to find ways to increase our service to the community. So, stay tuned for 2026 on this front.

Our plans for 2026 will continue to be to improve our website, improve the payment options for membership and donations, and modernize the look and feel. On the social media front, we will continue to improve the use of NextDoor™ as a means of communications and launch our new YouTube™ channel where we will post videos. There are outstanding concerns in the community related to cattle grazing in IM private properties, and the propagation of the Canadian Thistle, which are a top priority on our list.

Finally, we have two open positions in the IMPOA Board. We are seeking for community members that want to help improve the quality of life in IM, and continue to protect this paradise. So please, do not hesitate in letting us know you are interested.

Looking forward to meeting you during the open-door board meetings and getting to know each of my neighbors.

With warm regards,  
Dr. Edgar Vidal  
President

## IMPOA Board of Directors



**Edgar Vidal**  
**PRESIDENT**

Dr. Vidal is the Global Vice President of Market, Business and Research Development for DMC Global Inc. dba NobelClad located in Broomfield. He was also Faculty of Metallurgical and Materials Engineering at Colorado School of Mines in Golden for many years. He enjoys flying small airplanes, loves traveling in his RV around the US, collecting guns and watches. Edgar loves the outdoors, camping and hiking, and DIY projects around the house. Motorcycles are his passion, and riding in the mountains is everything. He also enjoys photography and computer stuff like setting up networks and building websites. He is married to Dr. Judith Vidal, who is a Manager at the National Laboratory of the Rockies (formerly known as NREL), and they have four adult children, all living in the Denver metro area.



**Kathryn Abrahamson**  
**VICE PRESIDENT**

Kathryn 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.



**Chad Wilcox**  
**TREASURER**

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.



**Becca Wilhelm**  
**COMMUNICATIONS**

Becca is a proud Colorado native who grew up in Morrison, CO. After spending thirty years in Florida for her career, Becca retired from Kennedy Space Center where she worked closely with NASA. She returned to Colorado and her beloved mountains in 2018. In 2021 she purchased property located in Indian Mountain. Currently, Becca is in the process of building her dream log home with her partner, Steve. They are doing 90% of the work all by themselves! In her spare time, Becca loves to fish and hike with her dogs and watch the night skies! One of her favorite things to track is the International Space Station (ISS) which flies over Indian Mountain frequently. She adores dogs and owns a Malamute and a Golden Retriever. Becca watches many pets for the residents of IM and surrounding communities. She has taken care of dogs, cats, chickens, ducks, etc. including pets that need daily medical care, medication, and assistance. Becca hopes by joining the IMPOA board, she will help to build our community safely, along with monitoring the delicate balance of growth, all while advocating for the vast array of wildlife. She truly is an advocate for all animals.



Joy Ariel  
EVENTS

Joy Ariel moved to Indian Mountain full time in 2022. She is originally from southern Florida, and has 2 grown sons. One of her sons, Jonah, lives with her in Indian Mountain and is a certified Fireman and EMT. Jonah currently is driving for Ferret Gas and delivers propane to many of the residents in Indian Mountain! Joy's educational background is in culinary arts, medical anthropology, healthcare administration and nursing. Joy is currently a public health nurse and does home health care and triage work. She also runs a plow company with another neighbor during the winter months.

Joy joined the board of Indian Mountain in 2025 as the Events Coordinator. Her goal is to create more community events so folks can meet each other and make new friends.

## Two Open Board Positions with IMPOA

IMPOA currently has two open board positions. This is a great way to meet your neighbors and support your mountain community! If you are interested, please submit a resume and a short paragraph stating why you want to join us, and what you could bring to the Board to help us improve.

Please send questions, your resume and paragraph to:

[IMPOA.bod@gmail.com](mailto:IMPOA.bod@gmail.com)

## IMPOA MEMBERSHIP DRIVE

Hello Indian Mountain Property Owners,

It's time to pay the Indian Mountain Property Association annual voluntary dues of \$45 for 2026. You will be receiving a letter in the mail within the next 30 days that includes the attached membership sign-up form. If you pay electronically please disregard the mailed letter.

How to pay (choose one):

- Mail a check for \$45 payable to: Indian Mountain Property Association (IMPOA)
- Mail to: IMPOA C/O Chad Wilcox 12932 W 80<sup>th</sup> Pl Arvada, CO 80005
- Pay in person: Bring your completed membership form and payment to the next association meeting or drop off at the Indian Mountain office.
- Online: Visit [IMPOA.net](http://IMPOA.net) and follow the membership/payment instructions. Currently accepting PayPal and soon Venmo.

Please include your name, property address, and phone/email on the membership form or check so we can update our records.

**Deadline: Please submit your dues by April 1st.**

Questions? Contact me at [racing3111@comcast.net](mailto:racing3111@comcast.net) or **720-470-4677**. Thank you for supporting our community.

Chad Wilcox  
Treasurer, Indian Mountain Property Association (IMPOA)  
[impoa.bod@gmail.com](mailto:impoa.bod@gmail.com)

### **HELP SUPPORT YOUR COMMUNITY...**

#### **Renew Your Membership or Become an IMPOA Member Today!**

**IMPOA** (Indian Mountain Property Owners Association) was formed as a voluntary association of property owners in 1985. It is a Colorado nonprofit corporation certified by the IRS as a 501(c)4 corporation. IMPOA membership covers the calendar year January 1 – December 31.

#### **Why should I pay dues to the Indian Mountain Property Owners Association?**

The Indian Mountain Property Owners Association...

- Works with the County to keep the roads maintained and reports missing/damaged street signs and speed limit signs.
- Inspects and repairs fencing to keep cattle off our properties.
- Works with the County on Land Use Regulations/Ordinance issues.
- Works with Firewise USA to maintain our Firewise Community status and provides a no cost chipping program for IMPOA members.
- Assists IMMD in running the **Burn Pit** and shares in special events, like the **Summer Picnic**.
- Organizes the Indian Mountain **Chipping Days** and annual **Dumpster Day** where members can get rid of unwanted household items and building materials.
- Maintains a database of mailing and email addresses of all IMPOA members for better communication with the community.
- Offers special community programs - such as musicians, special event speakers, general tips for living in Indian Mountain, wildfire preparedness, and living with wildlife.

- Helps to ensure that non-profit water augmentation services are available (i.e. the Indian Mountain Water Service Plan), as well as other needs that benefit the community.

**DUES PAYMENT OPTIONS:**

1. Complete the form below in its entirety, detach it and mail with your check for \$45 made payable to IMPOA C/O Membership 12932 W 80<sup>th</sup> Pl Arvada, CO 80005.
2. PayPal online at [www.impoa.net](http://www.impoa.net) – **please list your IM address or Filing/Lot number as the 2<sup>nd</sup> address line or in the “instructions” field.** (There is a small fee assessed to IMPOA when using this option, but you don’t have to pay postage!).
3. **If you are providing a donation this year, THANK YOU!** You can give either a general donation or earmark it for the chipping program (see form below).

**\*Membership payments are valid for one year only (Jan 1 – Dec 31). Additional amounts will be recorded as donations.**

**Indian Mountain Property Owners Association (IMPOA)  
C/O Membership 12932 W 80<sup>th</sup> Pl Arvada, CO 80005  
2026 Annual Membership Dues \$45**

**PRINT**

**Name(s):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Email**

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**IM Street Address:** \_\_\_\_\_ **Unit #** \_\_\_\_\_ **Filing #** \_\_\_\_\_ **Lot #** \_\_\_\_\_

**Voluntary Dues: \$45 Additional Donation (Opt)** \_\_\_\_\_ **Designated Donation (Chipping)** \_\_\_\_\_ **New Member: Y N**

**IMPOA Board Meeting  
Saturday, February 14th  
10:30am - 12:00pm  
Indian Mountain Community Center**

**Guest Speaker:  
Sheriff Tom McGraw**

Please attend our next meeting at the IM Community Center on Saturday, February 14th, 10:30am-12:00pm.

**Sheriff Tom McGraw** will be our guest speaker. There will be a short Q&A at the end of his talk, so bring your questions!

We look forward to seeing everyone on the 14th!

## **INDIAN MOUNTAIN GENERAL NEWS & INFO**

### **IMWSP News**

78 New Members have joined the Indian Mountain Water Service Program!

In coordination with the Colorado Division of Water Resources, the Division 1 Water Court, and HASP (Headwater Authority of the South Platte), the Indian Mountain Water Service Program (IMWSP) welcomes 78 new members who joined as of January 1, 2026 as our 6<sup>th</sup> tranche. Now there are a total of 527 properties in the IMWSP.

The IMWSP can only join new members in groups (tranches) and the process to join takes about  $\frac{3}{4}$  of a year. The enrollment fee for this latest group was \$500 water purchase fee + \$50 application fee. Our annual administrative fee is currently \$75. Water meters and water meter certifications (every 10 years) are required which adds a cost of about \$800.

If you are interested in joining the IMWSP, please read our Operations Manual at Operations Manual – Indian Mountain Metropolitan District and call 719-836-9043 to request to be put on the waiting list.

*Article by Jackie Middelhoek, IMWSP Coordinator*

### **IMPOA Events for 2026**

We are currently working with the City of Fairplay Events Coordinator to be sure we schedule our Indian Mountain events around the City of Fairplay events. There will be an email sent to the IM community with the full schedule of events by the end of March.

## **Wild Fire Mitigation Tax Incentives**

The State of Colorado provides certain tax incentives for performing wildfire mitigation measures on your property located in Colorado.

Wildfire Mitigation Measures are any of the following:

- The creation of a defensible space around structures
- The establishment of fuel breaks
- The thinning of woody vegetation for the primary purpose of reducing risk to structures from wild land fire
- The secondary treatment of woody fuels by lopping and scattering, piling, chipping, removing from the site, or prescribed burning.

### **Qualifying costs**

The calculations of both the wildfire mitigation measures subtraction and credit are based on actual out-of-pocket expense incurred and paid by the landowner, documented by receipt, for performing wildfire mitigation measures. An actual out-of-pocket expense is incurred by a landowner who hires and pays a third-party contractor to perform wildfire mitigation measures on their property. Eligible expenses do not include any amount paid by the landowner for the purchase or rental of any article of tangible personal property for the landowner's own use.

### **Qualifying Taxpayers**

The subtraction and credit for wildfire mitigation measures are allowed only to a landowner who is an owner of record of the private land located in Colorado on which the mitigation measures are performed. In the case of real property owned as tenants in common, the subtraction and the credit are each allowed to only one of the individuals of the ownership group.

For more information go to <https://tax.colorado.gov/income-tax-topics-wildfire-mitigation-measures>

*Article submitted by Carol Darland, President, Indian Mountain Metropolitan District*

## **New Foosball Table at Community Center**

Amy and Steve Tumath generously donated their nice Foosball Table to the Community Center.

Feel free to come and play some Foosball when the Community Center is open, Wed – Sat, 9am – 1pm, as long as there are no other events going on.

## **RULES / LEGAL STUFF**

### **PARK COUNTY CODE ENFORCEMENT CHECKING RVs / CAMPERS in IM**

Code Enforcement has been out in the area checking RVs and campers in Indian Mountain and surrounding communities. It is a Park County Ordinance that all RVs and campers must be moved off of lots by **October 31st**. The only RVs/campers that are allowed to stay on a lot is if you are building and have an **ACTIVE** Building Permit, along with requirements such as an approved driveway with an address post, and an on-site porta-potty.

Here is an example of the notice being left on RVs and campers by Park CO Code Enforcement:



**CAMPING ALLOWED WITH PERMIT**

**MAY 1<sup>st</sup> – OCTOBER 31<sup>st</sup>**

**PLEASE REMOVE CAMPERS/ RV's / TRAVEL TRAILERS  
OUTSIDE OF THESE MONTHS.**

**THANK YOU,**

**PARK COUNTY CODE ENFORCEMENT**

**(719) 836-4264    (719) 836-4159**

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## **PARK COUNTY CAMPING ORDINANCE**

**Ordinance 21-02** is designed to address illegal, abandoned, and unsafe trailers, campers, and recreational vehicles located on private or public property. The program prioritizes education and voluntary compliance while maintaining the authority to remove trailers that pose health, safety, or public nuisance concerns.

Code Enforcement Officers identify violations through inspections or in response to complaints. When a violation is confirmed, the property owner or other responsible party is provided written notice and a reasonable time frame—typically 60 to 90 days—to correct the violation. Compliance may be achieved by removing the trailer, obtaining required permits when eligible, or relocating the unit to a lawful and approved location.

If voluntary compliance is not achieved within the prescribed time frame, Park County may proceed with administrative enforcement actions. These actions may include citations, administrative hearings, and, when necessary, physical abatement.

Pursuant to Ordinance 21-02, physical abatement may involve the towing, removal, storage, or lawful disposal of the trailer, camper, or recreational vehicle. All enforcement and abatement actions are conducted in accordance with applicable county codes, state laws, and due process requirements.

The program is intended to promote public safety, reduce blight, and ensure consistent and fair enforcement while providing property owners a reasonable opportunity to correct violations prior to abatement.

*Article by Becca Wilhelm (IMPOA Board) and Alex (Park County Code Enforcement)*

## **IM RV STORAGE LOT**

Park County Ordinance states all RVs, Campers, Travel Trailers must be moved off of lots by October 31st each year. Indian Mountain has an RV Storage Lot owned by the Indian Mountain Metropolitan District (IMMD).

Out by the Burn Pit off Albino, is the RV Storage Lot where campers, trailers, etc. can be stored for **\$35 per year**.

The road to the lot is not plowed in the winter, so conditions determine whether RV's can be brought in or taken out in the winter. In addition, the wind can be quite strong out there so RV covers tend to blow to shreds.

To store an RV in the lot, IM property owners need to fill out the Annual RV Registration, Storage, and Release Agreement and provide a copy of the RV's current registration.

For more information, please go to: [https://indianmountain.info/?page\\_id=84](https://indianmountain.info/?page_id=84).

*Article by Pat Smith*

## **CANADIAN THISTLE**

### **UPDATE - NOXIOUS WEED – CANADIAN THISTLE**

The Colorado Noxious Weed Act requires that **Canadian Thistle** be treated and eliminated on both public and private lands. When enforced by the county and state, penalties range from civil fines, all the way to district court orders to abate.

[Noxious Weed Management in Colorado | Department of Agriculture](#)

***The Indian Mountain Metropolitan District, per its Service Plan, can only treat District owned property and will be treating the Canadian Thistle on those parcels.***

Where the old picnic pavilion and old RV Dump Station used to be on Chief Trail, we saw the patches of Canadian Thistle triple in size last summer.

***Individual property owners need to address it on their own lots. The Indian Mountain Property Owners Association will be exploring ways to educate and aid in eradicating this weed to keep our native ecosystem whole.***



As spoken about in the Spring 2025 newsletter, the **Canada Thistle is considered one of the most invasive weeds in the United States** and it is **invading our Indian Mountain community**. It thrives in moist soil and takes over the ecosystem, eventually replacing the native plants that support native insects, birds and wildlife. Once a plant is established, it spreads through its root system into large colonies and multiplies every growing season. It also spreads in Fall when the flower pods open, and seeds are distributed by the wind. Much like a dandelion.



Our resident expert and Indian Mountain property owner, **Cyndra Dietz**, is coordinating with the Teller & Park Counties Conservation District to apply for a grant.

Cyndra has painstakingly driven all the roads in the neighborhood and has mapped roadside areas where she found Canada Thistle. This will aid in the grant process. She has not entered private property, and infestations may exist that cannot be seen from the road. We will be posting a map with her findings at the Community Center.

Cyndra explained in the last newsletter article, “To eliminate Canada Thistle, you must injure and exhaust its root system over several seasons through mowing/cutting above ground and/or herbicide application in the late spring and early fall. A combination is best. Digging up or chopping the roots will only result in the plant sending up more shoots and spreading even faster. Teller-Park Conservation District recommends **Whetstone** or **Milestone** as the best herbicide to target this thistle (***these do not injure native plants***). One quart will last most people several years. For more information contact the Conservation District at [tellerparkcd@gmail.com](mailto:tellerparkcd@gmail.com) or 719-472-3671. As updates come in; we will keep you informed.

The internet also has many resources, three of which are listed here:

[Noxious Weeds - Teller-Park Conservation District](#)

[Canada thistle fact sheet.pdf - Google Drive](#)

Managing Canada Thistle: [CREP\\_WS\\_1\\_CIRAR](#)

*Article by Pat Smith*

## **OUTDOOR LIGHTING RULES**

### **General standards for outdoor lighting per Park County Land Use Regulations (LRU)**

**Purpose.** The purpose of this Section 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. *(Section 5-709 LIGHTING; Article V – Page 67 Park County Land Use Regulations Rev. 07/25)*

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 following tables illustrate unacceptable and acceptable types of light fixtures.

*(Section 5-709 LIGHTING; Article V – Page 67 Park County Land Use Regulations Rev. 07/25)*

**Link to Park County LRU Lighting Site:** <https://www.parkcountyco.gov/189/Land-Use-Regulations>

**Check Your Exterior Lights!!!! Save Money and Enjoy a Special Gift!**

Household exterior lights are of course very important for safety, security, and the occasional sighting of a bobcat, herd of grazing deer, or larger critters like a bear or mountain lion. But over time with our winds and weather elements the lights may become out of alignment and less effective. We encourage you to check your exterior lights each Spring to make sure they are doing what you want them to do. Go outside and do an easy self-audit of each light by asking a few simple questions:

1. What is the purpose of the light?
2. Does it illuminate the spaces you intend such as steps, doors, or deck?
3. Does it illuminate other spaces that are not necessary?
4. Does the light project far distances and on to other homes and properties?
5. How long do you need the light on? (i.e., do you need the light after you retire, or when not residing in your home/cabin, or on all night?)
6. Can the light be effective with less wattage or fewer hours?
7. If you want to go an extra step, be a good neighbor and ask nearby property owners if your lights are intrusive, take an evening drive and look back at your lights to see what others see, or go check your electric bills over the past several years..

The answers to these questions may inform you to use a different type light fixture or change your pattern of use. Several simple ideas may include:

- Use lower wattage bulbs.
- Use softer spot lights over bright flood lights.
- Simply rely on fewer exterior lights.
- Use covers, shades, or glare shields to focus illumination to intended spots.
- Use directional lighting units for intended spaces to avoid projecting out far distances or upward.
- Motion-detector lights use less electricity so are less expensive and provide the same measure of safety and security (and they enhance your chance to see passing wildlife).
- Motion-detector camera/light systems can provide even more security.
- Automatic timers to shut off exterior lights at a reasonable hour.
- Interior house timer lights on an intermittent cycle may be a good alternative if security is a concern.

You might ask why should we care about exterior lights? There are several very practical reasons. You may find a more cost-effective lighting unit or pattern of use which saves you

money and provides more security. Wildlife avoids bright spaces because it reduces their cover and may disorient them. There is also some evidence that all-night dusk to dawn-type lights may actually attract and enable criminals to see their target and hide in the shadows to plot their intrusion, particularly if there is no change in pattern month after month. Lastly, in the spirit of being a good neighbor, there is a good chance nearby residents and those from afar across the valley will appreciate your courtesy and thoughtfulness. But there is also an important community-wide reason. Indian Mountain is blessed with an extraordinary night sky filled with countless stars, galaxies, satellites, and even the Milky Way. Turn your exterior lights off and experience our night skies by the naked eye, binoculars, or telescope. The view provides a moment of special wonderment and awe, a time to reflect of fond past memories and loved ones, a moment to escape from the everyday stresses of life, and is part of why so many of us treasure our rural mountainous Indian Mountain community. Enjoy Mother Nature's Gift!

*Article by Glenn Haas, Indian Mountain Metropolitan District (IMMD) Board*

## **HEALTH & SAFETY**

### ***How to Beat the Winter Blues Living Full Time in a High-Altitude Environment***

#### **Are You S.A.D ?**

From November thru April, many of us get the "winter blues." I especially start to feel a mild depression every December. It's a battle every year, and we're especially susceptible due to our high altitude. Here's some information explaining why this happens, and tips to help you get through the long winter!

In high-altitude regions, particularly those located at 9,000 feet and above, offer breathtaking views but create a challenging environment for our mental health. Living at such elevations not only brings shorter, colder winter days but also exposes us to chronic, low-level oxygen deprivation, known as hypobaric hypoxia. Research indicates that the combination of these factors leads to a significantly higher prevalence of depression and **Seasonal Affective Disorder (SAD)** compared to sea-level areas.

#### **The High-Altitude Impact on Mood is Real**

At elevations of 10,000 feet, the air is thinner, meaning the brain receives less oxygen. This environment interferes with the production of serotonin—a key neurotransmitter responsible for mood stabilization—which studies have linked to increased depression,

particularly during winter.

**Key factors driving the high prevalence of SAD at high altitude include:**

- **Reduced Serotonin/Oxygen Levels:** Chronic hypoxia reduces the brain's ability to produce serotonin, a chemical critical for happiness and stability.
- **Increased Isolation:** Mountain towns often experience "mud seasons" or deep winter isolation, which can worsen psychological distress.
- **Biological Disruption:** The body uses more energy to acclimatize to high altitude, which can exacerbate fatigue and mood instability.
- **Initial Euphoria to Depression:** While some feel an initial "rush" or euphoria, at the beginning of winter, over time, the body's struggle with low oxygen and lack of sunlight can trigger apathy, irritability, and depression.

Studies have shown that individuals in high-altitude regions, such as the Mountain West of the U.S. or high-altitude Peru, experience a higher prevalence of depression, with studies showing that up to 17.9% to 28.7% of people in these regions may experience depressive symptoms. Furthermore, suicide risks have been found to rise with altitude. Our area is especially prone to higher rates of suicide, related to severe depression.

**Effective Treatments and Management**

Treating SAD at high altitude requires a proactive approach that addresses both the psychological symptoms and the physiological challenges of the environment.

- **Light Therapy (Phototherapy):** Light boxes that simulate natural sunlight are the first-line treatment for SAD. Using a light box for 30 minutes in the morning can help regulate circadian rhythms disrupted by winter. Inexpensive light box options (< \$30.00) are available on Amazon. The goal is to use a box that provides 10,000 lux of light, 16-24" from your face, for 20-30 min each morning/afternoon. This can be done while you're working or reading a book.
- **Vitamin D Supplementation:** Because winters are long and sunlight is often blocked by mountains or heavy clothing, check Vitamin D levels and use supplements to combat deficiency. I take 10,000 mcg per day, and my levels are just above the national guidelines. Vitamin D is critical for brain and neurological health, but also key for bone, and GI health. It's been proven that we must supplement with Vitamin D year round due to lack of sunlight.
- **Increased Exercise and Outdoor Activity:** Regular exercise boosts endorphins and combats the lethargy associated with SAD. Even in the cold, daytime outdoor activity is highly recommended. Try to get direct sunlight on your face, shoulders, wrists and hands, when possible, for 15 min at a time when walking or doing outside winter chores.

- **Nutritional Focus:** A diet rich in protein (meats, lentils) can help manage tryptophan levels, which are essential for serotonin production. Aim for a higher protein diet during the winter months.
- **Professional Therapy:** Cognitive Behavioral Therapy (CBT) for SAD can equip individuals with coping mechanisms for seasonal, low-light changes.
- **Social Connection:** Combatting the isolation typical of our high-altitude living by actively maintaining social connections is crucial for mental well-being. Visit friends and go out and socialize when possible. This is super important! We're all dealing with the same issues, and the more we gather, the better.
- **SSRI intermittent therapy:** When you've tried everything, and you find yourself crying for no reason, not eating, no desire to go out or see friends, not able to do your regular daily activities due to feeling extreme fatigue, and depression, or unable to sleep, it's time to see your local provider. A low dose antidepressant can boost your Serotonin levels to help you get through the winter. Some patients find it very helpful to do this for 3-5 months during the winter, and then taper off when spring arrives.

For individuals who have recently moved (full time) to high altitude, symptoms often persist for months or years while the body acclimates, making early intervention and proactive care essential.

*Article by Joy Ariel, RN, BSN, IMPOA Board*

## **AROUND SOUTH PARK**

### **Jefferson Corner Store .... A New Chapter Begins!**

I had the pleasure of sitting with **Scott, Jamie and Miss Winnifred** for over an hour talking about their visions for the future. I am very excited about the plans this family has for the **Jefferson Corner Store!**

Welcome to the **Jefferson Corner Store**, a place where history meets heart in the charming town of Jefferson, Colorado! With new owners Scott, Jamie, and their 16-year-old son Jon at the helm, this beloved community hub is back in business and it's gonna be better than ever! But the real star of the show? **Miss Winnifred**, the store's **Certified Greeter** is a 14-month-old **English Bulldog** who will melt your heart with her warm welcome and her lil' tiny wagging tail!

She is absolutely adorable!



Scott and Jamie, originally from Nebraska, moved to Park County 3 ½ years ago to raise their son in the breathtaking Colorado mountains. They dreamed of creating a legacy for their family, and when the Jefferson Corner Store closed, they saw an opportunity to give back to the community. With a vision of restoring the store to its former glory as a gathering place for locals and tourists alike, they rolled up their sleeves and got to work. Now, the store is open once again, ready to serve as a hub for connection, conversation, and community.



Jamie, Jon, Scott and Miss Winnifred (Left to Right)

But Scott and Jamie didn't stop there! They've been busy building their dream home life at **Lonely Pond Ranch**, their slice of paradise on Highway 77. Their mini-ranch is home to an incredible array of animals, including horses, miniature horses, goats, sheep, alpacas, yaks, and even Mangalitsa pigs, a type of Hungarian pig that is bred for cold weather. They share their love for animals with the community by offering petting zoos to local schools and events.

Back at the store, exciting changes are underway. Jamie, an amazing chef, is putting the finishing touches on the kitchen, which will soon serve up delicious **breakfast burritos** to begin with. The menu will continue to grow in the future and, yes, there will be the return of the famous **Jefferson Corner Store Fudge!** The grocery section is expanding to include all the essentials for cooking and baking, while other sections cater to automotive needs, fishing enthusiasts, and even ice fishing gear. Live bait, mealworms, sucker fish, and night crawlers are ready for your next fishing adventure!

While gas pumps may not be in the cards just yet due to high costs, Scott and Jamie are exploring the possibility of installing **EV charging stations** to serve the growing number of electric vehicle owners. They will also be introducing a **UV water machine** in the near future, offering locals and visitors the chance to fill their containers with the cleanest, freshest water around.

Scott and Jamie are brimming with ideas to make the Jefferson Corner Store a true community hub. From loyalty programs for locals to hosting "Community Nights" with dinner and guest speakers. They are eager to hear your suggestions. What would you love to see at the store? Share your ideas with IMPOA, and we will pass them along right away. Send your ideas to [IMPOA.bod@gmail.com](mailto:IMPOA.bod@gmail.com) and put "**Corner Store**" as the subject line and we will jump right on it & share with Scott and Jamie immediately.

The Jefferson Corner Store is more than just a place to shop - it's a place to connect, to share stories, and to create memories. Whether you're a local looking for a friendly game of cards or a tourist seeking a warm welcome, you'll find it all here. Stop by, say hello to **Miss Winnifred**, and be part of the exciting new chapter in Jefferson's history. **Miss Winnifred**, and of course, Scott, Jamie and Jon can't wait to meet you!

*Article by Becca Wilhelm, IMPOA Board*

### **Fairplay Patch – Free Daily Local Newsletter Online**

There is a new online Local NEWS Source in Fairplay! The Fairplay Patch is a FREE daily online newsletter.

They list activities and events in and around Fairplay and offer free listing of your events. There is also a “Shout Out” section if you want to say something great about someone in town, or about a business in town. A daily weather forecast is provided. Daily list of items for sale or services offered, employment opportunities, and much more!

Sign up for their FREE subscription here: <https://patch.com/colorado/fairplay-co/subscribe?>

*Article by Becca Wilhelm, IMPOA Board*



### **UPDATE on Tarryall-Cline Ranch**

You may be asking yourself “Which ranch? Where is that?” Tarryall-Cline is located off US HWY 285, between Como and Jefferson at Tarryall Creek.

In 2018, the Tarryall-Cline Ranch was listed as one of Colorado’s Most Endangered Places. As South Park is one of very few areas in the country that have been designated as a National Heritage Area by the US Congress, it is an area where natural, cultural, and historic resources combine to form a cohesive, nationally important landscape. These areas collaborate with communities to determine how to make heritage relevant to local interests and needs. It is a

grassroots, community-driven approach to natural and cultural heritage conservation and economic development.

Since 2018, the South Park National Heritage Area in conjunction with Colorado Preservation Inc and the Park County Department of Heritage and Tourism have worked together to complete a plan for the stabilization and protection of the ranch house (including Construction Documents stabilization and weatherization). In the past year, the interior of the house has been cleaned, polycarbonate window coverings have been installed, and temporary stabilization in addition to other mothballing techniques have been utilized. The Cline Ranch headquarters suffer from decades of neglect and severe weather. Park County wishes to preserve and rehabilitate the structure for new uses, including offices and meeting space. Repurposing requires that all construction adhere to the historic character of the existing building.

If this project to preserve the Tarryall-Cline Ranch is of interest to you and you would like to help make this historic site go from one of Colorado's Most Endangered Places to one that can thrive as well as support the community, please check the SPNHA website for additional information (<https://southparkheritage.org>). Currently Park County is accepting donations as plans for the future recreation center at the ranch are developed. The stated goals are to create a center inside of the building where people can not only come to visit and learn about the recreational opportunities present around the ranch, but also adopt sustainable habits to help the environment thrive. The building would support a visitor center, as well as a classroom to help support these goals. (SRC: various Park County sites, SPNHA website, news releases)  
*Article by Marcia Logan, IMMD*

## **COLLARD RANCH**

### **Colorado Opens Spectacular New Wildlife Area on Former Tarryall Creek Ranch**

Collard Ranch SWA is another view-rich jewel along a prime tributary of the South Platte River at the top of South Park.



***Opening of the Collard Ranch State Wildlife Area at the north end of South Park frees hunting, fishing and wildlife-viewing access to some spectacular acres along Tarryall Creek, with tremendous views of South Park and Kenosha Pass.***

Colorado has opened its latest state wildlife area on the spectacular former Collard Ranch along Tarryall Creek, between Kenosha Pass and Fairplay, expanding public access to hunting, fishing and wildlife viewing by 1,800 scenic acres. **Collard Ranch State Wildlife Area** officially opened Aug. 29, nearly a year and a half after [the state announced](#) it had used Colorado Parks and Wildlife stamp money and Great Outdoors Colorado funding to make the \$8.25 million purchase. Western Rivers Conservancy bought the private ranch when it came up for sale in December 2023, holding it while Colorado officials gathered resources to buy the property.

The area at the north end of sprawling South Park is [open first-come, first-served to hunters, anglers and people viewing wildlife](#), though users need a daily or annual state wildlife areas pass that is separate from the Keep Colorado Wild Pass for state parks that is purchased through vehicle registrations. Hunting season begins at Collard Ranch on Oct. 1; hunters are required to wear orange, and all users are encouraged to wear orange or another high visibility color. No camping is allowed at Collard Ranch, [which is designed primarily to be day-use areas for hunters and anglers](#). Wildlife viewers with a SWA pass are allowed to access the areas, but there are no formal hiking trails.

full article link: <https://coloradosun.com/2025/09/04/colorado-collard-ranch-state-wildlife-area-former-tarryall-creek-ranch-property>

Article by Marcia Logan, IMMD Board



### Fun Pics From Around The Area!



Jackie and Pat wandered off Hwy 77 near Tarryall Reservoir for a peaceful hike, only to discover they had accidentally walked into a staring contest with some **Pronghorn**. A whole mini-herd stood on a hill above them, silently watching their every move.

Jackie, determined to get the perfect shot, crept quietly up the hill. She reached the top, camera ready .... and the entire herd had turned around and presented her with a synchronized display of glowing white butts.

**A Majestic Mooning, Courtesy of Colorado's Fastest Land Mammals!**



**Wild Elk** on Elkhorn Road (CR 15), just east of Hwy 285 on January 19, 2026. This photo is one of many that showed the size of this massive herd, close to 1,000 head! This shows only one portion of the entire herd that was visible.

*Photo taken by Joy Ariel, IMPOA Board*

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If you have suggestions or ideas for content of future newsletters, please let us know. Send an email to [www.IMPOA.net](http://www.IMPOA.net) and let us know what you would like to see in future editions.

***Everyone have a safe, warm, Winter! See you in the Spring!***



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