

Winter  
January 2008



INDIAN MOUNTAIN PROPERTY OWNERS ASSOCIATION

# IMPOA Newsletter

## New Stagestop Convenience Store

The Statestop Saloon and Store opened October 1, 2007, and is conveniently located at CR77 and Stagestop Road. In the store, Ben Arseneault provides a new option to purchase groceries, snacks, drinks, ice cream, a surprisingly large supply of fishing and camping gear, and over 300 DVDs to rent. The Stagestop Saloon and Store will also contribute to our community by hosting a number of special events during the year, including the 3rd Annual Tarryall Ice Fishing Tournament on February 9th. Prizes will be awarded and the sponsor list is impressive..

Ben is a local resident and has decided to give his neighbors a small discount, so stop by and tell him you are an IM property owner. The store hours are 9 am – 10 pm everyday (closed Tuesday) and you can call him at 719-836-2644. And while you are there, go next store for one of Joe's famous Philly cheesesteaks. They are great!



Photo courtesy of Dennis Burke

## BLM Land Transfer Update

The Bureau of Land Management will be completing a revised draft of the South Park Land Transfer environmental analysis in January 2008. It is expected to include a new alternative which retains much more of our federal public land near Indian Mountain. The document will be released in February for public comment.

IMPOA will review the revised assessment, provide input to the BLM, and post its availability promptly at [www.impoa.net](http://www.impoa.net). It will be important for nearby land owners to once again to voice their preference.

## Road Referendum Rejected

In November, Park County voters rejected Referendum 1A that would have initiated a 2.5 percent sales tax increase to be used for roads, equipment, and operation. The vote was 1,604 in support and 2,455 in opposition. The effect on IM is that the level of service and the road surface we have today will continue into the foreseeable future, unless there is an unexpected and significant increase in county revenues or a major reallocation within the current county budget.

The Indian Mountain Property Owners Association (IMPOA) was legally created in 1985 *to promote the health, welfare, safety, and interests of its members*. Join IMPOA along with over 600 of your IM neighbors by completing the membership form on the back of this newsletter.

## Freezing Pipes

The Cooperative Extension Service provides a wealth of useful information. We thought the following suggestions might be useful--hope it is not too late!

### Why might a septic system freeze?

- Lack of snow cover which serves as an insulation blanket
- Compacted snow loses its insulation value and the freeze goes deeper
- Compacted soils from vehicles, ATVs, foot travel, or livestock tend to freeze deeper
- Lack of plant cover reduces insulation and the freeze goes deeper
- Irregular use of the system (i.e., too little bacteria action)
- Low use of the system (i.e., too little bacteria action)
- Leaking or exposed pipes or fixtures
- Pipes not installed with proper fall line (change of elevation)
- Water logged or full septic tank
- Cold air entering the riser or inspection pipes (e.g., the wire from tank heaters can leave a riser ajar and lacking a tight seal)

### What can you do to prevent freezing in the future?

- Place a layer of mulch (8-12") over the buried pipes and tank area
- Let the grass and ground cover grow
- Be more regular with warm water use
- Spread out your laundry, dishwashing and bathing across the day
- Don't leave water running all the time
- Pump out your tank
- Fix leaky pipes and fixtures
- Avoid compacting the soil and snow in the area of your pipes and tank
- Make sure all risers and access points are sealed tight and insulated.
- Insulate the top of the septic tank (or mulch)
- Install a water heater (e.g., livestock water heater) in the septic tank.
- Use heat tape where pipes are exposed to freezing temperatures.



## Who Receives IMPOA Newsletters?

IMPOA distributes three informative newsletters each year to its members. Only this Winter issue is distributed to all 2000 or so property owners in IM. We hope you will find the newsletter value and join IMPOA.

We invite all IM property owners, members, and non-members to access our website at [www.impoa.net](http://www.impoa.net). This website contains useful information and is the best way to stay abreast of recent news and action the Board is taking. We encourage you to bookmark [www.impoa.net](http://www.impoa.net) and visit it between newsletters to stay informed.



## Water Augmentation Update

Talks and negotiations continue regarding the transfer of the management of the IM water augmentation plan. Water is a complex issue in the West and these dealings take time. IMPOA will continue to monitor and advocate for the responsibility of the plan to be transferred to a public entity. More details will be provided at the Annual Member's Banquet and Business Meeting on March 13th.

# IMPOA's Annual Members Banquet and Business Meeting

~ Thursday evening March 13, 2008 ~

- Elk's Club, 1455 Newland Street, Lakewood (Travel west on Colfax; between Sheridan and Wadsworth turn south on to Newland; go ½ block; Elk's Club is on the right side; (303) 238-1707
- 5:30pm -- 6:30pm social hour to visit friends (cash bar)
- 6:30pm dinner will be served
- Business program begins after dinner about 7:45pm
- Dinner choices are prime rib or grilled salmon
- \$20.00 per person (members or non-members)
- RSVP and payment due by March 7th

Your cancelled check will be your reservation receipt. We do not plan to send out a confirmation letter or tickets this year. A host will check your name at the door, confirm your dinner option, provide name tags and drawing tickets for "special door prizes." Indian Mountain apparel will also be for sale.

Please be sure to write down your dinner choice for each person in your group so there is no confusion that evening. If you have any questions, please feel free to contact Wally or Lee Techentien at 303-424-2651 or watlmt@aol.com

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## RSVP and Payment due by March 7th

(One person should complete this RSVP for your group)

Your full name: \_\_\_\_\_

Your email address: \_\_\_\_\_ Phone #: \_\_\_\_\_

How many people are you making dinner reservations for? \_\_\_\_\_ @ \$20 per person

Indicate the number of each menu option you would like for the people in your group:

\_\_\_\_\_ prime rib      \_\_\_\_\_ grilled salmon

Mail this RSVP with your check made payable to *IMPOA* to  
Wally Techentien, 6593 Urban Street, Arvada, CO 80004  
(303-424-2641).

# 2008 IMPOA Board Election Ballot

I am a current IMPOA member and my vote for the nominee is indicated below. See Nominee information above.

Diana Heyder: \_\_\_\_\_ Yes \_\_\_\_\_ No

As set forth in our Bylaws, please provide the following information:

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

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

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

IM Lot #: \_\_\_\_\_ IM Filing #: \_\_\_\_\_ IM Street Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Please send this ballot to the IMPOA Secretary, Wally Techentien, 6593 Urban Street, Arvada, CO 80004 (303-424-2651) postmarked no later than March 10, 2008, or bring it with you to the March 13th annual meeting/social in Lakewood. Please write "Ballot" on the outside of your envelope.**

## Board Nominee

Diana Heyder is serving as an interim IMPOA Board member this year. She and her family have been IM property owners for 5 years and are in the design stage to build their home this summer. She currently works as a project manager for a federal agency, has served as the VP of a 500+ homeowners association, and works as a volunteer at her children's schools.



Photo courtesy of Dennis Burke

## Two interim 1-year board positions open in 2008!

We are looking for two volunteers who might like to join the IMPOA Board for a 1-year rather than the normal 3-year appointment. Since only one person was nominated through the regular election process to serve on the Board, we will have two at-large positions that can be filled by a Board vote in March. These positions are called 1-year interim board positions, and provide a great way to "test" out whether you like Board service.

Please consider. A strong homeowner's association is critical to the protection of our homes, investments, personal and community rights, and our rural quality of life. IMPOA is both an enjoyable community service and a great way to meet new people. Plus, it is a great way to give back a little to our special Indian Mountain community. Please contact any of the IMPOA Board if you have an interest. Thank you!

## Financial Corner

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As of January 1, 2008, the IMPOA bank balance is \$18,229.32 plus a \$10,400 CD.



## Phone Coverage Update

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### Cell

There is no new information to offer since our Fall newsletter. IMPOA will continue to advocate for improved cell coverage in our area since over 80% of respondents to our 2006 survey favored this service.

### Satellite

Here is another phone service which surprised us for its ease and low cost. If you have a satellite dish for internet service you might want to check out Skype at <http://www.skype.com/getconnected/>. Skype Technologies was founded in 2003 and involves a little piece of software that makes communicating with people around the world easy. By downloading their free software to your computer, and purchasing a cheap headset from any store, you can call any other Skype user for free, or call any landline or cell phone literally in the nation for 2.1 cents per minute. We set up a \$10 account with Skype two months ago and after 4 calls of 10 minutes each to Fort Collins, our balance is still over \$9. There is also another higher-end service with a monthly flat-rate charge of \$3 per month.

The downside is there is a 1-2 second delay in voices, so you need to adjust your conversational style. Since our phone service is principally for personal security and emergency situations, this is good alternative to the installation and monthly charges of a landline and in the absence of cell phone coverage.

## Ed Goes Down Under

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IM and IMPOA are losing a good neighbor. Ed Gallagher and his wife Betty will be leaving IM in May after living here for 5 years and serving on the IMPOA Board for 6 years. They are bound for New Zealand to be closer to family members. Ed also has a job awaiting in Christian ministry.

I asked Ed if he would like to leave us with what he sees are concerns for the future of IM. He responded as follows:

*- Working together. In the past few years some negative relationships have arisen between the Recreation Board and the IMPOA Board. Blaming anyone doesn't help—there's probably enough responsibility to be shared among all of us. I wish toxic comments and unkind conclusions in private and in public would come to an end, and we would determine to work together with respect and appreciation for each others' contributions, opinions and differences. A few years ago there was close cooperation between the two entities. It's time to restore that relationship, for the benefit of Indian Mountain as a whole.*

*- The way it was versus the way it might be. Let's face it, growth is inevitable in Indian Mountain. In just the five years we've lived here, Betty and I have seen a dozen new dwellings go up within a half mile of our place. I personally welcome some new development, and believe we can still preserve the wild and natural atmosphere for decades to come. Some improvements make good sense to me—such as the paving of primary entrance routes, and good cell phone coverage. I don't think we need to be scared of these minimal items of progress that make our time here safer and more pleasant; and that help secure the value of our properties. But we must be watchful, and we must continue to monitor for trends like trash and abuse of RV utilization, that threaten the distinctive character of Indian Mountain.*

Sage advice as always! Thank you Ed for your contributions to IM. You will be missed. Best wishes in the many years before you.

Glenn Haas  
IMPOA President



### Park County Link

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Do you need a good place to find links to Park County information? Try the *Park County Bulletin* at <http://www.parkbull.com/links.html>.

**IMPOA is over 600 members strong**---working together to ensure the protection of our homes, investments, personal and community rights, and our rural quality of life. Please send in your membership form today!

## IMPOA Membership Form

Enclosed is a check for \$35 for my annual membership dues.

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

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

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

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

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

**Thank you! Please make your \$35 check payable to IMPOA and mail to Swen Hagman 10736 N. Logan Court, Northglenn, CO 80233 (303-451-6145).**

**We're on the Web at [www.impoa.net](http://www.impoa.net)**



**Indian Mountain Property  
Owners Association**

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