

LOGHILL VILLAGE HOME & PROPERTY OWNERS ASSOCIATION ANNUAL NEWSLETTER



115 Ponderosa Drive, Ridgway, Colorado 81432 www.loghillvillage.org

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Summer 2010

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Letter from the Board President

I just love living in Loghill Village. I never tire of the great views; my favorite is watching active weather moving across the Cimarrons. I love the sight of some mystery wildlife darting through the woods or spotting a resting deer under a tree. The "slow down"... "go for a hike"... "let's talk to a neighbor"... atmosphere is so prevalent and appreciated by many of us. And traffic jams, I even had to wait a couple seconds while someone turned out of the mail driveway. Ha!

Often some President letters can be a "cover" for promoting an upcoming agenda, or a "rah rah" for volunteer help or charitable support. This is neither. I am continually amazed how the people of this community, (aka the village people), give of their time,

efforts, their abilities, or money in whatever way they can. The wonderful attitude of "wanting to" be involved even when life's schedule doesn't allow.

There are issues and problems that we deal with, from proposed towers with its legal cost to nuisance neighbor activity including noise, pet issues, or the unsightly placement of RVs. If you are doing one of these nuisance things or have been notified by covenant enforcement...come on, deal with it. Your infraction may not seem a problem to you but it's not all about you and the reason there are covenants is the safety and enjoyment here for ALL.

We continue to interact with the county road department. They did a great job of snow removal this last season and are aware of the need to address gravel road grading, as needed. Their resources are, of course, stretched.

The 800 lb gorilla is the ongoing issue of wildfires... Be wise in personal preparedness as well as being safe around the home... i.e. no open burning. You may think a "new fire pit" would be all cozy to sit around on a cool evening... until a wind kicks up and YOUR

sparks char the entire mesa. Also, I can hardly believe it when I see the fireworks stands in Montrose...wake up! Imagine what that one bottle rocket or dropped sparkler could do in a Colorado forest! Covenants or guidelines are not "roll your eyes" rules that oppress life... on the contrary. They might even be viewed as "eye openers" incorporating wisdom from those who have been around "these parts" for a long time.

Thank you all for your help in the enjoyment of our village - Reggie

Reggie Kajer - President
reggie@cougarwest.com
970-729-1448

Jim McCarthy - Vice President

Bill Fairbairn - Treasurer

Barbara Seelye - Secretary

Rob Ashmead - At-Large Member

Al Lowande - At-Large Member

Jane Fairbairn - Activities Committee

Jane McGrath - At-Large Member & Activities Committee

Nancy Meyers - Activities Committee

Jim Kennedy - ACC Liaison



Treasurer's Report

For many years, the member dues were only \$35 per year. Last year we raised the dues to \$50, which was well received.

The Homeowner's Association and the Architectural Control Committee have always operated in a fiscally conservative manner spending your money on covenant enforcement, legal fees, posts and street signs, mailboxes, and defending our covenants.

The Verizon tower proposal on Dallas Creek Water District property at Inspiration Point cost the Association and the ACC significant money in legal fees supporting our covenants in court.

We currently have \$25,681 in Certificates of Deposit and \$11,190 in cash. We have \$13,000 in ACC deposits to be refunded upon completion of projects.

LHV Parks & Recreation Board

This year has brought several changes to the Park District Board. Carl Schwenk resigned after moving outside of the park district boundaries. We thank Carl for his contributions as Secretary and his unswerving commitment to maintaining the trail system for hikers. Donna Green resigned shortly after moving to town. Donna's no-nonsense, straight forward approach to Park District issues was always refreshing and her input



will be sorely missed. Our state term limit laws required Alan Stapleton to relinquish his board seat during this year's election. Alan has been a long-term asset to the board thanks to his vast knowledge of Log Hill history and his extensive real estate background. We are fortunate to have Alan as a valuable resource for future board initiatives.

We have welcomed three new board members. Pam Conrad, one of the trail system's most frequent users, is our new secretary. We are happy to have Larry Meyers on the board. Larry is a certified master gardener and we look forward to tapping his expert knowledge of plant life. Al Lowande, a relatively new resident to Log Hill Village, brings to the board a fresh perspective and his obvious love of nature.

Several projects have been completed since the last newsletter. The short loop trail north of Canyon Drive, along the golf course was completed. The fence that enclosed the 2.3 acre areas of open space along County Road 1 was removed. Several new park benches were added along the trail system. Recently, we added a small parking area at the escarpment trail head on Ponderosa Drive. A portion of Deer Trail near the escarpment was moved onto Park District land. The Board is currently planning some maintenance upgrades to the facilities at Inspiration Point, replacement of old or damaged benches and more improvements to the trail system.

We would like to thank all bicycle riders for adhering to the "no wheels" restriction on all trails. Dog owners are reminded to leash their pets and to pick up after them.

Our regular board meetings are held on the second Tuesday of odd numbered months. Meeting notices are posted at the mail boxes, at Inspiration Point and at the trail head at the curve on Canyon Drive. All are welcome to attend.

- Lyle Nash



Log Hill Volunteer Fire Department

2009 was a busy year for the firefighters of LHVFD. We had a record 27 incidents including 3 major structure fires in November and December. The 2010 summer wildfire season got an early start on Memorial Day as we were called to a 1.5 acre wildfire approximately 3 miles west of County Road 1 off of Wisteria. 14 firefighters responded and quickly controlled and extinguished the fire before it could spread to other parts of the mesa.

Your firefighters are your neighbors and friends who volunteer their time to train hard and perform well under adverse conditions throughout the year. Below is a list of our current firefighters: Asst Chief Steve Furstenfeld, Captains Jeff Katz and Tim Caton, Firefighters Marian Austin, Tom Austin, Chris Barth, John Boughner, Russell Bryson, Charlie Carson, Stephanie Coleman, Tom Conner, Troye Floyd, Bruce Fulton, Randy Gregory, Steve King, Chris Kraft, CJ Kraft, Dick Kreutzen, Scott Landefeld, Mike Livsey, Carl McClung, Greg Noland, Corey Osborne, Jack Rairden, Tony Ramsey, Ron Ringo, Pete Sauer, Shane Schmalz, Sutton Schmalz, Ryan Sealock, Bart Skalla, Bill Stowers, Maple Taylor, Jim Thate, Lee Turner, Steve Wolff and Brandon Wright.

LHVFD has spent much of the winter updating our emergency evacuation plan. In the near future, we will be mailing out a brochure explaining the evacuation plan and notification system. Look for it in your mail.

Thanks to each of you for your attention to fire mitigation of your property and for your watchfulness and reporting any suspicious smoke to 911 -- Both of these efforts on your part have helped prevent or helped us catch fires before they become a problem!

John Rogers
Chief, LHVFD



Ips Beetle and Fire Mitigation

The Ips Beetle will always be a “problem” in the Log Hill area. You have a highly dense Pinon/Juniper forest. The thicker it gets, the more the beetle will try to do its job of thinning it back to its appropriate and healthy carrying capacity. Carrying capacity for trees is very similar to carrying capacity for wildlife. Any given area can only provide so much to the occupants within it. When the area becomes maxed out on trying to provide for too many, Mother Nature has ways of reducing the burden. One of those ways is with the Pinon Ips beetle. Pinon Ips beetles key in on stressed Pinon trees that need to be eliminated so that others may grow more vigorously.

Other ways Mother Nature may regulate the balance of her forests include wildfire, disease and other insects. Humans also have an influence on the health of our forests, either positive or negative. Eliminating Mother Nature’s ways of regulating what she can support by spraying the beetles that are trying to achieve the appropriate carry capacity, will eventually throw the forest out of balance. Eventually, Mother Nature WILL win. And most likely in a very big way due to preventing her in making them on smaller scales with small fires, insects and disease. Decades of fire suppression, increased structures to protect from wildfire, past and present grazing practices, etc., have all influenced your current forest. Currently, with the overly dense amount of flammable forest fuels that now occupy your area, Mother Nature’s recovery methods will be slow and most likely painful for us to watch especially considering the amount of noxious

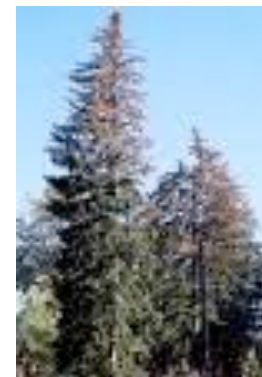


weeds we have to contend with in this day and age. Noxious weeds will have a leg up in a denuded and sensitive landscape. They are opportunistic and have no real enemies away from their native homeland.

For these reasons, we encourage two general management approaches when it comes to your local forests. One is to let nature take its course and let the native beetles, wildfire and disease do what they do best and live with the consequences of living in a wild and natural environment. This includes possibly losing all your trees, your home and living in a denuded landscape with the high probability of non-native, noxious weeds taking over.

The other is to strategically thin the forest to reduce the intensity with which beetles, disease and wildfire will pass. This will make the residual trees more healthy by reducing their competition with each other. You will still have the possibility of noxious non-native weeds any time you disturb soil, but on a more preventative, smaller and more manageable scale. Just like in wildfire suppression, where we fight fire with fire by “burning out” or “back-firing” we also often times seed non-native vegetation to fight non-native vegetation. It is important to understand the general difference between native, non-native and non-native noxious weeds when considering how to re-vegetate disturbed soil in your fragile environment. Seeding a competitive non-native, but non-noxious grass/forb to out-compete a far more aggressive non-native noxious weed (like cheatgrass) can help the native vegetation get a foot-hold before the non-native noxious weeds have the opportunity to do so.

In summary, on Log Hill, we can no longer consider ourselves living in a world where we



can let nature take its course. We have too many homes and livelihoods to protect and too many negative consequences to contend with, such as fire suppression costs, noxious weeds, uncontrollable, post-fire, erosion damage and watershed concerns. Therefore we are proponents of pro-active forest management. Of course there will be areas that are not manageable for whatever reasons, but where we can manage for the benefit of present and future generations of people and wildlife, we should.

If you are interested in discussing your forests further, please do not hesitate to call. Our agency works with private and state lands only and we are here to offer a wide array of on-site technical support when it comes to your forests.

Jodi Rist
Montrose District Forester
Colorado State Forest Service
970-249-9051 x132

Please note that ACC approval is required in Units I, II & IV before removing trees taller than 6-8 feet. Check with your ACC.

Additionally, the CSFS cautions that cutting or pruning of Piñon trees at times other than between November and March is more likely to increase the risk of Ips beetle infestation. Also, they discourage stacking and storage of Piñon wood because it may attract the beetles until the wood completely dries out. Chipping, hydro-axing or hauling away are the optimal approaches to reducing future tree loss. Burning is NOT allowed at any time in Greater Loghill Village. The same tactics apply to preventing loss of Ponderosa Pines to the Mountain Pine Beetle. The CSFS is one source of professional advice and additional information about any projects large or small, as well as Ips recommendations.



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LHV Units I, II & IV Architectural Control Committee Report

Activity in Units I, II & IV seems to be picking up slightly since last year, but most of the projects are smaller ones such as garages, additions, remodels and decks. Two houses have been completed, and four are underway, but moving slowly. Seven garages or additions are under construction. Only two new house applications have been reviewed and approved since July 1, 2009. Several projects are underway in other subdivisions in Greater LHV too.

The ACC wants to thank Bill Hanson, Hans Schenk and Frank Starr for their many years of dedicated service on the Units I, II & IV ACCs. They have helped maintain the consistent standards that keep our community desirable and preserve property values.

Current and new ACC members are:

- Charles Carson
- Roze Evans
- Bill Hanson, emeritus
- Jim Kennedy, Chair
- Nancy Meyers
- Dennis Michaud
- Dickson Pratt
- Ted Rector

- Jim Kennedy, ACC Chair

Annual Meeting

July 21st, 2010

6:30 - 8:30pm

Fire Headquarters Station



Community Activities

ANNUAL PICNIC

We are delighted to announce the date for our Annual Picnic this summer:

Wednesday, August 18th, 2010

5:00 to 8:00 PM at Inspiration Point

We'll be emailing each of you an invitation with more details in mid July, but keep the date! We are hoping to have live music this year, another drawing, maybe another surprise or two – and to outdo our spectacular picnic last summer!

WELCOME PACKET

During this long, cold winter, Jane McGrath and Nancy Meyers have been diligently working on creating a Welcome Packet for all newcomers. It will include a Loughill Village Phone and Address directory, local maps, copies of the covenants for Units I, II and IV, Architectural Control Regulations and Forms, and contact information for local businesses, churches, medical/dental practitioners, Library, volunteer organizations, restaurants and lots more. We are planning to provide the information to all newcomers and the newest of our neighbors (with a personal visit from one of our local neighborhood volunteers). If you have been here for a while, you can find a copy of the entire packet on the Loughill Village website soon. If you would like a hard copy of the information, we'd be happy to get one to you, although we may have to request a



small fee to cover our printing costs. We will have a full copy available for you to review at the Annual Meeting in July. Please call Nancy Meyers (626-9825) or Jane McGrath (626-2653) if you would like a personal copy.

FIRST ANNUAL WINTER PARTY

We are hoping to put together a party sometime next winter to keep everyone's spirits up. We are just in the planning stages, but think some kind of private event at the Divide Clubhouse will provide us with a good venue. We'll keep you posted on that project as we go along. As usual, we WELCOME volunteers to help with planning and coordinating this fun evening.

And finally, we want to remind all of you that one of our most important goals is to help neighbors here get acquainted and find opportunities to share interests and activities. Please call Nancy Meyers (626-9825) Jane Fairbairn (626-5276) or Jane McGrath (626-2653) if you have any questions or requests – we'll do our best to help!

Ballot, Dues and Address Change Form

The 2010 ballot was mailed out in late June. Included in the mailing was a reminder regarding homeowner's dues and a change of address form. If you did not receive the mailing, please send an email to lohsecretary@loghillvillage.org.

Please be sure to include your mailing information when emailing the LHVHPOA Secretary.



Living with Wildlife

The residents of Log Hill Village are both privileged, and sometimes burdened, by the rich wildlife in our backyards and on our roads: deer are numerous, cougar are occasionally sighted, wild turkeys are often plentiful, elk may arrive in the winter, coyotes are heard and sometimes seen from time to time, a growing number of the rare Abert's squirrel are making themselves at home, a large variety of birds arrive and depart with the seasons, and in recent years we have been discovered by a number of bears.

However, our presence is the greatest long-term problem for wildlife because we are just one instance of the general loss of wildlife habitat that has resulted from growth encroaching on their traditional territory in many places throughout the world. Here at the south end of the Uncompahgre Plateau, we have built our houses right in the middle of prime habitat. That is why we have so much wildlife. They were here long before we arrived. We did not intend to be a problem, and we cannot do anything to restore their habitat to its original condition—indeed growth will consume more and more of it, but we can co-exist in ways that do less harm:

Deer: do not feed the deer at any time. Native plants are healthier for them, and deer have evolved to put on enough fat by November to live through the winter if their energy is not wasted by moving to artificial feeding areas or running from dogs. Also, watch for deer on the roads and highways, especially during the fall and spring migration seasons.

Bears: keep all food sources securely stowed away. Use bear resistant trash cans available from your trash collection company, keep pet food in the house, and limit bird feeders to the months when bears are hibernating—December to April. Once bears have discovered a food source, they will return and teach their cubs to return, and they will eventually have to be killed by CDOW in order to protect you.

Dogs: must be on your property or under your control at all times. Dogs cannot be allowed to chase big game animals because it wastes the energy of the wild animals and may change their habits to their



detriment. During the fall mating season, bucks are a danger to both dogs and people; during the spring fawning season, does are a danger to dogs in the area of their fawns.

Cats: owners should do what they can to reduce predation by their cats, perhaps providing a bell on their collar to give prey a better chance. Cats do an enormous amount of damage to the bird population, especially when the young birds are just learning to fly. Chipmunks and ground squirrels also suffer. Free roaming cats are at risk from bobcats, coyotes, and cougars.

So, if you really care about wildlife, keep them wild and control your pets. For more information about wildlife, consult the CDOW web page <http://wildlife.state.co.us> or contact the CDOW office in Montrose, 252-6000. For immediate emergencies, call 911 or the local sheriff.

- Sara Coulter

A MOUNTAIN LION mother has newborn cubs south of Escarpment Trail at Inspiration Point. According to a Colorado Division of Wildlife researcher, we can expect the lion mother to focus her activities along the south rim & slope of the Escarpment for at least the next 4 weeks (to mid-August). Mountain lions are most active at night, early morning, and evening. If you live on the Escarpment or use Escarpment Trail, please consider doing your outdoor activities between 9 a.m. and 6 p.m. to reduce the likelihood of encountering a lion.

Please review the notice posted at the mailboxes and at the Escarpment trailheads for more information.

Update on Street Signs

As many full-time residents noticed, most of our street sign plates were stolen the night before Thanksgiving, presumably an act of mindless vandalism. After doing an inventory I found that 37 of 47 were missing. Although the theft was reported to the Sheriff the culprits were never identified. It is known that there were at least two



of them in a pick-up truck. In addition to our street signs, some yard ornaments were stolen and some signs and brackets from Fisher Creek Canyon were stolen or destroyed.

As a temporary fix I put up as many of the old sign plates as I had left; some had been refurbished into new signs and were no longer available. Once the weather warmed up I began replacing the missing signs and have about 27 new ones up so far. The cost in materials is over \$800, paid for by the LHVHPOA from your dues, and I have more than 40 hours into the project thus far, so it was not a trivial theft. The new signs are being installed so that they can't be removed without tools, but they can still be removed by breaking them, should the vandals return.

Our street signs were originally designed and built by former resident Dave Nutting. When he moved to Montrose some years ago I assumed the responsibility for installing new posts, brackets and sign plates, as well as for maintaining the old ones. In 2006 I replaced all of the sign plates with new ones that had a darker color and larger—three inch—letters, to make them easier to read, especially at night. Those were the sign plates that were stolen. The sign plates are made from Lexan, painted, and have engineer grade reflective letters stuck on. The brackets are made for us by a machine shop in Montrose, since I don't have the metal working equipment or skills to do it.

In addition to replacing the stolen sign plates, the board has authorized me to put in new sign posts at directional intersections, those with North/South or East/West street names. The county emergency services folks want the more complete street names. The Board of the Association prefers our signs to the generic street signs used by the county. If you have an opinion on the subject, please let the Board members know.

Most of our sign posts have been in place for more than a decade but they eventually tend to rot away and fall over, especially in wetter locations. As the posts fall over I replant them if there is enough height remaining or, if not, put in new posts. If you see a sign post that is down or needs repair, please contact any board member or contact me directly.

- Dickson Pratt

Tower Update

A good emergency communication system is desirable. LHV has done and will do its part. However, the extremely controversial 92' Verizon tower plus antennas on the Dallas Creek Water Company lot on Tower South is not acceptable. The resolution remains in the hands of the court system at the time of this writing. One primary issue still being contended is whether LHV Unit I can legally enforce its covenants.

One of the covenants being threatened concerns unreasonably adverse impact, including impairment of view, on nearby properties. That would certainly be the case, as determined by the Unit I ACC and the nearby residents. The ACC is legally responsible for making this judgment, not outside parties, County officials or unelected residents or non-residents. Several other sections in the covenants would be violated as well. Since 99% of the visual impact would be due to the commercial Verizon tower and antennas, this would constitute a prohibited non-residential use. Additionally the antennas exceed the permitted height limit. Protection of property values is another clause in the covenants, and letters and testimony from local realtors have said a new much taller tower will harm property values and ability to sell properties, and is doing so already. The County reduced the tax assessment on one nearby property by 50%. Others have not yet appealed their assessments. The covenants do not allow variances. The shorter two towers are fairly well hidden in the tree line from some vantage points. The third tower is visually obtrusive, but must less so than the much taller proposed Verizon tower. One such tower is allowed by the legally-binding 1976 covenants, but not more.

The Verizon tower was determined by the County Building Officials to violate the Land Use Code Visual Impact Regulation. The County Board of Visual Appeals concurred. Nevertheless, the Board of County Commissioners (BOCC) felt it had the right to issue a building permit without the approvals required by the Land Use Code, and it did so.

One interesting fact came up during a Court hearing in May. The Unit I covenants were improperly and allegedly illegally changed in 1983 without the required unanimous agreement of the residents, and in violation of the clause which states the covenants are to run for 40 years. 40 years does not mean 7 years, according to Colorado case law. The single change in the covenants was made to

allow an interested party to build an additional antenna where only one was legally allowed.

One resident who is experienced in telecommunications has recently written and testified to the BOCC. Another AT&T engineer spoke in support of his statements. Among the questions he raised are: Will being 20' higher get the County VHF antenna out of the unidentified source of interference on this very congested site of electronic interference? NOT PROVEN. Is it critical that the 800MHz DTR antennas for the Statewide system be on the same tower as the County VHF or cell phone antennas? NO. Is the 800MHz DTR system (occasionally referred to as CWIN) currently working with its small antennas on a current tower (higher could theoretically be better, but this hasn't been quantified) and a T-1 connection instead of the 6' microwave dish? YES. Can Verizon meet it's service needs without using this specific site? YES. Is it the responsibility of the Board of County Commissioners and LHV Unit I residents to provide the least cost solution for a commercial enterprise such as Verizon to the detriment of a pre-existing residential community? NO.

So, one solution may be to put the small 800MHz antennas on an inconspicuous pole to get it higher if proven necessary and move the County VHF antenna to a site elsewhere free of the unidentified electronic noise. Solar power is a logical option these days. Verizon and potentially other cellular providers can continue with the alternative site plans they've already discussed with the County Land Use Officials.

The LHVH&POA Board supported the early stages of the legal action, but of course has extremely limited funds. Fortunately, two concerned residents stepped in as plaintiffs but each has already spent a very significant amount of money, with no end in sight. Many concerned individuals in the community have made voluntary contributions, and the Unit I ACC recently donated \$5000 from its legal defense fund. Defense of the covenants is one of the primary duties of the ACC. Without enforceable covenants there would be no need for an ACC or any covenants at all, for that matter.

Unfortunately the plaintiffs are up against Dallas Creek Water Company (DCWC) with its practically unlimited funds from your water bills, and the County, whose attorney is supported by your taxes. It is unknown what financial contribution Verizon Wireless is making, if any, but their funds are virtually

infinite compared to the local homeowners. DCWC and the BOCC seem determined to proceed over the objections of the affected residents and ACC and in spite of available alternatives.

- Jim Kennedy

Covenant Reminder

Please be sure to familiarize yourselves with the protective covenants associated with your property in Loughill Village and that protect the quality of life that we all enjoy here. The highest levels of complaints from residents are associated with:

1. Barking dogs.

Please see Sec 4 "pets shall be restrained from leaving the premises of the lot upon which kept or harbored and they shall be controlled to such an extent and in such a manner that they shall not interfere with the pleasurable use of and occupancy of any other property within the subdivision".

2. Outdoor storage

Please see Sec 21 "no motor vehicle, towed vehicle, tent camper or boat shall be stored, placed, maintained, constructed or reconstructed at any location upon any lot from which it shall be visible from any adjacent lot or from any public roadway or from any park, greenbelt or bridle path".

3. Slash piles

Slash piles represent a very serious fire hazard to the entire community. Please remove or chip slash piles as soon as possible.

Thank you - Rob Ashmead

Save The Date in 2011!

2011 Annual Picnic June 15, 2011

2011 Annual Meeting July 20, 2011

Please note that these dates are tentative and subject to change. Stay tuned!