

# Indian Mountain Winter / Spring Newsletter

January / February 2023

A Joint Publication of the Indian Mountain Property Owners Association (IMPOA) and the Indian Mountain Metropolitan District (IMMD).



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## Goodbye and Hello

Congratulations to Samantha (Sam) Bertin! She has retired after all of her years of hard work for Indian Mountain. We'll truly miss her and we wish her well in her future endeavors.



Please welcome Jackie Middelhoeck as the new District Manager for the Indian Mountain Metropolitan District. She'll have the same days and hours Wed-Sat from 0900-1300. Jackie has had extensive training from Sam, be patient during this time of transition. She can be reached at 719-836-9043 or indianmtn@hotmail.com.

~Article provided by: Kim Novitch, IMPOA Communications Director

## IMMD President's Message

As communicated in previous newsletters, 2022 has been dedicated to repair, maintenance, replacement and upgrades to our Indian Mountain Metropolitan District facilities and properties.

### Indian Mountain Park

New metal mesh, very heavy, round tables were purchased and placed around IM Park.



The playground equipment at the park received an overdue new coat of stain. The dark stain against the gold aspen stands out nicely.



The climbing bars at the playground also received a new a coat of paint.



"No Motor Vehicle" signs were also posted at the park as well as updates to other signage.



#### Comfort Station

A permanent bollard was installed at the Comfort Station to prohibit vehicles from getting too close to the comfort station and causing unintended damage to the building. The interior and exterior of the Comfort Station were painted which gave it a much-needed facelift.

**Please do not dye your hair in the Comfort Station as it can leave stains on the new paint! Yes, this has already happened, twice.**



#### Disc Golf Course

The Board made the decision to no longer provide discs for the course as they kept disappearing. Discs can be purchased from IMPOA during Community Center hours of operation.

#### Lodge

The Lodge sign was refinished. New furnishings were also donated to the lodge including art for the walls. The interior is much more home-like and cozy now. Thank you to those who donated.



#### Breton Park

"No Motor Vehicle" signs were also posted at Breton Park along with other updated signage.

Unfortunately, we continue to have issues with people dredging, digging and damaging the creek bank at the Park. **If you witness any of this activity, please report it to IMMD immediately. Any information you can provide on the individuals or vehicles would be greatly appreciated.**

Fencing at the Park was repaired.



#### Pasture Golf Course

The golf shed and lock box on the side were refinished. Fencing was also repaired at this location. We purchased new flags for the holes and additional work will be done in the spring on the greens.



#### RV Lot

Fencing was repaired at this location. The lot is monitored on a regular basis to ensure permit compliance and to avoid abandonment of property.

#### Community Center

The interior of the Community Center was painted and the doors and woodwork refinished. Some overdue maintenance was also completed on the heating and hot water systems.

#### Dump Station

The relocation of the dump station is our largest outstanding project. As some of you may know, the cost of septic pumping has increased significantly. Our current location has only a vault which must be pumped constantly in the summer. We have a plan to relocate the dump station to an area near the Community Center with a full septic system versus a vault. This will also increase the security of the station as we have experience vandalism at the current location. We are awaiting some county approvals before moving forward with our next steps.

#### Parking Lots

All of the parking lots were graded this year and holes filled.

Whew, it was a very busy year. These projects could not have been accomplished without the dedicated work of now retired District Manager, Samantha Bertin; our current District Manager, Jackie Middelhoek; Patrick Smith who manages our maintenance program and a dedicated volunteer board of directors. We also have a number of community volunteers who donate their time and expertise for the good of the community.

Indian Mountain Metropolitan District facilities and property are for the exclusive use of property owners and non-paying guests. Access to or use of Indian Mountain Metropolitan District resources may not be granted by property owners to others as part of any rental, barter or trade agreement.

~Article provided by: Carol Darland, IMMD President



A Time to Reflect.....

The year 2022 has come to a close and the New Year is upon us. Thinking about all the challenges and opportunities IMMD (Indian Mountain Metropolitan District) and IMPOA (Indian Mountain Property Owners Association) have dealt with in past years is a good time to reflect on them and the changes that have occurred. In addition to significant efforts by IMPOA and IMMD to address wildfire mitigation and peripheral fencing of the community, two capital projects stand out as the most important of the past decade.

**COMMUNITY CENTER** From 2008-2010 the District Board was run solely by the Board of Directors with help from volunteers to tend to the day-to-day activities – keeping the books, maintenance projects, and working with existing and potential new property owners, distributing keys, etc. Board meetings were held in the main living area of the Lodge, and the “office” was in the upstairs bedroom, as there was no Community Center. In past years, Community events were often held at the Rec Hall located near the Burn Pit. Bingo, dances, quarterly meetings, events, etc. were held there and sponsored by either IMPOA or IMMD (formerly named the Indian Mountain Recreation and Park District - IMRPD).

During this time, there were discussions, exchanging ideas, and proposing projects that IMMD could undertake, as there were funds available. The decision was made to build a Community Center on land that was owned by the District. In finalizing the costs to build, two sets of plans were engineered for the design of the building. Each plan had pros and cons so the best of each plan was incorporated into a third plan. This third plan was agreed to, even though it was a bit more expensive to build. Discussions on financing were held and an agreement was reached in July 2010 for a 10 year, \$400,000 mortgage in addition to utilizing the existing funds the District had for the remaining amount needed for the project. The Board of Directors under the leadership of President, Fred Burdick, acted as the General Contractor with Pete Ambrose, a property owner in IM, and his company, Ambrose Home Builders Inc, as the Site Manager.

The completion of the Community Center that we use today, was celebrated with a “Ribbon-Cutting Thank You” ceremony on June 12, 2011. The first annual mortgage payment became due July 1, 2012 and the **final payment on the mortgage was paid in full in 2021 – one year early!**

**INDIAN MOUNTAIN WATER SERVICE PLAN (IMWSP)** About ten years ago, there were serious discussions on alternate water augmentation options for the District. There was a desire to provide a water service element in the Indian Mountain Metropolitan District Service Plan. The intent was to offer the property owners an alternative to the *Indian Mountain Corporation Augmentation Plan* that was never conveyed to the District when the other assets (Lodge, Comfort Station, Burn Pit, etc.) were conveyed. The augmentation plan had remained privately owned for 40 years. In 2013, the Indian Mountain Corporation was sold to another individual. The existing District service plan was amended to include a water service and the Park County Board of Commissioners approved the water addition to the Service plan in 2013.

Much work researching and talking with HASP (Headwater Authority of the South Platte) took place in order to be able to purchase the water needed for augmentation for the Indian Mountain Water Service Plan (IMWSP). At the same time, legal issues arose between IMMD and the new owner of the Indian Mountain Corporation Augmentation Plan that had to be addressed. The Land Water Trust of Park County agreed to execute a Lease/Purchase Agreement with IMMD June 28, 2017 in the amount of \$210,000 for seven years with the Lodge pledged as collateral.

Both IMMD and IMPOA each contributed \$60,000 toward the purchase of the water. The initial purchase was 11 acre feet which was enough water to augment 400 wells. The Indian Mountain Water Service Plan (IMWSP) was officially operational May 1, 2018 with 354 members. The Lease Purchase agreement was for seven years, but the IMMD Board was committed to paying it off in five years with annual payments due the first of January each year. **The last payment on the Lease Purchase Agreement was made in September 2022 as the funds were available. Again, the mortgage was paid off one year early.** The processing of the final documents is currently underway and **in early 2023, IMMD will be officially debt free!!** In addition, to top everything off, there is still \$100,000 in the Reserves Fund.

These projects are examples of how serious the Board takes the responsibility of good stewardship of the funds provided to the District through the annual property taxes paid by each property owner.

It's been a tough, challenging time on many levels for the past couple of years and it is time to start having fun and good times again as a community. IMPOA is busy working to reestablish successful events from the past as well as new ideas for the upcoming years. Property owner involvement as a volunteer and/or a participant is needed to foster community cohesion and to ensure success.

Let's celebrate these two big successful projects and move forward to meet the challenges of new projects coming in 2023!

~Article provided by: Marcia Logan, IMMD Secretary

#### Indian Mountain Park Fire Mitigation

A number of property owners have contacted the Indian Mountain Metropolitan District board concerning the amount of down and standing dead trees in the park. The board shares these concerns. We are in the early stages of creating a multi-year mitigation plan. What we know so far is that the park would likely be broken down into grids or sections. Each grid or section would be prioritized based on risk. The project would utilize both mitigation professionals and community volunteers. We will provide additional information as it becomes available.

~Article provided by: Carol Darland, IMMD President

#### Firewise Information

Indian Mountain has yet again maintained Firewise Status for another year. If you need a copy of the certificate, please email [impoa.bod@gmail.com](mailto:impoa.bod@gmail.com). Some homeowner's insurance companies allow for a discount with a Firewise Community status. Firewise status is achieved with our chipping efforts and slash taken to the burn pit – keep up the good work everyone!

The Colorado State Forest Service conducts Homesite Assessments through their SE Field Service Office, 113 S Boundary St., Woodland Park 80863, (719) 687-2951, [CSFS\\_WoodlandPark@mail.colostate.edu/](mailto:CSFS_WoodlandPark@mail.colostate.edu)

IMPOA is happy to announce that the chipping mitigation program will continue again this year. We will be expanding our efforts and will have 2 weeks of chipping. Keep your eyes open for the sign-up that will be on the IMPOA website and NextDoor.

Following is information on tax reduction if you've paid for your own fire mitigation.

~Article provided by: Kim Novitch, IMPOA Firewise Director

## Colorado Wildfire Mitigation Tax (CO Income 65: Wildfire Mitigation Tax Subtraction)

I wanted to share this with you all as to cast the net wide and far for Colorado residents. Here is a link to CO Income 65 Wildfire Mitigation Tax Subtraction ( <https://tax.colorado.gov/sites/tax/files/Income65.pdf>) which is a tax incentive for private landowners that live in the wildland urban interface (WUI). Please note this is for single landowners so it should be shared individually with your constituents. Please refer to the link with any specific questions and other requirements to be eligible for the incentive.

Best,

John Barkowski

Forester

Colorado State Forest Service

113 S. Boundary St.

Woodland Park CO

**MOBILE:** 708.341.2704 **OFFICE:** 719.687.2921

[john.barkowski@colostate.edu](mailto:john.barkowski@colostate.edu)

Here is a link to the IRS document:

[https://tax.colorado.gov/sites/tax/files/documents/ITT\\_Wildfire\\_Mitigation\\_Measures\\_Dec\\_2022.pdf](https://tax.colorado.gov/sites/tax/files/documents/ITT_Wildfire_Mitigation_Measures_Dec_2022.pdf)

### Important Notice

**Do you have a Comfort Station key card and or dump station key?**

**The district is in the process of upgrading our systems and contact information for key holders. To ensure your access to these facilities is not interrupted, please send the following information to [indianmtn@hotmail.com](mailto:indianmtn@hotmail.com):**

**Property Owner Name**

**Indian Mountain Property Address**

**Mailing Address**

**Email Address**

**Phone Number**

**Comfort Station Key Card Number**

**Do you have a dump station key, yes or no**

### Annual Chili Cookoff

Nothing compliments a cold winter day better than a bowl of warm chili! We successfully kicked off this year's *Community Events* lineup with the annual chili cook-off. Nine contestants competed for the title of best chili in Indian Mountain!

1st place - Nickol Pheifer

2nd place - Christy Fletcher

3rd place (tie) - Glenn Haas & Marcella Wells, Roy & Jeanne Wells (not pictured)



As the pandemic is lifting and folks are feeling comfortable leaving their cozy homes, it's been a joy to watch our neighborhood gather in large groups again. 2023 is sure to be a great year as we roll-out some of Indian Mountain's favorite annual events and experiment with some new additions. I'm most excited to see our concept of Music on the Mountain come to life in early July! Keep an eye out for this live music event that will surely be a fun time for everyone.

Indian Mountain has seen a significant increase in property ownership changes over the last few years. This means a lot of new faces are enjoying the beautiful views and ever present spirit of Colorado that is nestled here in the edge of the South Park Valley. If you're new to the neighborhood or haven't been to one of our community gatherings in a while, come hangout with us, we'd love to see you! An updated list of our events can always be found hangin' at the Comfort Station and on the info board inside the Community Center. I look forward to seeing you around the mountain!

~ Jeremiah Davidson, IMPOA Events Director

### [Indian Mountain Community 2023 Events](#)

[visit www.impoa.net](http://www.impoa.net) for more details!

[• February 11: Hot Chocolate at the Pavilion 1PM to 3PM](#)

- [March 11: Hot Chocolate at the Pavilion 1PM to 3PM](#)
- [April 8: Volunteer Info Session & Volunteer Luncheon 1PM to 3PM](#)
- [May 1: Start of Litter Bug Patrol](#)
- [June 11: Dumpster Days 8AM until full](#)
- [July 1: Summer Picnic 11AM – 2PM & Music on the Mountain 4PM to 7PM](#)
- [July 31: Community Chipping Begins](#)
- [August 12: IMPOA Annual Meeting Noon – 1PM](#)
- [August 19: Frisbee Golf 9AM to 1PM](#)
- [September 30: Picture contest for 2024 calendar](#)
- [October 28: Annual Craft Fair 9AM to 3PM & Trunk or Treat 4PM to 6PM](#)
- [December 9: Tamale making w/Nick Rinaldi Noon to 3PM](#)

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

~Article provided by: Jeremiah Davidson, IMPOA Events Director

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