



## **INDIAN MOUNTAIN NEWS FALL 2015**

### **A JOINT NEWSLETTER OF The Indian Mountain Property Owners' Association (IMPOA) And The Indian Mountain Metropolitan District (IMMD)**

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#### **FALL 2015 COMMUNITY CALENDAR OF EVENTS**

**Annual Volunteer Appreciation Luncheon** - Saturday, November 14, 1:00 p.m. to 3:00 p.m.; sponsored by IMMD & IMPOA with lunch, beverages and raffle prizes. This is a special opportunity to thank all those volunteers who commit their time and efforts to the community.

**Holiday Cookie Exchange** - Saturday, December 12, 1:00 p.m. to 3:00 p.m.; sponsored by IMMD. The sponsor asks that you provide two dozen of your favorite cookies. Bring copies of your recipe to share, listing all active ingredients for the benefit of people who have food allergies. We will swap, sample and have some fun. IMMD will provide refreshments. You're more than welcome to bring a "special" Christmas ornament to add to the Indian Mountain tree ornament collection!

## STATUS OF WATER AUGMENTATION LITIGATION

As reported in the May 2015 *Indian Mountain News*, on March 16, 2015, District Judge Stephen Groome ruled in favor of the Indian Mountain Metropolitan District (IMMD or Metro District), defendant in a lawsuit brought by Indian Mountain Corp (IMC), the developer of Indian Mountain subdivision. It is important to recognize that IMC brought this suit against the Metro District. The former is a private corporation while the Metro District is a governmental agency that is responsible for certain aspects of life in Indian Mountain.

In the lawsuit, the Judge's two major rulings were that (1) the IMMD is operating in accordance with its 2013 Amended Service Plan approved by the Park County Board of County Commissioners and the District Court, and (2) while record title of the Indian Mountain Water Augmentation Plan is held by IMC, the Plan has been and is held in a "constructive trust" for the sole benefit and use of Indian Mountain property owners. Furthermore, the Judge ruled that IMC could only charge Indian Mountain property owners for the "actual and reasonable expenses for maintenance, repair, and operation of the plan." The full ruling is posted on the websites of the Metro district and the Indian Mountain Property Owners Association (IMPOA).

Several additional legal actions have since transpired:

1. On March 30, 2015, IMC filed a motion for "post-trial relief," which in effect was a request for judicial reconsideration. IMMD strongly contested this request, and on May 6, 2015, the Judge issued an order denying IMC's motion for reconsideration in full.
2. In April, IMMD submitted a request for reimbursement of its attorney fees, which would be paid by IMC. The amount requested was about \$38,000 and was a partial amount of the total court and legal costs incurred to date. The Judge denied this request.
3. In April, IMMD submitted a request for reimbursement of some of its court costs, which the Judge previously had ordered IMC to pay. The amount requested was about \$8,000. The Judge approved that amount.
4. IMC appealed the March 16, 2015, court ruling. Reimbursement of court costs to IMMD is pending the outcome of that appeal, the schedule for which is at the discretion of the court. IMMD is preparing to defend itself and the community against that appeal.
5. On or about August 11, 2015, IMC sent letters and invoices to each of the 2,200 owners of lots in Indian Mountain. The letters demanded payment to IMC of \$1,000 per lot, with a 50% discount for early payment, as its alleged costs of operation of the water augmentation plan from 1976 to 2012.
6. On August 19, IMMD filed a motion with Judge Groome to issue a citation *ex parte* to Jim Ingalls, as sole owner and shareholder of IMC, directing him to show cause why he should not be punished for indirect criminal contempt of court in connection with those letters. Judge Groome issued the order on August 20 and set a hearing for September 9, 2015.
7. At the September 9 hearing, Ingalls was represented by new counsel that requested Judge Groome to step aside from hearing the contempt case and to postpone the hearing to afford time for new counsel to come up to speed in the case. Judge Groome denied the request to name a new judge and agreed to postpone the show cause hearing until October 9, 2015. In the meantime, IMC has postponed its deadline for early payment of its alleged fees for water augmentation for the years 1976 to 2012. IMMD and IMC have agreed to continue to try to resolve issues before October 9.

Communications to property owners and filings by counsel involving all of the above steps are posted on the IMPOA and IMMD websites.

Property Owners have asked what has been spent to date by IMMD and IMPOA in defending the community against the suit brought by IMC. Through June 2015, the community's costs of defense counsel involving water augmentation, which began to accrue in November 2012, have totaled about \$125,000, of which \$25,000 has been paid by IMMD's insurance, \$60,000 has been paid by IMMD from its operating funds, and \$40,000 has been paid by IMPOA from its operating funds and reserves.

## **AUGUST 2015 IMPOA ANNUAL MEETING RECAP**

The annual meeting was held on August 8, 2015 in the Community Center. Two new board members and one returning board member were elected. Karen Goodman was elected to a new 3-year term and will continue serving as Treasurer. Previously appointed by the IMPOA Board, Marcia Logan has been filling in the position vacated by Glenn Haas; her elected term is the remainder of that 2-year term. The board also had appointed Dennis McQuillan as a director, so he too stood for election to a new 3-year term. A call for a vote by hand resulted in unanimous election of all 3 candidates to the board. The secretary of the board also received 25 ballots by mail, all of which were cast for the 3 candidates. Congratulations and thanks were extended to Karen, Marcia and Dennis.

The meeting attendees enjoyed a full agenda of reports on community activities. Minutes of the meeting are available on [www.impoa.net](http://www.impoa.net). Representatives of the Park County Department of Public Works reported on the ongoing roadwork, the department's policy on tending other roads and ongoing efforts to improve signage in the subdivision. A representative of the Sheriff's office addressed owners' concerns with shooting, speeding and other law enforcement issues.

## **IMPOA VOLUNTEER OF THE YEAR**

At the IMPOA annual meeting on August 8, 2015, the IMPOA board announced the selection of property owner Rich Reindel as the IMPOA Volunteer of the Year. In addition to a cash prize, Rich received the heartfelt thanks of the board and a citation that reads, "Thank you for the talent and commitment to excellence you have provided for the past several years as the IMPOA Website Manager and especially for your extraordinary effort in the past six months developing the new website. These services rendered to the property owners of Indian Mountain make a difference." All property owners are encouraged to go to the new website at [www.impoa.net](http://www.impoa.net) and marvel at Rich's handiwork and the reams of new information about our community.

## **STAY IN THE KNOW WITH *WWW.IMPOA.NET***



IMPOA is pleased to announce the launch of its brand new website [www.impoa.net](http://www.impoa.net). After months of hard work from our board members and our webmaster guru extraordinaire Rich Reindel, [www.impoa.net](http://www.impoa.net) is live! The site not only has a lot of helpful information about Indian Mountain and its surrounding areas and wildlife, but it also provides a quick and convenient way to pay your annual dues using PayPal. If you use the PayPal option, please put your IM property address in the second line of the address field (note, the membership form is also still available on the website for those who prefer to print it and mail it in with their check payment). IMPOA will frequently update [www.impoa.net](http://www.impoa.net) with helpful information, articles, newsletters and other information relevant to our community. We hope you enjoy the new website not only for its fresh new look and easy access to the information you need, but also find that it is a convenient, easy way to *stay in the know*.

## **IMPOA MEMBERSHIP – WHY JOIN?**

In 2015, Membership in the Indian Mountain Property Owners Association (IMPOA) grew to nearly 800 property owners. While IMPOA is a voluntary membership organization, the dues and donations from property owners help support the investments and quality of life for all of us in Indian Mountain. One would guess that

those property owners who have built cabins on their land would make up the dominant majority of IMPOA memberships. However, in fact, this assumption is not correct. Residential property owners do make up 54% of our membership but vacant lot owners make up a whopping 46% of IMPOA membership. Both types of owners are supporting you and all other property owners, regardless your membership status.

IMPOA funds and executes important work, including Indian Mountain's well rights (the ongoing Water Augmentation legal expenses are jointly funded by IMPOA and IMMD), maintenance and fees for the IMPOA website, wildfire mitigation projects (including applications for and administration of grants), all IM street signs and an annual dumpster day. IMPOA also collaborates with IMMD for community activities such as the newsletters, picnics and meetings. Additionally, IMPOA provides amenities in the community, such as the cattle fencing and the disk golf course and playground equipment at Indian Mountain Park. The IMPOA board also maintains Indian Mountain's recognition as a *Firewise Community* by the National Forest Service and the National Fire Protection Association.

#### IMPOA Facts:

- 1) PROPERTY OWNER REPRESENTATION--IMPOA works for property owners and their properties whereas IMMD (the Metropolitan District) has responsibility for the facilities and parks within Indian Mountain. Both organizations strive to work together for the overall good of the community, but IMPOA represents you to the rest of the world.
- 2) VOTING--Membership is voluntary, but only "Members in Good Standing" (current paid memberships) get their votes counted as part of the IMPOA governing actions (i.e., director elections, proposals, actions, etc.).
- 3) COMMUNICATION--Your membership enrollment, with all contact information included (e-mail, phone number, USPS address), ensures that you receive IMPOA and IMMD communications. These communications are sent out only for important reasons, such as the 2015 court case that determined IM water augmentation rights. E-mail addressees receive expedited communication.
- 4) COVENANTS--A common misunderstanding exists that Covenants are not applicable if one is not a member of IMPOA. The truth is, Covenants are applicable to all property owners, regardless their membership status. The Covenants were put in place by the developers and approved by the County Commission when IM was created and are applicable to and enforceable on all property owners. Although IMPOA has no unique standing under the Covenants, it assists property owners in resolving issues of noncompliance with the Covenants and the County's Land Use Regulations.
- 5) IMPOA Board Members' service is voluntary...they are not compensated.

Please take note of the "Membership" section at the bottom left of the new [www.impoa.net](http://www.impoa.net) website. One click on that tab and you'll see that membership dues can be paid online via PayPal (*please include your IM Property address when using PayPal so that we can credit your property with the membership*). You can also still print and mail in your membership form, using that selection. Additionally, the annual IMPOA Membership Drive (where we mail hardcopy forms to all property owners) will take place in November and our goal is to reach for the 1,000 member count, still not quite 50% of property owners but a significant accomplishment nevertheless. To those who always strive to maintain their membership in good standing, we thank you wholeheartedly for your continued support and, to those who will join us new in 2016, we welcome you and appreciate your monetary vote of confidence in the work we continue on behalf all Indian Mountain Property Owners!

#### **CONNECTION BETWEEN IMPOA and IM COVENANTS**

From time to time, the IMPOA board of directors gets questions about the Indian Mountain Covenants and the connection between IMPOA and the Covenants. Here are the basic facts, as we understand them.

The Park County Board of County Commissioners approved the Covenants of Indian Mountain when it

approved the plats for each of the 27 filings in the subdivision. The Covenants varied slightly from the first filing to the last but not in any substantive way. Beginning with the first filing in 1971, the Grantor of the Covenants was Park Development Company. Later, beginning in about 1975, Indian Mountain Corp (IMC) assumed the Grantor role. IMC is still the Grantor.

IMPOA was created as a voluntary nonprofit association of property owners in 1985 by a small group of property owners. It now has a membership of about 800 property owners. Neither IMPOA's Articles of Incorporation nor its Bylaws grant it authority under the Covenants. IMC has never formally granted IMPOA any authority under the Covenants.

In 1985 IMC informally asked IMPOA to take on the burden of architectural review specified as one of many duties of the Grantor under the Covenants. Under this arrangement, IMPOA could make recommendations to IMC but had no final decision authority. By the early 2000s, this role of IMPOA had fallen into disuse. No documents have ever been found to document this approach by either IMC or IMPOA. However, with IMC's verbal consent, IMPOA reactivated the architectural review function in 2004 but abandoned it again in 2006 because of controversy within the community. It is not an active function of IMPOA today, although people building new cabins occasionally seek IMPOA's advice, which is to follow the Covenants and the Park County regulations.

It is the right of individual property owners to enforce the Covenants against violators, not an IMPOA duty. IMPOA has assumed a hortatory role by encouraging Covenant compliance since 1985. IMPOA has an implied duty to inform property owners of the Covenants' restrictions and violations when the need arises. However, IMPOA has never sued to enforce the Covenants, although on occasion it formally threatened to do so. The IMPOA membership, or its board of directors, being made up of property owners, could sue for compliance if either entity chose to do so. IMPOA's policy on Covenant compliance is posted on its website.

Membership in IMPOA has no relation to compliance with the Covenants. That is, all property owners, whether members of IMPOA or not, are required to comply with the Covenants that apply to their property's filing. Enforcement of compliance with Covenants is as specified in the Covenants themselves, not by any issuance of IMPOA. Even if your seller or realtor did not inform you of the Covenants, they still apply to your property by virtue of their approval by Park County.

The current members of the IMPOA board of directors were advised by their realtors, title insurance companies and/or former owners that Covenant compliance was required by virtue of our ownership of property in Indian Mountain. Sellers are required by law to inform buyers of the applicability of the Covenants. However, we hear of new owners that are not adequately advised about the Covenants.

If one needs to find out what specific version of the Covenants apply to their property, they can go to the Park County Clerk's office to obtain a copy of the Covenants registered there. There is a generic copy of the Covenants on the IMPOA website for owners desirous of avoiding that hassle.

The Covenants of Indian Mountain can only be amended with the consent of 75% of the property owners. It is doubtful that will ever be accomplished in our lifetimes. The Covenants automatically renew every 10 years through 2049.

## **ARE YOU KEEPING YOURSELF UPDATED?**

The IMPOA and IMMD boards want to share with all Indian Mountain property owners, information on the latest activities, happenings, and events (such as the on-going issue with the Water Augmentation Plan) that affect us all. Having your correct contact information on file is vital to being able to get that information to you. Many owners have supplied email addresses that make it easy to share information. However, there are other owners that prefer not to use the Internet for various personal and sundry reasons, but are still included in

IMPOA's goal to keep ALL owners in the loop. For those property owners, IMPOA relies on the contact information obtained from the Property Tax records database (maintained by the Park County Assessor's office) to send information to them via US Mail. It is always prudent to check and verify that the Assessor's contact information on you is correct. (This saves lots of potential headaches!) Each year, many pieces of the physical mailings are returned because of wrong addresses. That is a concern for a number of reasons, the most obvious being the following:

- The property valuation notices don't get to the owner because of the out-of-date contact information, and, therefore, the ability to appeal the valuation during the short window of time expires.
- The Treasurer's office sends the annual property tax bills to that address.
- That year's taxes don't get paid and the property is designated "Delinquent."
- Interest charges then accrue to the property in addition to the unpaid taxes.
- The property gets added to the Tax Lien Sale list and can be "sold" to the highest bidder.
- The delinquent property owner can lose the property.
- Lots of headaches and potential extra legal costs can be incurred to try to untangle everything.

In addition, first responders (Fire, Law Enforcement) also refer to the contact information in the database in the event that a property owner needs to be notified about an event/issue concerning their property. If that information is incorrect, more problems are encountered.

The solution is to keep your contact information updated. Here is the web link to help you do that: Park County Assessors web site [www.parkco.org](http://www.parkco.org). From this web site you can link to the Treasurer's page to submit a change of address on line.

Also, please send corrected information to IMPOA ([impoa01@hotmail.com](mailto:impoa01@hotmail.com)) as there is a delay in updating the Assessor's database. That way you will receive information about your Indian Mountain property and community.

## **RV'S OFF LOTS BY NOVEMBER 1**

For campers and RVers, it's always a bit sad to see the end of the camping season. One of the ways we maintain the quality and appearance of our Indian Mountain community is by keeping lots used for camping for just that - not for long-term storage of campers and RVs. Both our Covenants and Park County Land Use Regulations include limitations on how long a camper may be left in place on an undeveloped lot (no house and no building permit). In IM we have a long history of removing campers from undeveloped lots when they are not in use and always by November 1. It's good for the community and it's good for your RV! Indian Mountain is blessed because Indian Mountain Metropolitan District (IMMD) provides a community RV storage lot that one can use for only \$25.00 per year. That's less than half of what one month's storage costs at metro area RV storage lots.

**REMEMBER TO REMOVE YOUR CAMPER OR RV FROM YOUR UNDEVELOPED LOT BY NOVEMBER 1.**

For additional details about RV use and removal go to <http://www.impoa.net>. Using the menu on the left, open "Good Neighbors" then "RVs and Campers". For information about the storage lot, go to <http://www.indianmountain.info>. Using the menu on the left open "Facilities" then "RV Storage Lot" or call the IMMD office at 719-836-9043.

## **HUNTING IN INDIAN MOUNTAIN IS PROHIBITED**

It is that time of year again, and the sound of rifle shots has begun to reverberate in the subdivision and nearby. The Indian Mountain Covenants prohibit hunting in the subdivision, to wit, "Article 17. NUISANCE AND FIREARMS: No noxious, dangerous or offensive activity shall be carried on within the subdivision; nor shall anything be done or permitted which shall constitute a public nuisance therein; nor shall any hunting, trapping or other sporting activities be carried on which requires the use of any type of lethal or dangerous weapon." If

anyone observes shooting or hunting in the subdivision, they should call 911 and report it. Representatives of the Sheriff's office have told IMPOA members that the Sheriff's office will investigate. If a property owner observes persistent shooting by another property owner in the subdivision, a lawsuit may be brought in district court against the violator of the covenants. Please, friends, take your target shooting to the nearby public shooting range and your hunting into public lands, not a residential community.

## **LOCAL LAW ENFORCEMENT**

A Park County Deputy Sheriff made a presentation at the IMPOA annual meeting on August 8. He discussed various law enforcement topics with the property owners in attendance, including speeding, ATVs on county roads, trespassing and hunting in the subdivision. A number of property owners had brought these issues to the attention of the IMPOA board in the past year and, just within the past month, we received the letter regarding speeding that follows this article. We also heard a report from another property owner who said that an ATV-riding hunter on an IM street, when told that hunting is illegal in Indian Mountain, replied with a threat to burn down the property owner's house. Subsequently, the board discussed a range of suggestions for ameliorating these dangerous activities in the subdivision. At its September meeting, the IMPOA board decided to hire off-duty sheriff's deputies to patrol at random times in the subdivision and to enforce the full range of legal requirements applying to everyone in the County, including the laws affecting speeding, ATVs, trespassing and hunting. The board approved the use of sufficient IMPOA funds to pay for these services for the next several months as a test case. Property owners are reminded that the speed limit in Indian Mountain is 25 mph, unless otherwise posted, that ATVs and other unlicensed vehicles may not be driven on any county roads (which includes all streets in Indian Mountain), that one may not trespass on lots owned by others without their permission, and that hunting is forbidden in the subdivision. The deputies may issue citations for violations of applicable laws.

### ***LETTER FROM A PROPERTY OWNER RE: SPEEDING***

Friends and Neighbors in Indian Mountain:

Please be mindful of the speed limits up here. I live on a main road and the traffic is relentless. The limit here is 25 mph. Not only does that limit get ignored, cars fly through here at 50 to 60 mph, and sometimes more. Maybe people don't know that doing 60 mph in a 25 mph area could result in loss of license. While the Sherriff's Office does not patrol regularly here, I haven't brought my powers of persuasion to them yet. If the problem does not self-correct, I will lobby for patrols up here.

Speed limits are set for a reason—the most impotent being safety. I'm an elder with arthritis and often walk with a cane. Like me, there are pets, children and others who would not stand a chance of getting out of the way of these careening drivers. There are many locals who drive like this and many weekenders hauling their gear and lots of construction deliveries.

In the few minutes it's taken me to type this, almost 20 cars have sped by, every one of them leaving enormous clouds of dust. I know we all have dust but I'd bet a paycheck I have significantly more because I live near a busy road. Everything is worse at these speeds—dust, noise, and general annoyance. In the summer it is impossible to sit on the deck to have a meal or a conversation. I don't want that to continue. The traffic is already heavier than last year and because building is on the rise, it's been a rough summer.

I don't necessarily want people to get tickets but my guess is it wouldn't take many for people to get the message and slow down. I'm hoping folks will just step up and follow the law. I'm not asking for special treatment—just follow the law that's already in place.

No kidding—your dust and noise are killing me and my enjoyment of my property. It makes the mud worse, the

dust worse. It's hard on my struggling aspen trees. SLOW DOWN. Every local that I've chased down (usually doing 55) has been apologetic and agreed that I was right. Those individuals slowed down briefly but soon they were back to 55 and over. PLEASE pass this message on to your visitors and delivery people. The rattling noise of trucks bringing equipment and supplies up here is so loud and jarring, watching TV can be impossible.

I love this place but I didn't come here to put up with city conditions. The smell of the dust lingers in the air (it can be tasted) long after the cars have passed.

I want to live in harmony with my neighbors. I'd rather wave at people than shake a fist and yell at them to slow down. It's very tiring. Please be considerate. And pass it on.

Thanks,

Your Friend and Neighbor

## **ROAD IMPROVEMENTS**

The improvement of Albino Road (County 32) is almost complete! There are some rock outcroppings just east of Park Gulch that need more and deeper road base to complete the road to our entrance. New culverts at Breton, Arrowhead, and Chief are in the works, as well as on Stage Stop Road in our neighboring subdivision. The entire project should be complete before winter. Albino/CR 32 is better now than we have seen it in 35 years! Here is a picture of the new road at Albino and Breton.



Even though the new road base will allow faster speed, that was not its intention. It is intended to smooth the ride, not speed the ride. The speed limits in and approaching Indian Mountain remain the same. Please slow down! Indian Mountain property owners are reminded that the speed limit on Albino road is 25 mph within the subdivision. Not only is speeding dangerous to lives and damaging to roads, speeding also creates clouds of choking dust and more quickly creates wash boarding and pothole conditions. Additional 25 mph signs will soon be erected around our roads, and Park County Sheriff Officers are increasing their patrol of the neighborhood and will ticket speeders.

## **DUMPSTER DAY 2015 RECAP**

Dumpster Day this year, Sunday, July 5, was a success, with property owners filling two 40-yard dumpsters with unwanted trash. IMPOA had one person, identified as driving a white truck or SUV with a trailer full of metal roofing material and porch railing, who dumped the lot before the 9:00 a.m. opening time. This person took 1/5 of the capacity of one dumpster without paying. The sharp metal shards restricted using the dumpster until the metal could be covered. Other instances of such freeloading have forced a change for next year: the dumpsters will arrive and depart on the same day and will have full-time attendants.

## **BURN PIT 2015 RECAP**

The 2015 Burn Pit season has been very busy, with over 600 loads of slash dumped to date. The Burn Pit will close for the season on Saturday, October 31, 2015 at 5 p.m. The volunteer efforts have been phenomenal this year, and we owe them many thanks for supporting this community effort by monitoring the entry to the Burn Pit. The season's remaining shifts have been staffed with volunteers; however, remember to check the IMMD website, as well as the message board at the Community Center to ensure that the Burn Pit is open before you haul a load to it. We all know that weather conditions change very rapidly in the mountains, which can alter the Burn Pit schedule from day to day. Thank you to all Indian Mountain Property Owners who have made use of this proprietary asset—every load in the pit leaves one less to act as wildfire fuel within our community.



## **RODENT CONTROL ON YOUR IM PROPERTY**

Recently my dog gobbled up a dead mouse near a neighboring cabin porch before I even realized what was happening. I found out that the property had been treated with d-CON, a popular rodenticide.

Rodenticides are either anticoagulants (they cause the animal to die from massive internal bleeding) or non-anticoagulants, which are toxic in other ways, such as affecting the nerves or other body organs. The d-CON product that was involved in this instance was a Brodifacoum, which is in the anticoagulant group. As a precautionary measure, my veterinarian prescribed Vitamin K1 as the best antidote because it enables the blood to clot and helps prevent the internal hemorrhaging that can lead to organ failure and death.

This incident gave me reason to further investigate safe and effective rodent control. After all, Indian Mountain is home to many species of rodents (e.g., squirrels, chipmunks, rats and mice). They are all a major source of food for many Indian Mountain predators and scavengers, including hawks, fox, bobcats and mountain lions. Indian Mountain property owners have also reported seeing bears digging up and eating the very populous ground squirrel that lives here. However, when rodents infest our houses, camps and outbuildings, they threaten human health and destroy property. Rodent-borne diseases can be transferred directly to humans through bite wounds, contaminated food and/or water and indirectly by way of ticks, mites, and fleas that transmit the infection to humans after feeding on infected rodents. Simply breathing in the dust from infected rodent excreta can result in the deadly Hantavirus.

Controlling rodents by the use of poisons is controversial because the poisons become readily available in our environment for ingestion by pets and the natural predators and scavengers that make up the ecological food chain in nature. Even scattered poison in the grass around our properties could potentially cause harm to squirrels, deer, elk and pronghorn as they graze. For that reason Indian Mountain property owners are encouraged to seek natural solutions to rodent control such as live traps for large rodents and simple, old-fashioned mouse traps for mice. Along with that, the EPA advises that the most important steps in eliminating and preventing rodent infestations are: keeping living spaces clean; preventing rodent access; and eliminating potential nesting areas. A good deterrent is to soak cotton balls in peppermint oil and place them in nooks and crannies throughout the cabin, especially in areas of known rodent access.

We all love the beautiful nature that is Indian Mountain so let's not cause harm by using any poisons here. Also, if you do find dead rodents in or on your property, please wrap them up and discard them in your trash where no other animal could get to them and potentially be harmed by ingesting the poison that might have killed them.

## **DOGS ON THE RUN**

Many of us were alerted this summer to a number of dogs that went missing or that were found in Indian Mountain through the NextDoor site for Indian Mountain. Fortunately, the majority of these stories had happy endings. The most recent episode brought to attention how important it is for all of us to be sure our pets have current tags with current contact information on them. A week ago an adorable 11 month old female pit bull mix wandered into a camp site and those folks were kind enough to hang on to her for a couple of days while they tried to locate her owner. The phone number on her tag was disconnected. As luck would have it, she escaped and was on the run again, and, with the help of information from the Fairplay Animal Hospital, she was later reported to have returned home.

Park County has a leash law. Furthermore, our domesticated animals are at the mercy of the environment here and don't stand a very good chance against the indigenous predators. Accidents happen and dogs do get loose sometimes, but we are their caregivers and it is our duty to make sure they are wearing collars with current information. Micro chipping is another way to increase the odds that lost dogs will find their way safely home.

## **INDIAN MOUNTAIN PARK**

### *FRISBEE (DISK) GOLF*

Golf on the mountain this summer has been a real treat. With all the rain, the wild flowers were incredible, and the native grasses have grown to be three feet tall. Now that fall is just around the corner, the tall grasses have dried out and the warm windy days are making everything crispy on the mountain. It may be months before Indian Mountain sees any significant moisture, so fire danger is now an issue. The course has seen a significant number of people playing golf this summer, and for the most part there has been very little trash left on the mountain. We cringe though when we see discarded cigarette butts lying around. All of Indian Mountain is extremely dry right now, and a fire with these dry grasses could be catastrophic. We urge everyone to be extremely careful with any source of fire, whether you are on the mountain or on your own property. Happy golfing and hiking to all.



### *MAINTENANCE OF INDIAN MOUNTAIN HIKING TRAILS*

A work group of volunteers met at Indian Mountain on Saturday, August 15, to clear fallen aspen trees from the hiking trails. Many trees were down or leaning across the trails due to the heavy, wet snow we had in May. The group consisted of Bret and Karla Crouch, Gary and Linda Tecklinburg, Rich Reindel and Louise Mark. Rich brought his ATV with a trailer, which facilitated getting equipment, etc. up the mountain. What was accomplished in a few hours was amazing. IMMD extends many thanks to the work group. Next spring the trails will be evaluated to determine what else needs to be done.

## **LODGE AND COMMUNITY CENTER RENTALS**

The Lodge and the Community Center book up fast, so if you or your family need to rent either facility 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 as soon as possible. Call 719-836-9043.

## **GENERAL REMINDERS**

Current hours at the Community Center are: Thursdays and Fridays 9:00 a.m. to 1:00 p.m. and Saturdays 9:00 a.m. to 5:00 p.m. The Center is open for use during these hours, and there is free WIFI access, TV/DVD viewing, pool table, games and books. Please drop by and make yourself comfortable. You can also pick up your Burn Pit pass or comfort station/RV dump keys and register your RV for storage. If you have questions, call the office 719-836-9043 or email [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com).

## **FIRE VOLUNTEERS**

Did you ever want to become a fireperson? The Jefferson Como Fire Protection District would like to give you a chance. They offer a range of training experiences. You can read about their programs at [www.jcfpd.org](http://www.jcfpd.org). Or you can call 719-836-2082 to inquire about becoming a Volunteer. Several firefighters and members of the JCFPD board live in Indian Mountain.

## **FENCE REPAIR**

IMPOA helps to keep periphery fences intact to keep cattle out of the subdivision. Several lengths of fence are in disrepair. Fortunately, we have a couple volunteers that are willing to take the lead in getting the fences repaired. If you would like to help and learn about fence repairs, meet some neighbors and get some exercise,

please let the IMPOA board know of your interest by Email or phone or through the [www.impoa.net](http://www.impoa.net) website and you will be put in touch with a group of like minded owners.

### IMPOA Board of Directors Contact Information

Name	Position	Term	Phone	Email Address	Mailing Address
Karen Goodman	Treasurer	2018	303-912-1063	<a href="mailto:kkmbg1@comcast.net">kkmbg1@comcast.net</a>	PO Box 203 Como, CO 80432
Gail Lane	Membership Director	2016	719-836-3154	<a href="mailto:rgflane@centurylink.net">rgflane@centurylink.net</a>	PO Box 32 Como, CO 80432
Marcia Logan	Director	2017	970-586-9194	<a href="mailto:ep.mjlogan@yahoo.com">ep.mjlogan@yahoo.com</a>	1360-C Raven Circle Estes Park, CO 80517
Dennis McQuillan	Director	2018	303-881-5091	<a href="mailto:dmcqtech@gmail.com">dmcqtech@gmail.com</a>	6179 S. Fenton Ct. Littleton, CO 80123
Roger Mattson	President	2016	303-278-1406	<a href="mailto:rdmattson@comcast.net">rdmattson@comcast.net</a>	2511 Fossil Trace Ct. Golden, CO 80401
Kim Novitch	Secretary	2017	303-941-6190	<a href="mailto:oufunchick@hotmail.com">oufunchick@hotmail.com</a>	17079 E. 106th Way Commerce City, CO 80022
Fred Whitaker	Director	2017	719-836-1702	<a href="mailto:whitakerfc@gmail.com">whitakerfc@gmail.com</a>	PO Box 255 Como, CO 80432
Samantha Bertin	Business Manager	---	719-836-9043	<a href="mailto:cloudnineranch@hughes.net">cloudnineranch@hughes.net</a>	---
IMPOA Contacts	---	---	<a href="http://www.impoa.net">www.impoa.net</a>	<a href="mailto:IMPOA01@hotmail.com">IMPOA01@hotmail.com</a>	PO Box 196 Jefferson, CO 80456

### IMMD Board of Directors Contact Information

Name	Position	Phone	Email Address	Mailing Address
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Louise Mark	Vice President	719-836-2481	<a href="mailto:lfmark43@gmail.com">lfmark43@gmail.com</a>	PO Box 28 Como, CO 80432
Tom Odle	Treasurer	303-683-9812	<a href="mailto:thodle99@q.com">thodle99@q.com</a>	2855 Clairton Dr. Highlands Ranch, CO 80126
Susan Stoval	President	719-836-0138	<a href="mailto:sdstoval@gmail.com">sdstoval@gmail.com</a>	PO Box 25 Como, CO 80432
Samantha Bertin	Business Manager	719-836-9043	<a href="mailto:indianmtn@hotmail.com">indianmtn@hotmail.com</a>	---
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