



# Indian Mountain News



## EVENTS CALENDAR

**Fall/Winter  
2011**

### IMRPD

Events Calender	Pg 1
Community Center Update	Pg 2
Gold Pan Park Lodge Update	Pg 3
This n That Lost and Found	Pg 4
Facilities Reservations Info	Pg 5
Picture Gallery	Pg 6

### IMPOA

RV/Camper Policy Nov. 1 Removal	Pg 7
Fire Protection	Pg 8
Membership Form	Pg 9
Board Info Page	Pg 10
Office Holiday Closures	

The office will be closed for Thanksgiving from Wed 23 thru Sat 26th.

The office will be closed for Christmas Dec 24 and New Years Eve.

Any messages or emails will be answered on the following Wed after the closure.

The following events are open to all Indian Mountain property owners and their family/friends. These events will be held in the Community Center at 31 Keneu Ct. BYOB: bring your own beverage IE, beer, wine, soft drink

#### October 1

Craft and garage sale 8am to 5pm  
Venders call Midge Wheeler for table space at 719-836-1668 or [wheelcabin@hotmail.com](mailto:wheelcabin@hotmail.com)  
Hosts: Midge Wheeler and Angie Johnson  
Sloppy joe/chips provided by Recreation District

#### November 24

Thanksgiving feast  
Hosted by Midge Wheeler Call 719-836-1668 for particulars  
Turkey provided by Recreation District

#### December 10

Tree Trimming/cookie exchange 11 to 3  
We would like to decorate the Christmas tree with ornaments with the names of Indian Mountain families. If you would like your family represented, please bring by or send a family ornament by Dec. 10. The mailing address is :IMRPD PO Box 25 Como Co 80432  
Please bring a dozen or so cookies to exchange. We are also collecting canned goods for The Fairplay Food Bank

#### January 1

New Years Day  
Food, fun and football  
Hosted by Cyndi Burdick 719-836-3686 or [como1073@gmail.com](mailto:como1073@gmail.com)  
Bring an appetizer or dessert to share and a can of vegetables to add to the stew pot  
Stew pot provided by Recreation District

### MONTHLY

#### Sunday: Total fitness class

Starting on September 11 and every Sunday thereafter at 1 p.m, Joy Hines, a fitness Instructor, will host an hour of cardio/body shaping. Please bring an exercise mat and a happy face.

#### Monday: Monday Night Football

Bring snacks to share and BYOB  
September 12, hosted by Fred Burdick 719-836-3686

#### Wednesday: Yoga Classes

Starting on Sept. 14 and every wed. after at 6 pm- 7:30 pm. Yogi Steve will teach the class, please bring your mat (extras will be on hand) and water . Fee for the class is \$7

#### Friday: Movie Night

Starting in September, on the third Friday of each month, Samantha Bertin 719- 836-3234 is hosting a family orientated movie night at 6:30 p.m.  
Snacks provided by Recreation District

We would like to start book club. Patty Chapman has offered to get us started so if you are interested call Cyndi 836-3686. Once we have a group we will set a time to meet at the CC.

IF YOU HAVE AN IDEA FOR A COMMUNITY EVENT E-MAIL US AT [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com)



## **IM Community Center Update**

### **Facilities update for IMRPD**

There have been a lot of changes to the facilities for the Recreation and Park District the past few months. First and foremost the Community Center.

The Board of Directors made every effort in the design and construction of the Center to make this building not only attractive, but energy efficient with low maintenance. The stucco finish, upgraded roofing, Trex decking and metal rails on the deck will help with maintenance cost. Inside Radiant floor heating with a high efficiency boiler system, on demand hot water and sprayed foam insulation in the ceiling will help with energy costs.

The lower part of the building is not finished, approx 2500 sq/ft, but could easily be completed for future use.

The Community Center is now open for use by the property owners. The facility has the main hall, approximately 2500 sq/ft, where receptions, meetings or family gatherings may take place. We have tables and chairs to accommodate 110 people and a beautiful deck with three covered picnic tables. The kitchen area has all the appliances needed for handling food preparation, including a large gas range with oversize oven, a electric wall oven and a microwave oven. The refrigerator has wide shelves to accommodate large serving trays and ice maker. Coffee pot, crock pots and utensils are available.

The large screen TV and seating area for watching your special events is complete. Window coverings are on order and should be installed by the middle of September. We are working on acoustical panels and Wall hangings for the Great Room to help with sound control.

The Center is also the new home for our office. We have high speed internet access which will help greatly in communicating with our property owners. Our Business manager will be there to accept applications for keys and the burn pit and for information about reserving any of our facilities. Please check the website for office hours.

If you have not visited the center please stop by and see if it fits into your plans for a birthday party, family reunion or whatever use you may need.



## Gold Pan Park

We have just completed the parking and picnic area for our new Gold Pan Park. Located at the end of Breton Circle off Arrowhead Drive, the park is for day use with access to Tarryall Creek. There kids may throw in a line and try to catch a fish or pan for gold, (yes, there are gold flakes to be found.) The picnic table will have a cover in the near future. Please stop by and see our new addition.



### Stay Informed

Just a reminder that the best way to stay informed about the activities and services provided to you by IMRPD and IM-POA is to frequent their websites:  
[www.indianmountain.info](http://www.indianmountain.info) and [www.impoa.net](http://www.impoa.net). These are excellent websites with current and detailed information about what is going on in Indian Mountain.

### Lodge up-date:

The Lodge at 1996 Chief Trail (Indian Mountain Park) has recently been renovated. After overwhelming requests by property owners to return the Lodge for their usage, the Recreation District expedited the restorations needed to have a functional and comfortable place for the use of property owners.

The Lodge now has a new insulated ceiling, fresh paint, an energy efficient heater, beetle kill wood paneling and new carpet throughout. New furniture, including beds and front room furniture have been installed. The deck was resurfaced with a non-slip coating for winter safety.

Now it is ready to be reserved by calling **719-836-9043** or [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com)

The Lodge has a fully out fitted kitchen, a great room/dining room, two bedrooms and a bathroom. It sleeps six. There will soon be a small TV for use with the DVD player ( there is NO TV reception) and a telephone for local calls as well as calling card use.

We hope everyone will be happy with the improvements and enjoy another great amenity **Indian Mountain Recreation and Parks** has to provide.





## Indian Mountain RECREATION AND PARK DISTRICT

### This n That

By Cyndi Burdick

Over the past several months, property owners have asked the Rec. District if there were any items needed that one might donate.

YES!!!

We will list items in the newsletter by means of this column . If you would like more information, please contact the Rec. District at 719-836-9043 or [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com)

We would like to have a large, pre-lit Christmas tree for the holidays for the CC. If any one is “down sizing” and has a nice big Christmas tree, it has found a new home.

On that note, we are hoping to decorate the tree with the family names on ornaments from Indian Mountain property owners. If you would like your family represented, please bring your ornament to the Community Center (C.C.) by Dec. 10<sup>th</sup> or send them to IMRPD PO Box 25, Como, Co. 80432 Please join us on 12/10 at 11am for a tree trimming party and cookie exchange. We are also collecting canned goods for the South Park food bank.

Lou and Carolyn De Carolis have donated an American flag for the CC. If anyone is interested in donating a Colorado State flag and/or a pole and base set, the pair would look great in the great hall.

Occasionally we receive inquiries about a memorial type bench. If your family is interested in purchasing a memorial bench for a loved one to be placed on or around the deck at the CC, please contact the Rec. District or me directly at 719-836-3686 or [como1073@gmail.com](mailto:como1073@gmail.com)

Since there is a large screen TV in the CC, a commercial size popcorn machine would really be a plus!! I’ve seen that type at Costco  
This is your community center and we hope everyone can enjoy it for years to come!

### Lost and Found

If you are missing something??. it may be at our new lost and found at the Community Center Office. Call to find out if we have your item. 719-836-9043



# Indian Mountain News



## Reservations on the facilities @ Indian Mtn.

The new Community Center is available for your event at a cost of \$40 minimum and \$1 per person over 15 people, as well as \$50 for use of the kitchen (including appliances).

For use of the Lodge: \$20 per day-time event, \$40 for one overnight, or \$75 per weekend (Fri-Sun). There is also a cleaning fee of \$25 if you want the linens provided instead of bringing your own.

All facilities require a deposit of \$250.00 which is refunded as soon as the building is inspected after use for damage or cleaning needs.

If you are interested in reserving one of our facilities please call and set up a date with Samantha @ 719-836-9043 or email your dates to her at: indianmtn@hotmail.com



## IMRPD July 4th Picnic 2012

Since the 4th falls in the middle of the week, the annual IMRPD/IMPOA picnic will be held on Sat. July 7th! Approximately 250 people attended this years picnic, it was a huge success. Every year provides an opportunity to meet new people from Indian Mountain, eat lots of good food, and have some fun! Anyone who would like to volunteer to help out can call the office @ 719-836-9043. It's a fun way to get involved in your community.

Did you know that now you may email our Business Manager on all your questions? Also submit your Burn Pit applications, RV Registrations and requests for Comfort station keys to: indianmtn@hotmail.com





# Indian Mountain News



## Community Center Picture Gallery



Spacious deck with covered tables



Cozy TV viewing area



Large Ovens and Stovetop- Any ideas?



Large Floor area for ???- Dancing?



This fridge can hold whatever you like!



Huge sink and lots of counter space



## Removal of RVs and Campers from Undeveloped Lots by November 1

It has been a tradition in IM for more than 30 years that campers are required to be removed from undeveloped lots for the winter. Property owners can either take their equipment home until spring or store it in the fenced lot provided by the Indian Mountain Recreation and Parks District (IMRPD) near the former Sportsmen's Ranch and prairie golf course. (For information about the storage lot, please see: <http://www.indianmountain.info/rvstorage.html>.) To assure consistency with this long standing tradition, some property owners recently reviewed the newsletters of IMPOA and IMRPD from the first editions to the present time to see how the policies and practices for camper removal started and how they changed over the years. They found that in the 1980s, owners had to have permits from Park County to camp on their lots in Indian Mountain. Camping was only permitted from May 1 to September 15, by which time all campers were to be removed. The permits were \$35 a year and could only be renewed for seven years. Violators could be fined or even jailed. It must have been assumed that owners would either build a cabin by the end of seven years or otherwise tire of camping. In the 1990s, the county regulations changed so that permits were no longer required but camping equipment was still to be removed from undeveloped residential lots anywhere in the county by September 15.

The covenants of Indian Mountain have always contained restrictions on camping. Although the covenant language varied slightly depending on where (which filing) a property is located, the basic requirement is clear: owners may camp on their undeveloped lots for up to 90 days but not for more than 30 consecutive days. The reason for the covenant restriction is reflected in the old newsletters, i.e., the protection of property values. Although IMPOA has been the overseer of covenant compliance in Indian Mountain since its incorporation in 1985, it has not required strict adherence to the language of the covenants during the summer months. Instead, IMPOA has notified owners of the need to remove campers in the fall lest it be presumed that the camper was being stored on undeveloped lots for a long period over the winter and therefore in violation of the covenants. For the most part, IMPOA has found that property owners in our community are amazingly cooperative and only need gentle reminders to do the right thing.

The Land Use Regulations (LURs) in Park County now require, "No tent, trailer, recreational vehicle, or other camping unit may be set upon a foundation, permanently affixed to the ground, left on the lot when not in nightly use except on lots greater than or equal to 35 acres, or be occupied for more than six months in any twelve month period." IMPOA has worked closely with the county, and notifies the county when the violations occur. Specifically, if a camper has been on a property over six months, the county will then notify the property owner that the camper must be removed. For further information on the Park County Land Use Regulations, please see: <http://www.parkco.us/index.aspx?nid=189>

If you cannot remove your camper from your lot by November 1, contact IMPOA and let them know of your extenuating circumstance. Otherwise, expect to receive a notice of your non-compliance with the LURs from the County.

## Joining IMPOA

The Indian Mountain Property Owners Association (IMPOA) has a goal to increase their membership to include more property owners in Indian Mountain. But, why should I join IMPOA? Since 1985 IMPOA has informed, educated and advocated on issues of concern to IM property owners. Its functions are very broad including:

- Tracking local, county, and state plans and policies that may affect IM (e.g., mining, sale of public land, cell phone coverage, taxes, development, land use regulations, water augmentation, IM roads, etc.)
- Driving around periodically to check for covenant and Park County LUR compliance
- Hosting free Community Dumpster and Swap Days
- Selling IM apparel
- Hosting an annual members' meeting and banquet
- Hosting an IM community summer picnic with IMRPD
- Publishing 3 newsletters each year in cooperation with IMRPD
- Maintaining an informative website for property owners with helpful web links (<http://www.impoa.net>)

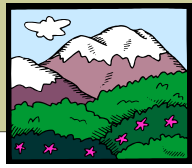
Please join now and help to make our community even stronger and more united!



### Would you like this Newsletter emailed?

As you have read in this newsletter, both the IMPOA and IMRPD Boards have decided to save many trees (Go Green!), and also save money by making the joint newsletter available on line on both of our websites. However, if you would like this Newsletter emailed to you, indicate on your new/renewed IM-POA membership Form (included in this newsletter).

We will email future newsletters to IMPOA members



# Indian Mountain PROPERTY OWNERS ASSOCIATION

www.impoa.net

## Fire Protection In Indian Mountain

Property owners have heard by now that Indian Mountain has a formally approved *Community Wildfire Protection Plan* (CWPP or Plan). It was developed in cooperation with the Jefferson Como Fire Protection District, IMPOA, the Indian Mountain Recreation and Parks District (IMRPD), Colorado State Forest Service, and Park County. If you haven't checked it out, you can read the CWPP on the IMPOA and IMRPD websites, or stop by the Community Center and purchase a paper copy for \$4.00, the cost of reproduction. Reading the Plan will help you know what the community is doing to reduce fire danger and how you can improve the fire resistance of your home.

Pursuant to the CWPP, several chipper projects have been conducted this summer in cooperation with the Coalition for the Upper South Platte (CUSP). One was conducted on the Indian Mountain Park land in cooperation with the Rec District, Fairplay schools and CUSP. It was reported in the last newsletter. If you want to see the results, go to the Park and look at the area near the final Frisbee Golf station. Another chipper day was conducted on August 19 and involved 6 private properties in Indian Mountain. The CUSP crews and the chipper itself are quite capable, as you can tell from the following photo taken on the 19th.



The cost of the chipper and four man crew is \$75 an hour in the form of a donation to CUSP. A typical home site with forest slash from about half an acre takes about 45 minutes, counting transportation time between sites. The homeowners who participated in the first chipper day spent about \$60 apiece, depending on the size of their slash pile. The committee in charge of implementing the CWPP would like to organize more chipper days in Indian Mountain. Such fuel reduction projects reduce the danger to the individual homes and give firefighters anchor points from

which to fight fires. There probably is time this fall for one more chipper project, and we could do several next summer, perhaps turning the days into annual events. If you are interested in participating by having CUSP chip the forest slash from fuels reduction efforts at your home, please contact Roger Mattson at [rdmattson@comcast.net](mailto:rdmattson@comcast.net) or Diana Heyder at [DSMinCO@aol.com](mailto:DSMinCO@aol.com). We have a good list of volunteers who are willing to help implement the CWPP over the coming years, but we can always use more help, including more members of the ad hoc committee that is implementing the Plan. Contact Roger or Diana if you want to help. If you remain skeptical of the need to reduce our fire danger in Indian Mountain or doubt the effectiveness of efforts to do so, here is a website you should check out. It shows quite graphically the benefit of fuel reduction projects in the Wallow Fire in Arizona earlier this year. [http://www.fs.usda.gov/goto/asnf/fuel\\_treatments\\_saved\\_homes](http://www.fs.usda.gov/goto/asnf/fuel_treatments_saved_homes)

**Emergency!!!!- Hwy 285 Turning Lane**

**A resident of IM has contacted the CDOT Engineer and found out that we may be able to request a turning lane @ the Elkhorn/285 intersection. More requests means more chances so please contact : Stephen.Harelson@dot.state.co.us and tell him about your experiences at this intersection. Thank you for your time in getting the message out that we need a turn lane at this busy and often dangerous intersection!!**





## Join IMPOA

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

### IMPOA Membership Form

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

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

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

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

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

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

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

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

\_\_\_\_ Yes, Please email me my three issues of the Newsletters this year.

**Simply mail this form and your check for \$35 payable to "IMPOA" and mail to**

Indian Mountain Property Owners Association

Po Box 196

Jefferson, CO 80456

### IMRPD Board Members

**Fred Burdick, President**

**Beverly Bushaw, Vice President**

**Susan Stoval, 1st Vice President**

**Cyndi Burdick, Treasurer**

**Glenn Haas, Secretary**

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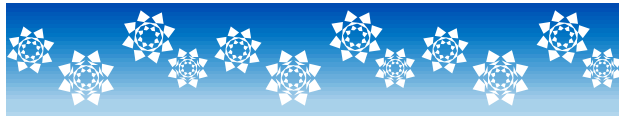
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**Indian Mountain Property  
Owners Association**  
P.O. Box 196  
Jefferson, CO 80456

<b>Indian Mountain Recreation and Park District</b>	<b>Indian Mountain Property Owners Association</b>
<p>IMRPD protects and maintains the District's parkland, recreation facilities, and hosts community events. Its functions are strictly limited, and at this time include:</p> <ul style="list-style-type: none"> <li>• 356 acres of park lands</li> <li>• Pasture golf course</li> <li>• Ski lodge and Community Ctr</li> <li>• IM Park with trails, playground, frisbee golf, horseshoes</li> <li>• Comfort station and potable water</li> <li>• RV dump station and storage lot</li> <li>• Pond and information kiosk</li> <li>• Social events</li> </ul>	<p>IMPOA informs, educates and advocates on issues of concern to IM property owners. Its functions are very broad.</p> <ul style="list-style-type: none"> <li>• The Board tracks local, county and state plans and policies that may affect IM (e.g., mining, sale of public land, cell phone coverage, taxes, development, land use regulations, water augmentation)</li> <li>• Periodic drive-around covenant compliance check</li> <li>• Dumpster and swap days</li> <li>• IM apparel sales</li> </ul>
<p>Government Entity Special District - State of Colorado Created in 1975</p>	<p>Non-profit Association Federal 501( c ) 4 - State of Colorado Created in 1985</p>
<p>Mandatory property taxes paid by all IM property owners (6.94 mils)</p>	<p>Voluntary annual dues (\$35) from willing property owners.</p>
<p>Dec 2010 financial assets—\$803K 2011 projected revenue— \$140K</p>	<p>Dec 2010 financial assets = \$39K 2011 projected revenue—\$29K</p>
<p><a href="http://www.indianmountain.info">www.indianmountain.info</a></p>	<p><a href="http://www.impoa.net">www.impoa.net</a></p>



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