



# Indian Mountain News



**Volume 2, Number 1**  
**September, 2009**

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## **Community Center Update**

### **Four Steps Forward and Two Steps Back...**

We took four big steps forward this summer: (1) the engineering drawings are well under way and should be complete in September which will enable us to receive construction bids later this fall, (2) an IM neighbor has stepped forward to help with the geo-thermal heating system, (3) our new board member, Jill Campbell, understands the process of building design, approval and construction, and (4) it is apparent that we will have some unexpended dollars at the end of the fiscal year that can be shifted into the money market accounts for the CC and bring our total available dollars closer to \$230K.

We also took two big steps back this summer. First, we received very disappointing news in late June that our \$200K grant application to the Colorado Department of Local Affairs was rejected. Two factors weighed against us. First, there were \$56M in grant requests and only \$22M available for distribution. Second, DOLA's funding priorities shifted this past Spring given the State's economic challenges and an interest to support a new renewable energy economy (e.g., biomass, solar). IMRPD will continue to seek alternative funding opportunities for the community center such as low-interest special district loans and other grants such as Great Outdoors Colorado.

Second, our community center is considered a "commercial" building, and we are learning the hard way that the permitting and approval process is not easy. The City of Aurora has filed an "opposition" to our commercial well permit. Their opposition is general in nature. Our legal counsel will provide Aurora the IM water augmentation plan and explain our savings by collapsing four residential well permits to one commercial well permit for the community center. This delay in obtaining a well permit will likely put off ground-breaking until the late spring 2010.

The Board is disappointed but we remain optimistic and will continue on with the long-standing goal for IM to have a community center.

### **Memorial Service for Hugh Hudson**

Friends of Hugh and Becky Hudson are invited to a Memorial Service on October 16<sup>th</sup> at the Mile High Church located on the corner of Garrison and Alameda in Lakewood. The service will begin at 11 a.m. and lunch will be provided following the service.





## Bear Sightings

This summer brought an increased number of bear sightings in IM. According to the DOW, a late spring frost killed many of the berry-blooms that would have provided food for the bears. So the hungry bears have been seeking out trash cans, barbecue grills, bird feeders, peanuts, corn and other items to supplement their natural diet. We all enjoy seeing wildlife, but putting food out encourages the animals to approach humans for food. We should all learn from the gruesome tragedy in Ouray, where the woman feeding the bears was killed by the animals she so enjoyed. Consequently, the bear was also killed. Loving Colorado's bear, deer, elk and other animals must come with respect for their wild ways. We should let the wildlife remain wild.



**NEEDED: IMRPD Board Member**

One of the current IMRPD board members is extremely busy and would be willing to step aside if a qualified individual were to step forward to serve on the board. If you are interested in a board position, please contact any of the current board members (see back page) about this position.

## Pine Beetles

This summer, IM landowners have noticed numerous trees that have died from pine beetle attacks, evidenced by the reddish brown color of the needles and the pitch tubes on the trunks. Once the beetles infest a tree, nothing can be done to save the tree. Thus prevention is important. Thinning dense stands of trees and removing dead and dying timber will help surrounding trees to stay healthier and more resilient. Highly valued trees can be sprayed annually to ward off beetle attacks. For commercial spraying, call JETCO 719-395-8811.

People hauling in infested fire wood may also be contributing to the problem. We all need to be diligent about helping to prevent the spread of the pine beetles.



## RV Storage Lot

The annual permit to use the RV Storage lot for the 2009/2010 season will end OCTOBER 1<sup>st</sup> 2009. If you want to store your RV/trailer/pop-up in the lot this fall/winter you must complete an agreement form and return it by Oct. 1<sup>st</sup> 2009. Agreement forms are available online at [www.indianmountain.info](http://www.indianmountain.info), at the Lodge, or by calling the office at 719-836-0657. List all of your vehicles on the form and submit a \$1.00 fee with copies of your current registrations, drivers license, proof of IM property ownership (warranty deed or property tax statement) to IMRPD P.O. Box 25 Como, Co. 80432.

If you are new to the RV lot, you will be given a code to enter the lot. If you are renewing , you will receive a new code when your agreement form is received. The office at 1996 Chief Trail is open on Saturdays from 9am-1pm.



## Night Skies and Night

Part of Indian Mountain’s charm, serenity, inspiration and awe comes out after dark in the form of our night sky. Hundreds of stars, constellations, and even satellites add to the special sense of place we are blessed with here in South Park. But these natural qualities are slowly dimming due to the urban-tradition of leaving outdoor lights on or by unintentionally directing lights into another person’s home.

You might feel that outdoor night lights actually will protect you, but in fact, criminals like predictability. Leaving the same outdoor lights on every night not only identifies the location of your property, but indicates that no one is home, and can show a criminal the best way to intrude. Don’t be predictable! Keep the upper-hand against crime by installing motion-detector outdoor lights, low-level indoor lights on alternating timer-switches, an alarm system connected to local law enforcement, or by setting up a Neighborhood Watch with your neighbors (see page 7). In this way, we can all keep our night sky and security at the same time.

Please turn off your outdoor lights when not necessary, double check the direction of your lights so they do not intrude into another property, and please take the time to be inspired by our awesome night skies.



Photo by Susan Stoval

### July 4<sup>th</sup> Picnic

This summer’s picnic, sponsored by IMRPD & IMPOA was a huge success. In addition to the good food, fun, and door prizes, South Park Ambulance was there with two emergency vehicles to educate the kids. Thanks to all 250 of you who came to the picnic.

Be sure to reserve early for next year’s picnic. Details will be in the Spring 2010 newsletter.

### Comfort Station

The comfort station (shower house) is located in the IM Park facility at 1996 Chief Trail. The building is open 24/7 year round and houses showers, toilets and sinks for both men and women as well as a separate handicap room. Potable water is available on the outside south wall. Inside the Comfort Station there is a telephone for local and emergency 911 calls. Calling cards can also be used for long distance.

Entrance to the Comfort station is gained by using a “proximity-electronic” key card. IM property owners can obtain a card by sending \$5, copy of IM property ownership (e.g., deed, tax statement), and copy of your current driver’s license to IMRPD, P. O. Box 25, Como, Colo. 80432. Attn: Louise Mark.

To use the key card simply hold the card flush over the black window below the key pad. If you have questions regarding the Comfort Station, or any other of the recreation facilities, please call the IMRPD Office at 719-836-0657 or 719-836-9043.

Office hours are 9 to 1 every Saturday during the May 1 to October 31. Winter hours in November through April are 9 to 1 on the second Saturday of the month. The District office is located at 1996 Chief Trail in the IM Park.



## Facilities Update

This summer brought much needed rain and thus an abundance of wildflowers. During the summer, many of the IM amenities were improved including:

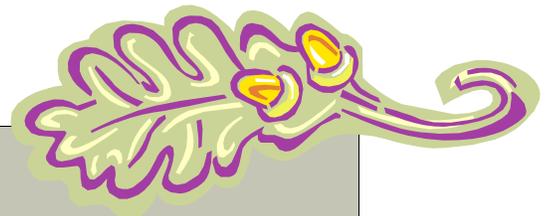
- The Southwest Conservation Corps was hired to connect the Elk and the Coyote Trail. These two trails are part of the Indian Mountain Nature Trail System. There are five connecting trails within the Park with the trail head for all trails beginning just past the picnic pavilion.
- The disc golf course is now officially 18 holes. A new directional sign outlines the entire course and is located at hole one next to the playground. This course is both entertaining and challenging for all ability levels. Loaner discs are available in the equipment box next to the shed.
- The newly expanded playground is being enjoyed by all.
- The road to the burn pit, R.V. storage and pasture golf course has been re-graded. The fence line around the entire area has been checked with repairs made as needed.
- At the pasture golf entrance, a box of loaner clubs, bag and balls have been added for the use of Indian Mountain property owners.
- Thanks to Jefferson/Como Fire Department for their continued efforts maintaining the burn pit as this is a very valuable amenity. The pit has been re-graded and expanded. We appreciate all the work they have done.



Repairing IM Fence (Photo by Dennis Burke)

### New Board Member

The IMPRD would like to welcome Jill Campbell who has agreed to serve the remainder of Joe Bush's term on the board. Jill and her husband Craig have owned their home in Indian Mountain for three years and are part time residents. Jill is looking forward to using her 17 years of experience and background in construction projects and project management on the Indian Mountain Community Center Project. Jill, Craig and their children enjoy the outdoor lifestyle afforded by the Indian Mountain community and look forward to many years of happy memories.





## Arrowhead Drive Safety Improvement

Earlier this summer, Lou DeCarolis and Cyndi Burdick brought the issue of Arrowhead Drive safety, particularly the dangerous curve near the pond area, to the attention of the IMPOA Board. If you know Indian Mountain, you know exactly the location we are talking about!

### **The Problem**

The safety of this section of Arrowhead Drive has been an on-going problem for years. Traffic records show there have been at least 12 reported motor vehicles incidents over the past six years. For example, the last incident occurred in late spring 2009 sending a pregnant woman to Denver for treatment on Flight for Life. Most likely, numerous other incidents at this location have gone unreported.

The specific problems with this dangerous curve on Arrowhead Drive include:

- The curve is a blind curve which limits the visibility of oncoming traffic.
- The road is particularly narrow in that section.
- When wet, the road surface mud is very slippery thus making the turn more difficult and often uncontrollable at higher speeds.
- A wall of dirt and rock on the west side, offers no recovery zone for and out-of-control incident.
- Although the speed is posted at 15 mph, some/many drivers do not adhere to that speed limit, and there is little or no enforcement of that low speed limit except for occasional driver's self-enforcement.
- The steep incline on the northern approach facilitates higher speeds through the curve.
- When people haul truck loads of debris to the slash pit or construction materials along that road, their speed on that curve sometimes results in dangerous debris dropping on the road.
- There is limited cell phone coverage in that area if/when an emergency call is needed.
- During certain times of the year, the low traffic volume may make it difficult to flag down assistance.



### **The Process**

Lou and Cyndi asked the IMPOA Board for permission to represent IM property owners to pursue some level of improvement for this section of Arrowhead Drive. With the Board's approval, Lou and Cyndi arranged for and attended a one-hour meeting on July 29, 2009 with Park County Commissioners Dick Hodges (836-4209) and Mark Dowaliby (836-4211), as well as David Kintz (836-4280) and Joe Ellis (836-4277) of Park County Road and Bridge.

For this meeting, Lou and Cyndi prepared photographs and maps of the Arrowhead Drive curve area, crash information and data for that site, and 175 signatures from concerned property owners. The goal of the meeting was to discuss possibilities for improving the safety of this curve on Arrowhead Drive.

*...continued on page 7.*



## Land Use Regulation Update

### Campers and Recreational Vehicles

On September 18, 2008 Park County revised its LUR regarding camping.

Definitions, Section 4-200, Camping now states: *"Temporary, non-commercial lodging, by a lot(s) owner and his or her invited guests. No tent, trailer, recreational vehicle, or other camping unit may be set upon a foundation, permanently affixed to the ground, left on the lot(s) when not in use, or be occupied for more than six months in any twelve (12) month period."*

When Park County first determines there is a violation to this statute, a letter is sent to the lot owner requesting compliance. If there is no reply to the letter, a summons to appear in Park County Court is issued. If the lot owner in question fails to appear in court, the camping unit (trailer or vehicle) may be removed at Park County expense and a lien placed upon the property to recover the expense. Subsequently, depending on the violation date, the lot owner may not be eligible to place a camping unit on the lot during the next year.

Campers are expected to be removed by November 1. For your convenience, campers can be stored at the RV storage lot provided by the Indian Mountain Recreation and Park District.



#### DEADLINE FOR TRAILERS OFF PROPERTIES IS NOVEMBER 1<sup>st</sup>

Unless you have a house on your property, Park County Land Use Regulations do not allow storage of RV's, trailers, or campers on your property year around.

If you see a trailer that may not be in compliance with County LURs, check the IMPOA website for an LUR violation form you can submit.



### Stay Connected to Park County

Pinecam.com! IMPOA has been asked to establish a website like Pinecam.com. A quick search uncovered that in the not so distant past, we did have an interactive website. However, it appears to have gone by the wayside, due to lack of support. IMPOA does not endorse any particular websites, but we want to make IM residents aware of services like Pinecam.com. This website can give you immediate information about Park County ranging from traffic and weather conditions to employment opportunities, lost dogs, ride sharing and trading goods. This website provides an opportunity for you to quickly and easily stay connected to others in Park County. It can also be fun with such a wide variety of perspectives on the message boards--everyone has an opinion!



## IM Neighborhood Watch Program

Indian Mountain has “pockets” of Neighborhood Watch Programs within our community. If you and several of your neighbors agree to share contact information and keep a watchful eye on each other’s IM homes and properties, you can obtain and erect Neighborhood Watch signs from IMPOA indicating that you have a Watch Program in place. So far we have some cul-de-sacs and common stretches of road with the signs/watch programs. Many neighbors have exchanged contact information and chose not to erect the signs. For more information contact Karyn Pedersen at 303-674-1681 or karynped@ yahoo.com.



Photo by Dennis Burke

### Financial Corner

IMPOA 2009 1st Quarter Finances:

• Checking Account	= \$25,334
• CD Savings	= \$11,427
<b>Total Assets</b>	<b>= \$36,761</b>

### Arrowhead Drive (continued from page 5)...

During the meeting the group agreed that:

- Lou and Cyndi would discuss with the Indian Mountain boards (IMPOA and IMRPD) the possibility of (a) using soil from the land adjacent to the curve (owned by IMPPRD) as possible roadway fill, (b) using water from the pond during construction to mitigate dust and for construction purposes, (c) obtaining supplemental funds for this project from IMPOA and/or IMPRD budgets. In addition, they agreed to contact the Jefferson/Como Fire Department about the possibility of addition fill dirt for the project, from around the slash pit.
- Park County Commissioners would (a) conduct a traffic safety study of the area, (b) determine if there was any County land adjacent to this problem area, and (c) provide the contact information for the land owner of the west-side embankment for discussion about relinquishing some land for this project, and (d) review their budget for possible Road and Bridge funding to support this construction project.

### Status and Next Steps

To date, Lou and Cyndi have met with the IMPOA board who has approved \$500 dollars for this project. They have not yet met with the IMRPD about soil, water, or possible funds.

To date, the County has not conducted a traffic study, nor have they provided contact information for the west-side land owner? The Road and Bridge Department (David Kintz) reported that apparently there is no time or money left in 2009 budget to initiate this project; that a request should be made for FY 2010 funding and support.

Lou and Cyndi will follow-up on these issues and will continue work toward solving the safety issue on the Arrowhead Road curve. If you have any questions or comments on this effort, or would like to lend a hand, feel free to call Lou DeCarolis at (303) 746-1484 (cell).

Submitted by Lou DeCarolis and Cyndi Burdick.



## Dumpster Days - A Smashing Success

Your IMPOA dues were hard at work Aug 15th. Our annual Dumpster Days and Swap has become an opportunity to socialize, find new treasures, and clean up your property! However, if you slept in this year, you missed it.

In record time, our two dumpsters were filled to the brim, both before noon on the first day! Due to this overwhelming turn out, we will try to squeeze in another dumpster next year. Keep cleaning!



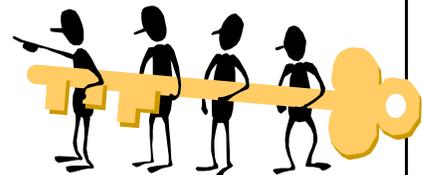
## IMPOA Needs You...Please join today!

IMPOA (Indian Mountain Property Owners Association) has a goal to increase their membership to include more property owners in Indian Mountain. We realize that many people need more information about IMPOA and easy access to joining. Enclosed in this newsletter is an easy application for membership. Please join today and remember to renew each year. The cost is \$35 a year.

Why should you join? Check out this website page for many great reasons [http://impoa.net/pdf/MatrixDraft\\_6-6-2006.pdf](http://impoa.net/pdf/MatrixDraft_6-6-2006.pdf) OR read what we've listed below. Please join now and help to make our community even stronger and more united!

Since 1985 IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad including:

- Tracking 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, IM roads, etc.)
- Driving around periodically to check for covenant and Park County LUR compliance
- Hosting free Community Dumpster and Swap Days
- Selling IM apparel
- Hosting an annual members' meeting and banquet
- Hosting an IM community summer picnic with IMRPD
- Publishing 3 newsletter each year in cooperation with IMRPD
- Maintaining an informative website for property owners with helpful web links (See <http://impoa.net>)





## Join IMPOA

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

### IMPOA Membership Form

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

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

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

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

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

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

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

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

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

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**Jerry Graves, At-large**

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

Indian Mountain Recreation and Park District	Indian Mountain Property Owners Association
<p>IMRPD protects and maintains the District's parkland, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:</p> <ul style="list-style-type: none"> <li>• 356 acres of park lands</li> <li>• Pasture golf course</li> <li>• Ski lodge and recreation hall</li> <li>• IM Park with trails, playground, frisbee golf, horseshoes</li> <li>• Comfort station and potable water</li> <li>• RV dump station and storage lot</li> <li>• Pond and information kiosk</li> <li>• Social events</li> </ul>	<p>IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad.</p> <ul style="list-style-type: none"> <li>• The Board tracks local, county and state plans and policies that may affect IM (e.g., mining, sale of public land, cell phone coverage, taxes, development, land use regulations, water augmentation)</li> <li>• Periodic drive-around covenant compliance check</li> <li>• Dumpster and swap days</li> <li>• IM apparel sales</li> </ul>
<p>Government Entity Special District - State of Colorado Created in 1975</p>	<p>Non-profit Association Federal 501( c) 4 - State of Colorado Created in 1985</p>
<p>Mandatory property taxes paid by all IM property owners (6.94 mils)</p>	<p>Voluntary annual dues (\$35) from willing property owners.</p>
<p>April 2009 financial assets—\$309K 2009 projected revenue—\$125K</p>	<p>April 2009 financial assets = \$36K 2009 projected revenue—\$16K</p>
<p><a href="http://www.indianmountain.info">www.indianmountain.info</a></p>	<p><a href="http://www.impoa.net">www.impoa.net</a></p>

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

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