



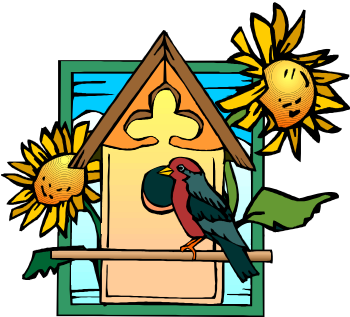
# Indian Mountain News



## Spring 2011

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## Community Center Update

The construction of your Community Center is in the final stages of framing. The weather has been mostly favorable to work outside, although a few windy and very cold days have slowed progress. Once framing inspection is approved we will start on the roofing. Of course, progress on the roof in January will be weather dependent. The doors and windows have been ordered and with any luck the building should be weathered-in by the end of January. This work is followed by the electrical and plumbing phase of construction.



The Board has decided to move the deck to the south side of the building to enable a better design of the deck and to give us a southern exposure away from the elements as much as possible. The Board is hoping that a Memorial Day open house for the Center is possible.

Please go to [www.indianmountain.info](http://www.indianmountain.info) and click on Community Center to see additional pictures of the progress.



## We Need Your Help!

Indian Mountain's community center is fast becoming a reality. We are now at the point where we are lining up the interior finishing parts. We are looking for IM property owners who might have special knowledge or business connections here and there. The areas where we could use some help include:

- Kitchen cabinets, countertops, and appliances
- Bathroom section dividers, fixtures (toilet paper holders, hand dryers, soap dispensers)
- Ceiling fans for great room.
- Audio/visual equipment
- Acoustical/sound reduction ceiling tiles
- Folding tables and/or carts
- Office furniture
- Light fixtures - interior and exterior
- Exterior signs
- Window coverings
- Carpet for the office; area rugs for kitchen and entry, ceramic restroom tiles
- Storage shelving
- Memorial benches for the deck



If you, or someone you know, have special knowledge or a business connection to ensure a fair price, please contact Fred Burdick at [como1073@hughes.net](mailto:como1073@hughes.net) or phone 719-836-3686.

We are also looking for copies of any Indian Mountain memorabilia for wall decorations (pictures, ski passes, etc.). We promise to copy the items and return them in good condition. If you have anything you would like to share, contact Cyndi Burdick at [como1073@hughes.net](mailto:como1073@hughes.net) or phone 719-836-3686.

Watch for grand opening information in late Spring 2011.

## Changes Coming to the Burn Pit

The IMRPD District received a letter in December from the Board of Directors of the Jefferson-Como Fire District indicating that their agreement to operate the IM burn pit will be terminated April 1, 2011. The current procedure of signing up with the fire district, securing the lock combination, and asking people to honor the rules for using the burn pit was not sufficient to stop the on-going problem of illegal dumping and violations of District policy. This is unfortunate for all IM residents and our efforts to keep the community clean and safe from wildfire.

The IMRPD Board will examine options for how to maintain this service to IM residents. One nearby subdivision operates their burn pit on a one-day per month basis when a volunteer attendant is available. The Board would welcome your suggestions---please contact any of the District's Board members with your ideas. We will post new information on the [indianmountain.info](http://indianmountain.info) website.





**“Everybody can be great because everybody can serve.”**

*Martin Luther King, Jr.*

“Volunteers help themselves to better health while helping others”, according to a study released by the Corporation for National and Community Service that reviews a compelling collection of recent scientific research. The report goes on to add that “volunteering is particularly beneficial to the health of older adults and those serving 100 hours annually”. According to the report:

- A study of adults age 65 and older found that the positive effect of volunteering on physical and mental health is due to the personal sense of accomplishment an individual gains from his or her volunteer activities.
- A Duke study found that individuals who volunteered after experiencing heart attacks reported reductions in despair and depression – two factors that have been linked to mortality in post-coronary artery disease patients.

Perhaps the first and biggest benefit people get from volunteering is the satisfaction of incorporating service into their lives and making a difference in their community and country. The intangible benefits alone - such as pride, satisfaction and accomplishment - are worthwhile reasons to serve.

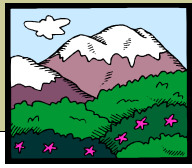
Volunteering can take many different forms depending on what talents, time and treasures you can offer. Currently, IMPOA is looking to fill vacancies for the office of President and Treasurer. If you have an interest in getting involved in your community, please consider IMPOA. Contact Diana Heyder at [dsmenco@aol.com](mailto:dsmenco@aol.com) with any questions or if you are interested in joining IMPOA.

Information for article was taken from [www.nationalservice.gov](http://www.nationalservice.gov).

## **Coming Soon!**

Your IMPOA board has been in contact with Garver Brown, Water Commissioner for our District from the State of Colorado – Division of Water Resources. He has graciously agreed to attend an IMPOA meeting at Indian Mountain this spring to answer questions about the water augmentation plan for Indian Mountain. Look for a date and location in the next newsletter and on the IMPOA website.





## Community Wildfire Protection Plan

Residents of Indian Mountain have formed a volunteer committee to develop a Community Wildfire Protection Plan (CWPP) for our subdivision. This committee will have the assistance of the US Forest Service, Colorado State Forest Service, BLM, Jefferson Como Fire Protection District, the Indian Mountain Park and Recreation District, and the Coalition for the Upper South Platte. The purpose of this CWPP will be to identify the areas of Indian Mountain at highest risk to wildfire and to create goals to address fire hazards and improve the safety of our community.

IMPOA will have the responsibility of ensuring the plan is updated on a regular basis. As a first step in the planning process, you will soon be receiving a survey in the mail. The survey will be included with the mailing for our new membership form and annual dinner announcement.

What this really means to you as a property owner?

- Increase wildfire awareness for everyone,
- Educational demonstration projects, and
- Possible tax credits and grant opportunities for mitigation efforts on your property.

Ultimately, a safer community with reduced fire risk for Indian Mountain residents and property.

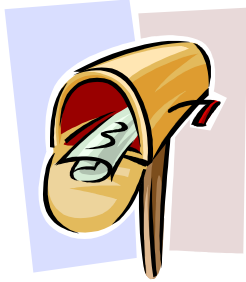
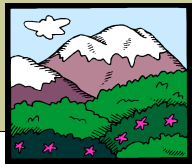


## ATVs, Dirt Bikes, and Other Unlicensed Vehicles

A reminder to Indian Mountain property owners: off-road vehicles such as ATVs, dirt bikes and other vehicles that are not licensed to drive on state, county, and city roads are illegal and subject to a \$50 fine. The Colorado State Statute governing their use is 33-14.5-108. Quoting from that statute:

“(1) No off-highway vehicle may be operated on the public streets, roads, or highways of this state... (A list of exceptions follows, none of which apply to our sub-division. The full text may be found on-line by searching “Colorado Statutes.”)

(2) Any person who violates subsection (1) of this section is guilty of a class 2 petty offense and, upon conviction, shall be punished by a fine of fifty dollars.”



## Como Post Office

U. S. Mail delivery for Indian Mountain property owners will continue to be *free of charge* from a locked PO Box located in the Como area according to Loretta Mallman, local officer in charge of the Indian Mountain, Jefferson, and Como postal areas. Other area residents may rent a locked PO Box for an annual fee on a space available basis.

The former Como substation was relocated to a temporary mobile office one block away. The plan is to complete the move to a permanent facility by May 30, 2011. The Post Office plans to complete this move with minimal interruption of service. Indian Mountain customers will continue to use the same P.O. Box number and keys. Final details will be published in the Flume. If you have questions or need help, contact Loretta Mallman at P O box 9998, Fairplay, CO 80440 or call 719-836-2423.

## Indian Mountain Signs

This past summer, my wife and I took a trip around the perimeter of Indian Mountain using a Jefferson Real Estate's map of the sub-division to inventory the nice wooden entrance signs. We found five existing signs:

- At Albino on the road coming from the firehouse which turns in to Arrowhead at the IM entry
- On Antler Ridge coming from Elk Horn Road, five miles south of the firehouse
- On Ouray Trail coming from The Buffalo south of IM
- On Stage Stop Road north east of IM
- At Persian Way coming from Stage Stop

I was unable to find any history of the signs from previous Board members and can only assume that the original developer placed the signs in these locations.

We also found another five entrances into Indian Mountain without signs:

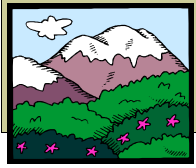
- At from Elkhorn Ranches on Pinto Trail in the southwest part of IM
- Coming from The Buffalo on Rawhide Way/Warrior Circle (known in The Buffalo as Carbine Road) in the south part of IM
- Coming from The Buffalo at Warrior Circle (known as Capbox Way in The Buffalo) just east of the one at Carbine Road
- Coming from Pike National Forest on Longbow just south of Papago Circle
- Coming from Stage Stop at Swiggler Road in the northeast section of IM

We have an estimate for \$350 each for an additional five entrance signs. We would need additional funds for the posts which are set in concrete and the cross pieces and hardware. Park County Planning requires sign permits for each new sign at \$26.25 each. Per Park County Land Use Regulations (LUR) each sign would have to be on private property with permission from the landowner.

Due to the expense, the Board has decided to table the purchase of new entrance signs until the board can evaluate the 2011 membership levels.

Fred Whitaker  
IMPOA Vice-President





## **IMPOA is Changing the Way we do Business**

Your 2011 Annual IMPOA Membership forms will be arriving in your mailbox in January. The membership packet will include two documents and a return envelope (postage required). Membership Dues are to be received at the beginning of each year and the deadline for the banquet is March 1<sup>st</sup> so that we can provide an accurate count to the Elks Lodge. Additionally, in order to clarify and hopefully simplify our process, unless you specifically prepay for future years, your dues will be credited for the year in which they are paid. For this year only, we will credit dues that were paid from November 1, 2010 on, towards the 2011 dues.

The Annual Meeting Banquet will be held Saturday, March 12<sup>th</sup> at the Lakewood Elks Lodge (1455 Newland St., Lakewood) with 5:00 Happy Hour, 5:30 Dinner and 6:15 Business Meeting.

The first document will be the combination of the 2011 Membership Drive and Annual Meeting Banquet registration form. You will have the opportunity to sign up for the Annual Meeting Banquet and pay your 2011 Membership Dues with one check. Please take the time to fill out the entire form so we can ensure accurate member contact information and correct meal choice for the banquet.

The second document is a survey that will address a Community Wildfire Protection Plan for Indian Mountain. Please take a few minutes to fill out the survey and include it in the provided return envelope along with your 2011 Membership Dues and Annual Meeting Banquet payment.

Our mailing database will utilize your address based on the Park County Assessor's List of Indian Mountain property owners. If you have not received the membership packet by the end of January, you can use the form below to send in your 2011 IMPOA Membership Dues and Annual Meeting Banquet payment. Going forward, we will use the information you provide on this form to send out future mailings and hope to have an on-line option available for the 2012 Membership Drive.

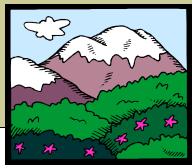
### **Financial Corner**

IMPOA 2011 Finances:

Checking Account = \$14,149

CD Savings = \$25,796

**Total Assets = \$39,945**



# Indian Mountain PROPERTY OWNERS ASSOCIATION

www.impoa.net

## Annual Membership Dues and Annual Banquet Form

*Please fill out information below and return to address below with your payment*

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

Mailing Address: \_\_\_\_\_

Indian Mountain Address: \_\_\_\_\_

e-mail address: \_\_\_\_\_

### 2011 Annual Membership Dues (\$35/year)

You can pay from one to three years in advance. Check the number of years you would like to pay for at this time.

\_\_\_\_\_ One-year = \$35      \_\_\_\_\_ Two years = \$70      \_\_\_\_\_ Three years = \$105

If you have submitted membership dues since 11/1/10, they will be credited toward 2011.

### 2011 Annual Meeting Banquet

You can register for up to four people at \$25.00 per person.

Person 1 (\$25): Name \_\_\_\_\_ Check dinner choice below:

\_\_\_\_\_ Prime Rib      \_\_\_\_\_ Salmon      \_\_\_\_\_ Vegetarian

Person 2 (\$50): Name \_\_\_\_\_ Check dinner choice below:

\_\_\_\_\_ Prime Rib      \_\_\_\_\_ Salmon      \_\_\_\_\_ Vegetarian

Person 3 (\$75): Name \_\_\_\_\_ Check dinner choice below:

\_\_\_\_\_ Prime Rib      \_\_\_\_\_ Salmon      \_\_\_\_\_ Vegetarian

Person 4 (\$100): Name \_\_\_\_\_ Check dinner choice below:

\_\_\_\_\_ Prime Rib      \_\_\_\_\_ Salmon      \_\_\_\_\_ Vegetarian

**Total Dollars Enclosed for your Membership + Banquet: \$ \_\_\_\_\_**

**Please return this form with your payment to:  
IMPOA, P.O. Box 196, Jefferson, CO 80456**

## IMRPD Board Members

**Fred Burdick, President**  
(719) 836-3686  
Como1073@hughes.net

**Susan Stoval, 1st Vice President**  
(303) 420-4509  
Stoval@peoplepc.com

**Cindi Burdick, Treasurer**  
(719) 836-3686  
Como1073@hughes.net

**Jill Campbell**  
jcampbell9917@comcast.net

**Glenn Haas, Secretary**  
(970) 498-9350,  
glennehaas@comcast.net

**IMRPD**  
P.O. Box 25  
Como, CO 80432

## IMPOA Board Members

**Diana Heyder, President**  
(303) 431-7261  
Dsmenco@aol.com

**Fred Whitaker, Vice President**  
(303) 797-0779  
Fwhitaker@comcast.net

**Paul Kucera, Secretary**  
(303) 386-3243  
Pakucera@gmail.com

**Wally Techentien, Treasurer**  
(303) 424-2651  
Watlmt@aol.com

**Dennis Burke, At-large**  
(719) 836-7008  
Burklings@yahoo.com

**Benjamin Lane, At-large**  
(479) 799-6732  
Bjmn2@gmail.com

**Mark Bonfiglio**  
(303)423-1942  
Mbonfiglio11@comcast.net

**IMPOA**  
P.O. Box 196  
Jefferson, CO 80456

## Indian Mountain Recreation and Park District

IMRPD protects and maintains the District's parkland, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:

- 356 acres of park lands
- Pasture golf course
- Ski lodge and recreation hall
- IM Park with trails, playground, frisbee golf, horseshoes
- Comfort station and potable water
- RV dump station and storage lot
- Pond and information kiosk
- Social events

Government Entity  
Special District - State of Colorado  
Created in 1975

Mandatory property taxes paid by all IM property owners (6.94 mils)

[www.indianmountain.info](http://www.indianmountain.info)

## Indian Mountain Property Owners Association

IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad.

- 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)
- Periodic drive-around covenant compliance check
- Dumpster and swap days
- IM apparel sales

Non-profit Association  
Federal 501( c) 4 - State of Colorado  
Created in 1985

Voluntary annual dues (\$35) from willing property owners.

[www.impoa.net](http://www.impoa.net)



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