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Indian Mountain Mule Deer in Velvet - September 2020

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Indian Mountain Fall Newsletter

September 2020

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

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CALENDAR OF EVENTS 2020

2020 Upcoming Events
No Upcoming Events

NOTE: Regularly scheduled IMMD/IMPOA Board Meetings are normally held on the 2nd Saturday of each month at the IM Community

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Center. The IMMD Board Meeting begins at 9am, and the IMPOA Board Meeting follows.



IMPOA PRESIDENT'S MESSAGE

Dear Members and Friends,

This has been a year to forget. It just doesn't feel right not being able to have our summer events and not to have the chance to visit with you all. Hopefully we'll be able to get back to something close to the old normal soon.

We seem to be having more and more folks that believe they should be able to do whatever they please here in Indian Mountain. They seem to forget that Indian Mountain is no different than anywhere else in Colorado. There are rules and regulations everywhere you go. Why should this place be any different? Indian Mountain is governed by Covenants and Park County Land Use Regulations and Ordinances. They are in place for our wellbeing and to keep Indian Mountain a community where our home and property values will continue to increase. We cannot just let it go as some other communities do. Please help Indian Mountain be the best it can be. So, when you get here SLOW DOWN, RELAX and ENJOY this beautiful place.

We would like for you to join us in welcoming our newest IMPOA Board members: Harry Hill, Chad Wilcox, and Kathryn Abrahamson. We are very glad to have them aboard, and we look forward to working together for the betterment of Indian Mountain.

I hope that you and yours are all doing well in this time of not normal.

~Article provided by: Larry Siverson, IMPOA President



IMMD PRESIDENT'S MESSAGE

Greetings, Neighbors!

2020 has been a crazy year! However, Indian Mountain has been a source of comfort where owners can come and get away from the chaos. I think people have used their properties more this year than in past years just to unplug.

Please join me in welcoming our newest IMMD board member, Carol Darland. Carol and her husband live full-time in the Indian Mountain area, and Carol brings a lot of expertise and experience to the Vice President position on the board. We are lucky to have her, so please help to make her feel welcome. She is a great asset to our community.

IM property owners worked extremely hard to clear the slash from their properties this summer, and the burn pit is choked full to prove the effort everyone put into making IM a safer place for all. Rhonda and Dwight Cates did a wonderful job of managing the volunteers, and because of the commitment by all the volunteers we were able to remain open and fill the pit early! THANK YOU to all the volunteers.

Due to COVID-19, we were not able to hold the annual picnic or other events this year, and the Comfort Station and the Community Center remain closed to the public.

I sincerely hope all have enjoyed their visits to Indian Mountain, even though it has been a very dry spring and summer.

~Article provided by: Bret Crouch, IMMD President



IMMD MAINTENANCE TECH NEEDED

The district is looking to hire an independent contractor to do general maintenance on our facilities. The job would include, but not be limited to, small plumbing and electrical fixes, painting, filter changes, checking and monitoring of all facilities on a regular schedule, trash disposal, fence repair, playground maintenance, snow removal on decks and porches, and other projects periodically. Interested applicants should submit a resume/proposal of their qualifications and desires of the job (i.e. pay desired, hours, days to work and other requirements needed). This person will need to be willing to sign a waiver of liability and/or have liability insurance. Please submit to Samantha Bertin at the community center office Wed – Sat 9-1pm or mail to PO Box 25, Como, Co 80432 Attn: Samantha Bertin. For questions, please call 719-836-9043.

~Article provided by: Samantha Bertin



IMMD FACILITIES NOTICE

As of the date of this newsletter, all IMMD facilities are closed. Please check the IMMD website (<http://www.indianmountain.info>) frequently for the most current information.



INDIAN MOUNTAIN 2020 EVENTS

Due to COVID-19 restrictions this year, almost all of the IMPOA/IMMD events have been **CANCELED**. We were able to open the Burn Pit, have Dumpster Day, and institute the new Chipping Program. We have missed being able to visit and have fun with our neighbors. Hopefully next year we will be able to return to normal!

~Article provided by: Rhonda Cates



ROLE OF IMPOA IN INDIAN MOUNTAIN

There have been a large number of new property owners in Indian Mountain in the last few years. New, and sometimes existing, property owners have inquired as to what the function of the **Indian Mountain Property Owners Association (IMPOA)** is. As a board member, I would like to provide some information on what IMPOA does.

IMPOA is a voluntary membership organization. Dues and donations are collected on a yearly basis to fund community-oriented activities and programs. IMPOA funds wild fire mitigation projects such as the free chipping program that just started this year. The IMPOA board maintains Indian Mountain's recognition as a Firewise Community by the National Forest Service and the National Fire Protection Association. Yearly dues help fund the expenses associated with the IMPOA website (impoa.net) and its maintenance. The board members monitor the installation, replacement and purchase of all IM street signs from Park County. IMPOA also sponsors an annual dumpster day where IMPOA members in good standing have a place to dispose of large non trash refuse at no cost. Nonmembers are welcome although they will have to pay for the use of the dumpsters. IMPOA is responsible for maintaining the perimeter fencing around the community. These fences are to keep the cattle out of IM.

There are numerous other activities and events that are sponsored by IMPOA. Watch for announcements of these activities on the website, in future Newsletters, and on NextDoor.

IMPOA board of directors gets questions about the Indian Mountain Covenants and the connection between IMPOA and the Covenants. It is the right of individual property owners to enforce the Covenants against violators, not an IMPOA duty. IMPOA has an implied duty to inform property owners of the Covenants' restrictions and violations when the need arises. The IMPOA membership, or its board of directors, being made up of property owners, could sue for compliance if either entity chose to do so. IMPOA's policy on Covenant compliance is posted on its website. Membership in IMPOA has no relation to compliance with the Covenants. That is, all property owners, whether members of IMPOA or not, are required to comply with the Covenants that apply to their property's filing. The Park County Land Use Regulations and Noise Ordinances are enforced by the County or the Sheriff's department.

If you have questions or comments or would like to volunteer for an activity, please contact one of our board members or email us at impoa01@hotmail.com.

~Article provided by: Jim Scherrer

WHAT IS IMMD?

The Indian Mountain Subdivision is supported by two entities – the Indian Mountain Metropolitan District (IMMD), which is a Special District in Colorado with responsibilities to adhere to the specific state laws currently in place. The second entity is the Indian Mountain Property Owners Association (IMPOA), a voluntary organization, which was created in 1985 by concerned property owners in the subdivision.

Special districts are independent, special-purpose governmental units that exist separately from local governments such as county, municipal, and township governments, with substantial administrative and fiscal independence and are required to follow the applicable Colorado Statutes. They are formed to perform a single function or a set of related functions. In the case of IMMD, the District provides the community with park and recreation services and water services.

IMMD's Board of Directors is comprised of five property owners who are elected by all the property owners (approximately 2200), and serve a four-year term. They are responsible for the care of amenities provided to the **Indian Mountain property owners exclusively** – not the general public.

The District's primary source of revenue is a 6.943 mill levy, which has been held at that level for approximately 20 years. This item is included in your property tax statement along with the other levies for school, fire, etc.

THE VISION FOR THE DISTRICT is to sustain the rural landscape and rural lifestyle of the Indian Mountain subdivision. The District shall manage, protect, and conserve its natural resources responsibly, while affording recreation opportunities for the community to experience and enjoy the natural quiet, solitude, peacefulness, serenity, beauty, and natural resources found in IM. Towards achieving this vision, the District provides the following services for the Indian Mountain community:

PARK AND RECREATION SERVICES. The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and otherwise manage and conserve 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 may implement programs and maintain equipment related to public safety, public access, wildfire mitigation, erosion control, insect and disease control, pond restoration and maintenance, wetland restoration and maintenance, stream bank management, community awareness and education, a regulated burn pit for forest slash, and other natural resource conservation activities.

The primary recreation services provided by the District are quality outdoor recreation opportunities **for the property owners**. More specifically, the District may provide nature-based, day-use, non-motorized outdoor recreation opportunities. Examples of appropriate outdoor recreation opportunities include, but are not limited to, hiking, walking, wildlife viewing, fishing, picnicking, photography, nature-study, snow-shoeing, cross-country skiing, sledding, sight-seeing, and those other activities associated with enjoyment of the sights, sounds and smells of nature.

The secondary recreation services provided by the District include modest facilities and programs for more active and intensive outdoor and indoor recreation opportunities. Examples include, but are not be limited to, playground apparatus, comfort station (e.g., potable water, toilets, showers, electricity, and phone), picnic pavilion, picnic tables, wildlife viewing stations, benches, small overnight cabin, interpretive signs, fishing stream, Frisbee golf, pasture golf, interpretive kiosks, community center, library, restrooms, parking, interpretive tours and programs, social events, classes and trainings, internet access, and internet-based information.

WATER SERVICES. In 2013, the Park County Board of County Commissioners authorized the District to expand beyond parks and recreation services by adding water services. The District has the power and authority to finance, design, construct, acquire, install, maintain and provide for potable water and for the maintenance, conservation, and community access to water resources within the District. More specifically, the District may manage two earthen-dams with associated seasonal ponds, wetland corridors, a section along the Tarryall Creek, and seasonal springs and ponds. Management may include, but is not limited to, fencing to control cattle, stream bank stabilization, trail design and relocation, regulatory and interpretive signage, fishery improvements, RV dump station and storage lot, erosion control, pond restoration and maintenance, dam safety and maintenance, community information and education, and controls for appropriate public use and enjoyment.

The District shall have the power and authority to finance, design, construct, acquire, install, maintain and provide services associated with the ownership and administration of the Indian Mountain water augmentation plan, including the plan's water rights, facilities, transfer system, storage reservoirs, access, easements, ditches, gates, and other incidental and appurtenant facilities. The District shall have the power and authority to contract with other private and governmental entities to provide any or all of the services associated with the Indian Mountain water augmentation plan.

You will find more in-depth information at the IMMD website (www.indianmountain.info) and the IMPOA website (www.impoa.net) under the "Water" tab. The information that follows is a brief synopsis of the evolution of IMMD that may clarify some things for those who might be interested.

The Indian Mountain subdivision was created in the early 1970s when the sale of lots began. The State Water Engineer halted sales when it became clear that senior water rights needed to be protected. Senate Bill 35 was passed in 1972 and since then, Colorado subdivision developers typically establish a home or property owners' association with mandatory membership to hold the substitute supply water rights and operate the augmentation plan for the subdivision. A water augmentation plan, W-7389 was developed by the owner of Indian Mountain Corporation (IMC), Jim Campbell, and was approved in 1972. Mr. Campbell kept control of the W-7389 plan for 40 years until he sold IMC in 2013.

However, the developers of the Indian Mountain subdivision did not provide for a home or property owners' association with mandatory membership for the Indian Mountain subdivision at the time of the W-7389 decree, which followed SB35, or at any time during the development process. Indian Mountain Corporation, (IMC) and the related entities that developed Indian Mountain subdivision failed to transfer the substitute supply water rights and augmentation plan to any entity with long-term accountability to the subdivision.

Subsequently, the Indian Mountain Recreation and Park District was established to hold ownership in the amenities that were developed. After repeated attempts to purchase the W-7389 Water Augmentation Plan from Mr. Campbell, events transpired in 2011-2012 time frame that resulted in a change in the

Service Plan to add a section to provide Water Services and changing the name of the District to The Indian Mountain Metropolitan District. The Indian Mountain Water Service Plan was established and became operational in 2018.

~Article provided by: Marcia Logan

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IMPOA MEMBERSHIP

In October 2019, the IMPOA Board of Directors voted to return the annual IMPOA membership back to the calendar year. We had tried aligning it with the IMPOA fiscal year, but with all the summer activities and the annual meeting it was just not feasible. It was decided that the end of 2019-2020 membership year would be extended from August 31 to December 31, 2020. The 2021 annual membership year will revert back to the calendar year and run from January 1 to December 31, 2021. Our annual membership drive will begin January 1, 2021 with a dues deadline of January 31, 2021. Look for our annual membership mailing to come out right after the holidays.

~Article provided by: Rhonda Cates

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Photo Courtesy of Scott Scherrer

IMPOA Dumpster Day, July 8, 2020.

DUMPSTER DAY 2020 RECAP

Dumpster Day on Sunday, July 8 was another success. We had a bit of a late start due to unexpected traffic on 285, Eager Beaver delivered two dumpsters around 8:30am and a third one later in the morning. All three were filled by about 1:00pm. COVID-19 restrictions were followed this year without slowing the

unloading process. This is one of the many services provided to IMPOA members, paid for by the minimal dues collected annually. We had several new members sign up during the event. The local metal recycler was on hand again this year. He filled his trailer with metal items at no cost to property owners or IMPOA.

~Article provided by: Jim Scherrer



FIREWISE COMMUNITY UPDATE

Firewise USA is a voluntary program that provides guidance to help neighbors get organized and take action to reduce the danger of wildfires to their community. Indian Mountain has had a Firewise program for several years, which requires us to have programs to help the community increase its wildfire preparedness.

In the last newsletter, we talked about the Burn Pit, which was open on Fridays and Saturdays for six weeks in June and July. Property owners disposed of about a thousand 20 cubic foot loads of slash before the pit was filled to capacity. As soon as the weather permits, IMMD will have the contents of the pit burned and the site prepared for next summer.

We also announced that IMPOA is sponsoring a slash chipping pilot program, provided free of charge to property owners. Chipping is in progress, with about 68 sites on the schedule. This is more than 3 times as many sites as we were able to do with previous chipping programs. Based on the success of this pilot, we expect to provide chipping services in summers to come.

~Article provided by: Dwight Cates



Portion of the IM Burn Pit on Closing Day, July 11, 2020.



Piles of Slash Waiting for the Chipper, September 5, 2020.



THE QUIET IM WATER BATTLE CONTINUES

All has been quiet on the Indian Mountain water-front, but scratch the surface and you will find hundreds of residents feeling harassed, victimized, stressed, angered, and exhausted. Bar Star contends that it is owed money from IM well owners for their labor and services to manage the IM water augmentation plan between 2012 and 2018. Many of us disagree. The Courts will settle this dispute.

In the meantime, I thought the IM community would benefit from an update on how Bar Star has and is employing five tactics to collect their alleged fees.

1. **LIENS.** In July 2018, Bar Star sent a "Statement of Lien" to up to 600 IM well owners threatening to initiate a lien process if the stated fees were not paid by August 1, 2018. The animosity and distrust for Bar Star was evident as a large number of well owners quickly agreed to coalesce, pool financial resources, and form a Colorado non-profit group called "Don't Lien on Us" (DLOU). The Bar Star threat was hollow, and no liens were filed with Park County. DLOU went on to bring legal action against Bar Star's lien action and won their case at the State District Court level on December 11, 2019. Bar Star appealed the ruling to the Colorado Court of Appeals where it is still pending.
2. **COUNTY COURT.** In 2019, Bar Star changed to a tactic of bringing suit against a single IM well owner in a County court versus their large-scale lien tactic above. Bar Star brought legal action against IM well owner Jeff Mason in the Jefferson County Court for non-payment of the alleged 2012-2018 augmentation fees. DLOU stepped in to lend support. Mason won his case in the County Court. Bar Star appealed the ruling to the Jeffco County District Court where it is still pending.
3. **INVOICES.** Periodically, Bar Star sends invoices to IM well owners who have not paid their alleged 2012-2018 water augmentation fees. I presume Bar Star believes this tactic will convince some well owners to pay the alleged fees out of fear and exhaustion. My last invoice from Bar Star in January 2020 was just over \$2,300, so if ten well owners like me relent to Bar Star then this would bring them a tidy sum of \$23,000.
4. **COLLECTORS.** In early July 2020, Bar Star retained the services of NSF Collectors, Inc. To date, we are aware of at least ten IM well owners who have received outstanding debt collection notices that require a 30-day response, and we suspect there are more. Again, DLOU has stepped in to help protect the interest of the IM well owners. If you or someone you know receives a collection notice, it would help our collective effort to inform me or Jim Scherrer at eagle43470@gmail.com.
5. **PROPERTY SALE CLOSINGS.** Lastly, we have received anecdotal information that the Bar Star 2012-2018 augmentation fees are being collected at sale closings of IM property or people are being required to sign affidavits. If you plan to sell your property in the next year or so, it may be wise to ask your realtor early on if they or the title company will require that the Bar Star fees be settled at closing. With this foresight, you may opt for another realtor or title company.

The quiet water battles between IM well owners and Bar Star continues. It has been hurtful to the community in so many ways. For many of us, this battle is no longer a financial one with Bar Star but rather is an issue of principle, integrity, and moral decency.

*~Article provided by: Glenn Haas, IM resident
glennehaas@comcast.net*

PARK COUNTY LURs AND ORDINANCES

In 2016, the Park County Board of Commissioners passed comprehensive land use regulations ("LURs") for the county. You can find them here: <https://parkco.us/189/Land-Use-Regulations>. Included in these LURs under Article V, Division 7 (<http://parkco.us/DocumentCenter/View/264/Article-V?bidId=>) are the outlines of the county's restrictions on camping, storage containers, bed and breakfast businesses, noise, and other similar land use regulations. Since the LURs were introduced by the County, there been several discussion topics regarding various aspects of these new laws in our newsletters and on the Nextdoor website. In summary, Park County has been moving forward with the implementation of individual County ordinances which impact and/or limit how we can manage and use our property, and it is our responsibility to understand these ordinances.

One of the issues the County has faced since releasing the LURs was the lack of County personnel to monitor and enforce these regulations. To help with this issue, the County has been taking portions of the LURs and turning them into standalone County ordinances and adding sections which allow the sheriff's department and other officials to enforce the ordinance and issue summonses.

In the current year, the County has been working on a standalone storage container ordinance as well as a camping ordinance. The storage container ordinance was the first to be approved and issued.

(<http://parkco.us/ArchiveCenter/ViewFile/Item/3384>).

This ordinance provides specific guidelines and rules that must be followed for individuals wanting to use a storage container, aka a 'shipping container', on a lot in Indian Mountain.

In general, storage containers are allowed on a residential lot as follows:

- storage containers are only allowed on lots with a permitted dwelling or an active construction permit.
- storage containers are NOT allowed on vacant parcels.
- only ONE storage container is allowed on a residential parcel.
- a building permit is REQUIRED for the placement of a storage container on a residential parcel.
- visual mitigation of a storage container is required on a residential parcel. This includes berms, burial, fencing, siding or other means.
- all storage containers on residential parcels must be kept in a state of good repair and be placed on an all-weather surface. Rust, physical damage, and vermin infestation are listed as examples of a storage unit that is not in good repair.
- vertical stacking of storage containers, placing other objects on top of a storage container or around a storage container is not allowed.
- fines for violation of this ordinance start at \$150 and can increase up to \$1,000 per occurrence.

We would like to note that the ordinance does not address its applicability to previously placed storage units. It is our belief that all storage units are subject to this code, regardless of when they were placed on a residential lot. We ask our neighbors to keep this ordinance in mind if you are considering the use of a storage container on your lot.

The other ordinance the County commissioners have been working on this year is a standalone camping ordinance. While the commissioners started working on this in the springtime, it has since been placed on hold. You can see a copy of the current proposed ordinance here: <https://www.rotr.org/wp-content/uploads/2020-Park-County-Camping-Ordinance-20-01.pdf>.

This proposed ordinance makes several significant changes to the current camping rules within Park County. While at this time, we cannot tell you whether or not the proposed ordinance will become law, we think everyone in our neighborhood should be aware of the following proposed rules:

- camping on a vacant lot, that has not been permitted for construction, is limited to ONE camping unit for lots under five acres (this is the majority of lots in Indian Mountain). Note that the definition of a camping unit includes a tent, as well as an RV, motorhome, camper, trailer, or any other 'structure' that may be used as a camping unit. Again, under 5 acres - you can only have ONE of these camping units on your lot.
- any RV, motorhome, camper, trailer, or any other vehicle on your unimproved lot must be in running order AND have current license plate tags.
- your property lot must have a driveway access that has been permitted by the County with a proper address sign (i.e. a green reflective sign on a post at least 4 ft above the ground).
- your sewage must be disposed of at an approved off-site facility, or on-site in a properly permitted and installed wastewater disposal system. You must maintain your receipt of the off-site disposal and show it if requested by an official.
- camping on parcels is limited to owners of the parcel, and their invited non-paying guests. Guests must have written proof of permission if the owner is not camping.

The permit section of the ordinance appears to be similar to the LUR:

- on an unimproved lot you can camp up to 14 days without a permit.
- Storage of a camping unit on your property counts towards the 14-day limit.
- after 14 days you need to apply for a permit with the County. Your application must include your estimated days you will be camping, how you will get water, how you will dispose of your wastewater, and how you will dispose of your trash.
- you can camp a total of 90 cumulative days on your unimproved property in a calendar year.

Camping on an improved property, has the following limitations:

- non-paying guests may camp for up to 90 cumulative days in a 6-month period.
- storage of a camping unit does not count against the 90-day limit above.

- camping units on an improved property are subject to the same limits noted above. (i.e. one camping unit on less than a five-acre lot.)

We believe that there are several sections of the proposed camping ordinance that will cause confusion amongst property owners, including tracking and reporting of camping days before a permit is required, the extreme limits on the number of units allowed on a property (especially the inclusion of a single tent as a camping unit) and other similar sections. We plan to monitor upcoming commissioner meetings and will make every effort to attend if and when the proposed camping ordinance is brought back for public discussion.

~Article provided by: Jeff Mason



A BEGINNER'S GUIDE TO RADON AND 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 naturally 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 home 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.

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>.

You can also get started on learning how to reduce your radon levels at https://www.epa.gov/sites/production/files/2016-12/documents/2016_consumers_guide_to_radon_reduction.pdf

~Article provided by: Jeff Mason





Photo Courtesy of Dwight Cates

Indian Mountain Black Bear - August 2020

IM WILDLIFE ACTIVITY

It's that time of year when the leaves start changing colors, the temperatures start to dip, and the bears and other wildlife become more active. You'll see the squirrels and chipmunks scurrying about collecting food and materials for their nests. The mule deer, elk, and moose are on the move and plumping up. The bears enter a phase called hyperphagia where they eat and drink almost nonstop in preparation for winter hibernation. All of our wildlife is chubbifying, as my favorite bear rehab facility puts it, to make those long winter months easier to survive. Remember that it is important to keep your house bearproofed: no bird feed, dog food, unsecured trash cans, or other attractants that could bring them in close proximity. You can help those birds through the winter when the bears go to sleep in early November! Protect our Bears and Keep our Wildlife Wild!

~Article provided by: Rhonda Cates

WINTER DRIVING

Since winter driving conditions arrive before the Winter Newsletter, we want to reshare this helpful article by Kevin Copeland to help you get prepared...

Winter driving in Park County can be challenging at times with the weather, so be sure to be prepared, and remember, you are ultimately responsible for yourself.

First of all, know before you go! You can access <http://www.cotrip.org/home.htm>, the official Colorado state site for the latest information on travel alerts, road conditions, and road closures. Secondly, make sure you are dressed for the weather, or at least have a real coat. A temperature of -10°F, and with the wind blowing at just 30mph, gives a healthy person about 10 minutes before frostbite sets in. These are your digits and possibly your life.

Driving...pretend you have your grandmother's favorite stew....on your seat...no lid. Drive steady, smooth,

and don't slam on the brakes or gas.

To be prepared for a winter driving emergency, I carry a black backpack with extra gear from October - May. I do carry lots of extra stuff, because when it really blows, I get out the big truck and go out to rescue folks and one pack is easy to move around.

WINTER EMERGENCY PACK:

Fleece Hat, Long - For ear coverage
 Fleece Neck Gaiter - Cover neck and face; tuck into jacket
 Extra Gloves - In case they get wet
 Extra insulated Socks - If your feet get wet...you are gonna suffer
 Goggles!!! Yellow Tint - easier to see at night; keeps your eyeballs from freezing, literally
 Insulated Boot Gaiters
 Cheap Mylar/space Blankets, and maybe a smaller fleece blanket
 10-12 chemical heaters
 LED Flash light, extra batteries
 1 MRE
 2 Bottles of Water

Trucks:

30 foot Recovery Strap w/loops good to 20,000 lbs plus, NO hooks. I've seen them come off and go THROUGH vehicles.
 D Rings, large and small to latch onto smaller vehicles
 Shovel
 HD Jumper Cables

Lastly, if you do get stuck in nasty foul weather **DO NOT** leave the vehicle. Stay with it and keep the exhaust clear so that carbon monoxide (CO) doesn't build up in the cab.

Be safe; stay warm. See you all **ON** the road! :)

*~Article provided by: Kevin Copeland
 Broker/Owner, Jefferson Real Estate, Inc.
 719.836.2615 | Kevin@JeffReal.com | www.JeffReal.com |
 Cell - 970.368.0025 (Not Great in Park County)
 iPad, iTypos, iApologize*



KNOXBOX EMERGENCY ACCESS

The Jefferson/Como Fire Protection District in conjunction with Knox wants you to help them protect your life and property by providing quick access to your home and property in the event of an emergency. If you have a locked gate across your driveway, you can install a Knox Padlock that allows emergency responders quick access with a master key. A Knox HomeBox allows first responders access to your home in an emergency while minimizing property damage and clean-up cost from forced entry. Best of all, it allows first responders to quickly access an immobilized patient when time is limited. Visit the [Knox website](#) for more information on their products. To purchase the KnoxBox and/or Knox Padlock, you can go directly to <https://www.knoxbox.com/Products/Residential-KnoxBoxes> for the Residential KnoxBox or <https://www.knoxbox.com/Products/Gate-Key-Switches-and-Padlocks> for the Knox Padlock. You will be asked to enter your state and local department/agency (Jefferson Como FPD) to see available products. If you have any questions about what type of lock or lockbox you need, you can reach our fire department

at jcfd@jcfpd.org. They are very nice and helpful and answer quickly.

~Article provided by: Rhonda Cates

IMMD AND IMPOA RESPONSIBILITIES

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

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

IMPOA BOARD OF DIRECTORS CONTACT INFORMATION

Name	Position	Term	Phone	Email	Mailing Address
Larry Siverson	President	2022	719-836-1771	l.siverson2@gmail.com	P O Box 452 Como, CO 80432
Kathryn Abrahamson	Vice President	2023	303-709-2669	kathryn.abrahamson@gmail.com	P O Box 466 Como, CO 80432
Jim Scherrer	Secretary	2023	720-370-6203	eagle43470@gmail.com	1394 S Simms St Lakewood, CO 80232
Jeff Mason	Treasurer	2021	720-335-5031	jmason@trailseeker.com	-----
Chad Wilcox	Membership	2023	720-470-4577	racing3111@gmail.com	12932 W 80th Place Arvada, CO 80005
Rhonda Cates	Communications	2021	719-836-1442	rgcates54@gmail.com	P O Box 191 Como, CO 80432

Harry Hill	Director	2023	303-916-4403	hiii3@msn.com	1230 S Ivanhoe Way Denver, CO 80224
Samantha Bertin	Business Manager	-----	719-836-9043	impoa01@hotmail.com	-----
IMPOA Contacts	-----	-----	www.impoa.net	impoa01@hotmail.com	P O Box 196 Jefferson, CO 80456



IMMD BOARD OF DIRECTORS CONTACT INFORMATION

Name	Position	Phone	Email	Mailing Address
Bret Crouch	President	719-836-3431	bcrouchk@gmail.com	P O Box 171 Como, Co 80432
Glenn Haas	Vice President I	970-498-9350	gleenehaas@comcast.net	3403 Green Wing Court Fort Collins, CO 80524
Carol Darland	Vice President II	-----	cdarl39783@aol.com	-----
Karen Goodman	Treasurer	303-912-1063	kkmbq1@comcast.net	-----
Marcia Logan	Secretary	970-586-9194	ep.milogan@yahoo.com	1360-C Raven Circle Estes Park, CO 80517
Samantha Bertin	Business Manager	719-836-9043	indianmtn@hotmail.com	-----
IMMD Contacts	-----	indianmountain.info	indianmtn@hotmail.com	P O Box 196 Jefferson, CO 80456



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Indian Mountain Property Owners Association
PO Box 25
Como, CO 80432-0025

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