



Photo Courtesy of Dwight Cates

View of the Sangre de Cristo Mountains from Indian Mountain

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# Indian Mountain Winter Newsletter

*January 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**

St. Patrick's Day Dinner – March, date and time TBA

Community Clean Up ~ May, date and time TBA

Life in IM Breakfasts ~ Saturday, June 20 & Aug 15, 9-11am

(Breakfast served 8:30-9:30am)

IM Annual Picnic - Saturday, July 4, Noon-3pm

Dumpster Day - Sunday, July 5, 8am-4pm (or until full)

New Neighbor Breakfast - Saturday, July 18, 9-11am

(Breakfast served 8:30-9:30am)

IMPOA Annual Meeting - Saturday, August 8, 1-3pm

**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.

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## IMPOA PRESIDENT'S MESSAGE

Happy New Year 2020!

2019 was a very eventful year. After a very wintery winter, we opened the IMMD Burn pit in June. The Gods were with us and we were able to get some 20 plus piles of slash unloaded by the end of October. Then we got a good snowstorm, and the County allowed us to burn all the slash, so we should have a good year in 2020.

Your IMPOA board installed a Radar speed sign on Arrowhead Dr. near the Community Center. No surprise, many people can't read the sign. The average speed recorded was about 43 MPH. Had we more patrols, our Sheriff's office could afford another Deputy. Please slow down.

This year, we are making some changes to our bylaws to make sure we stay in compliance with state laws. We, as a Board, will be working on that so we can ask for your approval at our Annual meeting this August.

In the not too distant future, we along with the IMMD board will be sending out a property owner survey. It's been several years since we have done this and it's a good way to see what the community feels are important tasks we should be working on.

IMPOA and IMMD are always looking at new events and programs to bring the Community together. Come visit old friends and meet new people that have joined our community.

*~Article provided by: Larry Siverson, IMPOA President*

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## IMMD PRESIDENT'S MESSAGE

Happy New Year Neighbors!

We are experiencing another colder than usual, breezy (rather very windy) and significant snowfall kind of winter – to say the least! But as I read and hear, it hasn't deterred us from being good neighbors. There have been many callouts for help and there are many out there to provide that help. I experienced that need just recently and a shout out to all of those that were there to assist. Thank you and let's keep that circle of help going. As always, there is much that is going on in the community. The best way to keep abreast of the community activities is through the IMMD and IMPOA websites, the monthly meetings (the 2nd Saturday of each month), Nextdoor and just having a conversation with your neighbors. Stay in touch as 2020 will be a fun year of events at the IM Community Center. There will be many

opportunities to volunteer in fun activities, as well as very important initiatives to the community. I look forward to hearing from many of you that would like to participate in these events. Not only participate, but bring new ideas to have fun and make enhancements to Indian Mountain. Don't be shy; I'd love to hear from you on your ideas and your willingness to join our volunteer team! Please email me at [bmbushaw@gmail.com](mailto:bmbushaw@gmail.com).

*~Article provided by: Bev Bushaw, IMMD President*

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## HAVE YOU JOINED IMPOA FOR 2020 YET?

THANK YOU to the 495 Indian Mountain property owners so far that have joined IMPOA for 2020.

If you aren't yet a member, please consider joining your neighbors. The annual membership is \$45 – no matter how many lots you own. Check the IMPOA website [www.impoa.net](http://www.impoa.net) under the MEMBERS / IMPOA MEMBERSHIP for the membership form which can be downloaded. Dues may be paid via cash, check, or credit card via PayPal. You can mail the membership form to the Post Office Box indicated on the form or drop off the information at the Community Center office during regular business hours, if that is more convenient.

The voluntary dues payments are used to fund various projects and events throughout the year. What kind of projects you say... Firewise and other wildfire mitigation work, organizes Dumpster Day that enables members to dispose of unwanted household goods and unwanted building materials at no additional cost, maintains a property owners database to aid in communicating with all Indian Mountain property owners, offers / sponsors special programs about the area such as the Ute Indian Prayer Trees, shares in special events with IMMD (Indian Mountain Metropolitan District) like the summer picnic and the newsletters as just a few examples. Plans are in progress to add some new events this summer. Another benefit is the opportunity to volunteer and help with these programs and to become acquainted – or better acquainted – with other property owners.

Indian Mountain is a wonderful, caring, and close-knit community. COME, JOIN US!

*~Article provided by: Marcia Logan*

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## CALL FOR DISTRICT BOARD NOMINATIONS

The Indian Mountain Metropolitan District is pleased to announce that a community-wide election will be held to fill four of five Board vacancies in 2020. Since the District is a political subdivision of the State, there are very formal rules and processes to follow. Property owners are eligible to serve on the Board. The first step is to file a self-nomination form with Samantha Bertin, DEO (Designated Election Official) between January 1 and the close of business on February 28th. The self-nomination form can be emailed to [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com) or delivered to the IM Community Center on Keneu Court.

The DEO will review the nominations based upon State's Special District election rules to ensure candidates may run for office. After the close of Board nominations on February 28, 2020, nominees will be asked to submit a short, concise profile of their professional background, experience and skills which may benefit the District, and an explanation for why service to the District is important. The profiles will be compiled into an IMMD Election Profile and posted for easy public review. If there are more than four qualified nominations, the District election will be held on May 5, 2020 (mail ballot election). More election details will be forthcoming. Please contact Samantha if you have any questions (719-836-9043).

Board service is important, rewarding, and hard work. Board members are expected to actively participate in monthly board meetings, review various documents and drafts in preparation of Board meetings, assist in development of

newsletter and website information, lead and/or serve on one or more board committees, and participate in District sponsored functions. The expectation is that each Board member will serve and place the best interest of the Indian Mountain community over and above any self-interest they may have. The Board encourages interested property owners considering serving on the Board to review the minutes and newsletters on the IMMD website, attend a regular Board meeting, review the annual budgets, and/or talk with the current or past IMMD Board members.

~Article provided by: Samantha Bertin

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## **SMALL BUT MIGHTY!!!**

### **The little town that not only could, but DID!!!**

The weekend after Thanksgiving was a doozy. As The Flume later reported *“Fierce winter weather presented a monumental challenge for many holiday travelers throughout the Thanksgiving weekend, as several inches of new snow combined with hurricane-force winds,...creating deplorable driving conditions in Park County.”* More than 700 people were stranded in Fairplay that weekend. The volunteers, businesses, churches, schools, Sheriff’s office, Park County Emergency Management, and the Salvation Army stepped up to shelter and feed those that had been rescued from the dangerous conditions on Hwy 285. As a result, the sheer number of those rescued strained local resources. Please consider helping to replenish those resources in order to be ready for the next emergency need.

**Please send monetary donations (cash or check) to one or all of the following:**

#### **Salvation Army – South Park Unit**

P.O. Box 1736  
Fairplay, CO 80440  
[719-838-0140](tel:719-838-0140)

**PLEASE NOTE:** Per Dave Kintz, President of the **South Park Unit** of the Salvation Army, stated that if the donation is mailed to the **Fairplay PO Box**, 90% of your donation will stay in Park County. If sent to the Denver address, only 10% of your donation is returned to the South Park Unit.

#### **South Park Community Church**

P.O. Box 488  
Fairplay, CO 80440  
[719-836-2770](tel:719-836-2770)

#### **South Park Food Bank**

P.O. Box 2068  
Fairplay, CO 80440

#### **South Park School District RE-2**

P.O. Box 189  
Fairplay, CO 80440  
[719-836-4401](tel:719-836-4401)

Your donations are needed and will be very gratefully received. They were on the front lines; we can be on the supply line. Please consider how you might be able to help.

Dave Kintz also mentioned that the blizzard weekend revealed a need for more volunteers to be available to help in the future. He is hoping to build a volunteer group of 40 – 50 members. Volunteers will be vetted and will have to participate in some training, and ideally, would live in the area full time. He did say that if there are part-time residents, who are in

the area frequently (i.e. most every weekend), they could also volunteer, be vetted and trained, and be a stand-by group. In the event of an emergency, these volunteers would contact Dave to make themselves available, if needed. Being vetted and trained before the emergency is critical. Contact Dave Kintz for more information at [djintz@parkco.us](mailto:djintz@parkco.us) or 719-838-0140.

~Article provided by: Marcia Logan



Burn Pit burn, November 1, 2019

## BURN PIT 2019 SEASON RECAP

SUCCESSFUL! That's how I would describe this last season. As reported in our fall newsletter, we opened with a bang with 115 loads the first day. We had weather challenges which had an impact on our open days, but it didn't impede on our total usage for the season. Our season was from 7/20/19 through 10/26/19. We had 15 open days due to weather, which proved to be a limited season. However, we had 509.5 loads and 24 stacks (this is how the slash is stacked to better prepare for a successful burn). This compares to 11 stacks in 2018. We more than doubled our volume. A successful burn was started and completed on November 1, 2019 with a volunteer team in place. All conditions were right and there were no problems. We are ready for the 2020 season! We have a shelter that allows a break from the weather and allows for conversation seating area with your fellow volunteers. With that being said, we need to continue to pursue additional and alternative options to keep this most important amenity feasible and available. We have a fire mitigation team in place that will work with the boards and the community to optimize actions that will continue to protect our community. REMEMBER, this option would not be available to the community without our volunteer team. Stay tuned...

~Article provided by: Bev Bushaw



**FIREWISE USA<sup>®</sup>**  
RESIDENTS REDUCING WILDFIRE RISKS

## FIREWISE COMMUNITY UPDATE

Firewise USA<sup>®</sup> is a community-based program of the National Fire Protection Association that teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action to prevent losses. Indian Mountain has been a Firewise-certified community for many years. Thanks to the combined efforts of many community volunteers, we achieved, in fact exceed, all the requirements to renew our Firewise certification for 2020. Between actual dollars spent and the value of volunteer hours, the program provided nearly \$69,000 worth of fire mitigation, and disposed of over 16,000 cubic feet of slash in the community burn pit.

The community Firewise committee (Dwight Cates, Andy Farish, and Rich Reindel) is currently planning the Firewise activities for 2020. These will include a chipping program and managing the burn pit to help property owners dispose of slash, and possibly new activities, such as “neighbor helping neighbor days,” where teams of volunteers would help out around the neighborhood with fire mitigation. The committee would welcome suggestions from the community about other fire awareness and mitigation ideas for coming fire season. Please send to [dwight.cates@gmail.com](mailto:dwight.cates@gmail.com).

*~Article provided by: Dwight Cates*



## IMPOA MERCHANDISE

In prior years we have maintained an on-hand inventory of t-shirts, sweatshirts, mugs, hats and other IMPOA-branded merchandise. While this has served the membership well, maintaining the proper balance of products and sizes has

become more complicated and has resulted in excess and obsolete items on hand. The IMPOA Board is currently looking at alternatives to keeping a large, diverse inventory. This may include a combination of on-hand items (which would mainly include non-apparel items like mugs, disc golf discs, hats, etc.) along with periodic pre-purchased group orders of shirts, vests, hoodies and other size-specific apparel items from our local vendor. We are also considering the use of third-party 'on demand' merchandise order sites, such as Café Press or Zazzle; however, these on-demand sites often charge a premium for their services.

There are a lot of variables to consider, and we hope to have our process finalized by early spring. In the meantime, if you have any suggestions for merchandise that we should be offering, or have ideas or thoughts on how to make the merchandise program work better, drop us an email at [impoa.bod@gmail.com](mailto:impoa.bod@gmail.com).

*~Article provided by: Jeff Mason*

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## INDIAN MOUNTAIN UPCOMING EVENTS FOR 2020

There was fun to be shared with our Chili Cook-off and Craft Fair this past Fall. They were both rated as highly tasty, fun and successful. Again, thank you to the volunteers that contributed to that success. 2020 will prove to be as much fun with more and different activities. Watch for these upcoming events:

**St. Patrick's Day Dinner** - March, date and time TBA

**Community Clean Up** - May, date and time TBA

**Life in IM Breakfasts** - Saturday, June 20 and Saturday, August 15, 9-11am  
(Breakfast will be served 8:30-9:30am. Speakers will be announced in late spring.)

**IM Annual Picnic** - Saturday, July 4, Noon-3pm

**Dumpster Day** - Sunday, July 5, 8am-4pm (or until full)

**New Neighbor Breakfast** - Saturday, July 18, 9-11am (Breakfast will be served 8:30-9:30am)

**IMPOA Annual Meeting** - Saturday, August 8, 1-3pm

***Save the dates! We hope to see you there!***

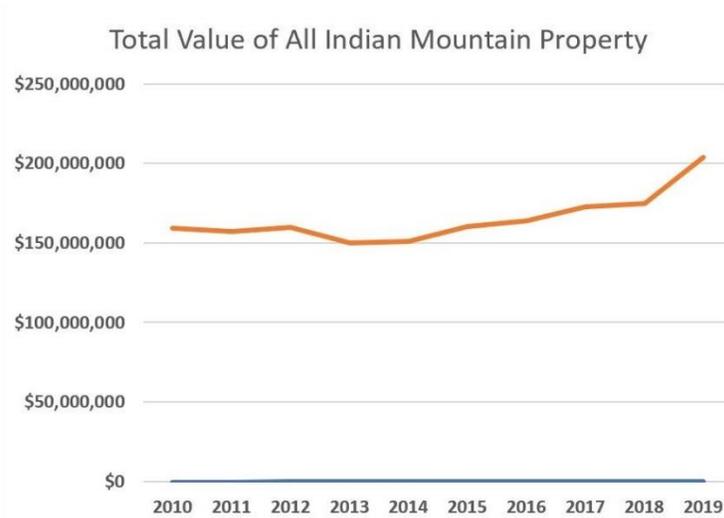
Fall/Winter Events will be posted in upcoming newsletters.

*~Article provided by: Bev Bushaw & Rhonda Cates*

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## RECENT HISTORY OF INDIAN MOUNTAIN PROPERTY VALUES

How often do we ask, what is happening to our property values? One way to learn is by charting the Total Value of All Indian Mountain Property (lots with and without improvements) estimated yearly by the Park County Assessor. This is the value used by the assessor to calculate the amount of tax money owed by the property owners and, in turn, the monies collected by the County and returned to the Indian Mountain Metropolitan District. Here is a chart of the total property value in Indian Mountain since 2010.



There are a couple of things to keep in mind when reviewing this chart. The first is the fiscal crisis related to subprime mortgages occurred in 2008. As a result, the value of real property decreased across the nation, including Colorado and Park County. So, the value shown for 2010 in this chart is somewhere near the bottom of the decline that occurred during the worldwide recession resulting from the events in 2008. Another important consideration is that each year the estimated value of real property in Indian Mountain goes up as new homes are built. Thus, it is not just price escalation that drives the estimated total value, it is also the degree to which the community is being “improved” by new construction.

Another item of note is the steep change between the 2018 and the 2019 values. Several things were going on in that period, one of which was the uptick in the stock market, which is usually a good sign for IRAs, which are a frequent financial source for retired city people who buy second homes in the high country. More money in hand means a willingness to pay more for property. Another consideration is that Park County voters in 2018 replaced a County Assessor of long standing. Perhaps there is a new perspective on the value of mountain property in the new County Assessor’s office. You might have your own ideas as to what is going on, but for sure, real estate taxes in Park County are going up because they follow the estimated increase in the value of real property.

*~Article provided by: Roger Mattson*



The Lodge at Indian Mountain Park and the Indian Mountain Community Center

## LODGE AND COMMUNITY CENTER RENTALS

**Indian Mountain Lodge Rental:** The Lodge located at 1996 Chief Trail has been renovated and can comfortably sleep six people. There is a kitchen, a great room/dining room, two bedrooms, a bathroom and a shower. The TV is set up with a DVD player. A telephone is available for local calls, as well as calls using a phone card. Rates are affordable. The Lodge is a great place for your friends, your wedding guests, etc. to stay when more room is needed.

**Indian Mountain Community Center Rental:** Planning a wedding, family reunion, or a fun afternoon with more folks than your cabin can manage? Look into renting the IM Community Center located at 31 Keneu Court. The views are beautiful, and the rates are very affordable.

The Lodge and the Community Center book up fast, so if you or your family need to rent either facility this year you are encouraged to go to [www.indianmountain.info](http://www.indianmountain.info) to the events calendar/lodge tab and check availability and then place your reservation with the business manager soon. The reservation form and information on lodge details are also available on the website under facilities/lodge. Call Samantha for any questions you may have at [719-836-9043](tel:719-836-9043).

*~Article provided by: Samantha Bertin*



## GARDENING IN INDIAN MOUNTAIN

Dear IM Neighbors,

I started gardening 3 years ago. The growing season at 9500' elevation is very short. I realized that I needed a greenhouse. Since I was new to gardening, and didn't know if I would succeed, I decided to purchase a small greenhouse (4x6) from Amazon. We built a wood platform, put the greenhouse on top, and bolted it down. And of course, it is facing south and west. It has withstood high winds, and the bears stay away.

I plant in buckets and in hanging planters in gardening soil and expandable beads. I now have a composter, so I will use the dirt created next year (more about composting later).

I don't plant from seed. I purchase plants well on their way - from a nursery in Buena Vista and at Lowe's. I am successful growing cherry tomatoes hanging, most herbs including dill that I use for pickles, lettuce and green beans and green peppers. I have not been successful at growing large tomatoes or jalapenos. The tomatoes don't grow much, and the jalapenos come with too many bugs. I fertilize the plants weekly with Miracle Grow, and water once or twice a day. A greenhouse gets very hot, so I leave the door and the upper window open.

Last summer our neighborhood experienced a wasp invasion, and boy, did they invade my greenhouse. After trying everything to get rid of them, I resorted to a wasp zapper (please don't judge).

I started composting 3 years ago. It takes about 3 years to have dirt. Worms are essential - they help compost. I add dirt, then worms, then scraps and water and mix daily during the warm months. I'm excited to use the compost this summer.

Good luck gardening!

*~Article provided by: Kelly Halligan*



## Colorado Rainwater Collection Law

As of August 10, 2016, most homeowners in Colorado are allowed to use rain barrels to collect rainwater. A maximum of two rain barrels with a combined storage capacity of 110 gallons or less are allowed at each household. The rain barrel must be sealable to prevent mosquitos.

Collected rainwater can be used for outdoor purposes, such as watering your garden, your lawn, or even washing your car. The main intent of the rainwater collection law was to allow Coloradans to water lawns and gardens. The CSU Extension Service says that 110 gallons would provide enough water for about 180 square feet, or approximately a 15' x 15' garden.

According to Deryn Davidson, a CSU Horticulture Extension Agent for Boulder County, in an average season of spring rains and summer monsoons, the rain barrels will fill multiple times throughout the growing season. It doesn't take much rain to fill up a rain barrel. With a small section of roof directed to a downspout, it only takes 1/10 of an inch of rain to fill up a 50 gallon rain barrel.

Deryn Davidson says rainwater collection encourages us to be good water stewards, to collect rainwater responsibly, to use it and return it to the water cycle. It is another way to connect with the land and be more closely involved with the natural precipitation patterns.

*Article provided by: Rhonda Cates*



## 2020 BURN PERMITS

Just a reminder to IM residents that Park County has formal rules regarding all open burning (including campfires and the burning of slash) in the County. Permits are issued on a calendar year basis. If you purchased a burn permit at any point during 2019, it expired on December 31, 2019! Fortunately, the Jefferson Como Fire Protection District has implemented an online permit registration process, and it is pretty quick and painless! The process for calling in and informing JCFPD that you intend to burn has also been streamlined, and only requires you to make one call per 24-hour period to hear the current risk level, current fire ban status AND register your burn. With the online process, there is no excuse not to have a burn permit before you think about having a fire!!

You can find all the information on the Park County burn ordinance, including creating an online account at: [https://www.jcfpd.org/sign\\_up](https://www.jcfpd.org/sign_up).

*~Article provided by: Jeff Mason*



## IREA AND YOU

**New Meters Are Coming!** If you are like me, you might not pay much attention to the inserts in your monthly IREA bills. While researching for the Load Factor Metering article below, I found that IREA is currently installing an Advanced Metering Infrastructure ('AMI') system in their entire service territory. With AMI, IREA will be able to read, disconnect and reconnect meters without dispatching field personnel, and the meters will give IREA better data about the state of the distribution system and allow them to identify problem areas remotely. AMI will give us more data, increased flexibility and additional choices in how we manage our energy usage by being able to monitor hourly, daily and monthly usage through an online customer portal. There will be no additional costs for customers, and no rate increase is anticipated in relation to AMI installation.

IREA plans to replace all meters by the end of 2020 and they will notify you before and after your old meter is replaced. I called IREA today, and the customer rep told me that exact dates for our neighborhood have not yet been set, but they expect to meet the 2020 project completion target. Visit <https://irea.coop/ami/> for more information on AMI!!!

Load Factor Metering Residents that built homes after December 30, 2015 and other residents that have, or are thinking about installing a solar system that connects to the IREA power grid, are subject to IREA Load Factor Metering and a potential Load Factor Adjustment ('LFA') on their monthly billing. (If you are an existing customer, the LFA will not apply to you as it is only applicable to new metered locations or new small generation interconnections after Dec. 30, 2015).

Most of us are used to receiving a bill that just shows our energy consumption, which are kilowatt hours of electricity we used during the billing period. However, LFA meters also track and record the maximum power requirement, or energy demand, during the billing period. Demand is a measure of the rate at which energy is consumed and is typically measured in thirty-minute increments. IREA captures the electrical demand throughout the month and then calculates the load factor for the month. The LFA is complicated to explain, but in certain situations, this can result in a significant upward adjustment to a monthly bill. If you are subject to the LFA on your current bills, or if you are considering hooking your solar system up to the IREA grid, you can use the following pamphlet to learn more: [https://irea.coop/wp-content/uploads/2018/04/IREA\\_LFAPamphlet\\_Web.pdf](https://irea.coop/wp-content/uploads/2018/04/IREA_LFAPamphlet_Web.pdf).

To help neighbors share their experiences with any IREA concerns, including Load Factor Adjustments, how to lower our bills, etc., I have created an IREA Group on Nextdoor. Join the group to get the discussion going!

*~Article provided by: Jeff Mason*

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## PINE BEETLES IN INDIAN MOUNTAIN

There have been reports recently of Indian Mountain property owners finding trees infested with Mountain Pine Beetles (MPB). This shouldn't be too surprising, as MPBs (and a variety of other boring insects) are endemic to the Mountain West, from Canada through the US to Mexico. The insects and the trees have existed in equilibrium for millennia, but problems arise when that balance is disturbed. Over the last 30 years, Colorado winters have become warmer, which favors survival of the beetles overwintering under the bark of trees, and drier, which stresses the trees and makes them more susceptible to insect damage. The Colorado State Forest Service estimates that about 3.5 million acres of forestland, primarily lodgepole pine forests, have been devastated.

### **How do we recognize bark beetle infestations?**

In early summer, mature beetles emerge and search for new host trees, where they bore through the bark and begin their life cycle over again. Signs include:

- dead or dying trees, obviously,
- boring dust in bark crevices and on the ground around the base of the tree,
- popcorn-shaped masses of resin called “pitch tubes,” found on the trunk where beetle tunneling begins, and
- damage where woodpeckers strip off bark in search of the beetles and larvae living underneath.

### How can we minimize the risk of infestation?

The short answer is – not much. Despite many attempts over many years, no effective treatment for large scale infestations has been found. Experts do recommend thinning dense stands of pines, to minimize transmission from tree to tree. Treating the bark of trees with a persistent insecticide before they’re infected is effective, but can be expensive (up to \$50 per tree), has to be repeated year after year, and can have undesirable environmental effects as well.

### What can we do about infected trees?

Once a tree is infected, there’s little that can be done to save it. The best course is to remove the tree to prevent the spread of the next generation of beetles. One low-cost option is to completely de-bark the trees, or cut them up and place the logs where they’re exposed to a lot of sun to dry out the wood and kill the insects.

The best things we can do are to be informed, be vigilant, and take quick action when we find infected trees. These two Frequently Asked Questions pages from the US Forest Service contain much more information and have photos to help you know what to look for:

[https://www.fs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb5304956.pdf](https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5304956.pdf)

<https://www.fs.usda.gov/rmrs/frequently-asked-questions-about-mountain-pine-beetle-epidemic>

~Article provided by: Dwight Cates



**KNOX®**

*When seconds matter™*

## 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](https://www.knoxbox.com) 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 [jcfpd@jcfpd.org](mailto:jcfpd@jcfpd.org). They are very nice and helpful and answer quickly.

~Article provided by: Rhonda Cates



Photo Courtesy of Jackie Middelhoek

OOPS! Take it slow on those icy, snowy curves to avoid unintentional off-roading.

## WINTER DRIVING

The snowiest months are still ahead! Heed Kevin Copeland's helpful advice to be 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 😊*

**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 <sup>nd</sup> Saturday of month 9:00 a.m. at Community Center		Meets 2 <sup>nd</sup> Saturday of month 11:00 a.m. at Community Center
<b>Amenities</b>		<b>Activities</b>
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 Address	Mailing Address
Larry Siverson	President	2022	719-836-1771	<a href="mailto:l.siverson@outlook.com">l.siverson@outlook.com</a>	P O Box 452 Como, Co 80432
Marcia Logan	Membership Director	2020	970-586-9194	<a href="mailto:ep.mjlogan@yahoo.com">ep.mjlogan@yahoo.com</a>	1360-C Raven Circle Estes Park, CO 80517
Jim Scherrer	Secretary	2020	720-370-6203	<a href="mailto:eagle43470@gmail.com">eagle43470@gmail.com</a>	1394 S. Simms St. Lakewood, CO 80232
Vacant	Vice President	2022			
Jeff Mason	Treasurer	2021	720-335-5031	<a href="mailto:jmason@trailseeker.com">jmason@trailseeker.com</a>	
Rhonda Cates	Director	2021	719-836-1442	<a href="mailto:rgcates54@gmail.com">rgcates54@gmail.com</a>	P O Box 191 Como, CO 80432
Harry Hill	Director	2020	303-916-4403	<a href="mailto:hhiii3@msn.com">hhiii3@msn.com</a>	1230 S Ivanhoe Way Denver, CO 80224
Samantha Bertin	Business Manager	---	719-836-9043	<a href="mailto:impoa01@hotmail.com">impoa01@hotmail.com</a>	---
IMPOA Contacts	---	---	<a href="http://www.impoa.net">www.impoa.net</a>	<a href="mailto:impoa01@hotmail.com">impoa01@hotmail.com</a>	P O Box 196 Jefferson, CO 80456

## IMMD BOARD OF DIRECTORS CONTACT INFORMATION

Name	Position	Phone	Email Address	Mailing Address
Bev Bushaw	President	303-990-0459	<a href="mailto:bmbushaw@gmail.com">bmbushaw@gmail.com</a>	P O Box 450 Como, Co 80432
Bret Crouch	Vice President I	719-836-3431	<a href="mailto:bcrouchk@gmail.com">bcrouchk@gmail.com</a>	P O Box 171 Como, CO 80432
Karen Goodman	Treasurer	303-912-1063	<a href="mailto:kkmbg1@comcast.net">kkmbg1@comcast.net</a>	
Marcia Logan	Secretary	970-586-9194	<a href="mailto:ep.mjlogan@yahoo.com">ep.mjlogan@yahoo.com</a>	1360-C Raven Circle Estes Park, CO 80517
Roger Mattson	Vice President II	303-278-1406	<a href="mailto:rmattson@gmail.com">rmattson@gmail.com</a>	
Samantha Bertin	Business Manager	719-836-9043	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	---
IMMD Contacts	---	<a href="http://indianmountain.info">indianmountain.info</a>	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	P O Box 25 Como, CO 80432

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