



Bear Mountain Homeowners Association

P. O. Box 2068, Evergreen, CO 80437
Email – bmhoa@yahoo.com
Web Site – www.bearmountainhoa.com

July 2008

President – Maggie Cross 303-674-6155	Vice President – Jim Peterson 303-674-8370
Secretary – Bill Schenk 303-674-6367	Treasurer – Jerry Roberts 303-679-6824
Member – John Burghardt 303-670-5974	

CALL FOR BMHOA OFFICERS

An important part of the upcoming Summer Picnic / Annual Meeting is the election of officers for the next year. The Bear Mountain Homeowners Association has been around a long time helping to make this a terrific neighborhood and we hope to keep it that way. Some of the things we do:

- Keep you informed about things that affect you directly, such as tree diseases, weeds, and wildlife.
- Work with other area homeowner associations and local, county and state governmental agencies to protect and promote homeowner interests.
- Sponsor an annual picnic and a holiday party so you can meet your neighbors.
- Organize spraying for forest pests and provide a backpack sprayer and spray for noxious weeds.
- Maintain a resource library and association records.
- Distribute four or more newsletters per year and a telephone directory of area residents.
- Organize telephone trees and e-mail alerts.
- Work to answer questions about Bear Mountain covenants and other documents.
- Maintain the BMHOA website.

But none of this works without volunteers to serve on the Board of Directors and on various committees. This year we are starting the formation of several committees so more people can be involved. These include: Forestry, Webmaster, Activities, Newsletter, and Weeds. There are five board positions: President, Vice President, Secretary, Treasurer and At-Large. Some of the current officers are willing to continue in some of the positions, but we encourage homeowners – old and new – to get involved. Because good intentions often don't translate into action, at least think about where you could contribute and talk to a current board member. The work is not very difficult and you will perform a very local public service that benefits you and your neighbors directly. Call Maggie Cross at 303-674-6155 or any current Board member for more information.

BEAR MOUNTAIN SUMMER PICNIC

The BMHOA Summer Picnic / Annual Meeting will be held on Sunday, August 24th from 2-6pm, at new residents' Greg & Pam Todd's house at 4919 Snowberry Lane. The BMHOA will provide the main dishes and beverages, and we request that those attending with last names beginning with the letters: A through F, bring a side dish; G through P, bring a dessert; and Q through Z, bring an appetizer or salad.

ALL BMHOA MEMBERS ARE INVITED — Now is the time to pay your annual dues (only \$25.00) for the 2008-2009 year. Not only will this get you two wonderful parties, (the Winter Holiday Party is the other) but you will also receive an updated BMHOA Directory by the end of the year. So

bring a check with you to the event, or use the form at the end of this newsletter and mail your payment in now.

This is always a great party and if you are new, it is a fine time to meet your wonderful neighbors. RENTERS ARE WELCOME to join the association and come to the party.

As usual, we'd like to have some volunteers to help set up and clean up, and this would be greatly appreciated (your Board is aging in your service). Also, we are especially interested this year in having a few new grill people man the barbeque. Are you a grill master? Please volunteer for a half hour shift this year. Show off your skills and enjoy the compliments. Hot dogs and hamburgers are easy...

We hope to see everyone there, kids included!

WATER COURT STATUS

Our Water Court case with Ron Lewis trying to put more wells in the big meadow is still in the Colorado Supreme Court. Oral arguments were presented in December, but the court has not yet issued a ruling. No news merely means no news. We remain confident that our win in Water Court will be upheld.

It is our guess that because the ultimate ruling may have significant ramifications for future mountain well water rights, the court may be writing a broad decision to lay out firm guidelines rather than deciding on some narrow basis, and is taking its time to craft its decision carefully. There is no way to predict when the decision will come out. It could take months, or days.

BEAR MOUNTAIN CELL TOWER ISSUES

On July 8, 2008, Jefferson County held a public meeting to receive input regarding additional cell phone tower capacity on the top of Bear Mountain.

The meeting was not well attended, but this afforded an opportunity for the applicants (American Tower), the county planner, and BMHOA to informally discuss the matter. New Jefferson county telecommunications regulations now allow the applicant to add extensions to an existing tower, as opposed to building an 80 foot monopine. American Towers wanted originally to add extensions to the existing tower and BMHOA supported this approach. This proposal will now go to the Board of Adjustment for a special use permit.

Questions still linger about the history of tower placement and ownership on this site. BMHOA requested that both the county and American Tower make every effort to clarify this history and to ensure that all the towers are legal.

WEEDY MATTERS

Many thanks go to Rich Dunrud for his on-going work to monitor the spread of invasive, noxious weeds and to educate the rest of us about the best methods to control them.

Knapweed, thistle, toadflax ...all of them threaten native grasses and plants as well as horses. The BMHOA backpack sprayer is available to all members as is an allotment of spray. If we ever get rain, pulling these noxious pests is a fine alternative to chemicals. We have resource materials in our library (call Maggie at 303-674-6155) or you may contact the Colorado State Extension Service at www.colostate.edu/ptik/2103.html.

BEAR MOUNTAIN FOREST MANAGEMENT

Along the same lines, budworm is making its reappearance. This is not unexpected as it runs in a cycle, but it is not a welcome sight. Several homeowners have noticed needles eaten away from the branch tips on the firs and spruces, and a fair number of moths. Budworm moths are small and have

mottled colors. Past community efforts to conduct aerial spraying have been highly successful and very inexpensive, relative to the cost of losing large numbers of trees. If you are seeing evidence of budworm, please contact us by e-mail: bmhoa@yahoo.com as we would like to track the extent of the infestation. Spraying usually is done in early June, but we have to start setting it up well in advance. For those of you who may be new to the mountain, the cost in the past has been about \$45-50 per acre and the spray is not toxic, as we use an organic treatment.

Many of you may have noticed a dramatic increase in dying lodgepole and ponderosa pines. This is due to two different beetles: Ips beetle and pine beetle. Because of our prolonged drought and warmer climate, the trees are stressed and easily susceptible to beetle. These trees need to be removed and either covered with plastic and treated with chemicals to kill the beetle, or hauled to a wood recycler where they can be ground up. As the beetle kill moves southeast from the Steamboat-Grand Lake-Winter Park area it is devastating the forests and leaving them highly vulnerable to fire. Please remove and treat your dead trees. The Colorado State Forest Service is a valuable source of information, online at www.forestry.state.co.us.

BEAR MOUNTAIN WILDLIFE

A large black bear has been seen a few times recently on S. High Drive, and mountain lions and bears have been seen around the Independence Trail/Fern Gulch area as well. Remember, you can use the telephone tree at the back of your BMHOA Directory to alert your neighbors. Most bears are just around, and do not act in a threatening fashion. The typical philosophy in the area is never to call the wildlife authorities or the sheriff unless one is truly threatening, because we have moved into their territory, not the reverse. Otherwise they can get into trouble when they really don't mean to cause any harm. Of course if one starts breaking into houses (not counting walking into open garages) or truly behaving in a dangerous manner, then the authorities should be called in. The experience with bears here so far has been that they usually run when they encounter humans, especially if you say something to them in a loud voice. And there have been several deer kills noticed in the area, and earlier this month a Saint Bernard was attacked by a lion on High Drive and needed 100+stitches. So be careful out there...

If any wildlife is hanging around in an inappropriate fashion, please let a member of the BMHOA Board know.

SUMMER FUN... AND ANNOYANCES

The dog days of summer are upon us and so are dirt bikes, ATVs and motorcycles. There is no doubt that these are fun vehicles, but users of same are reminded that their fun should be balanced with the property rights of other residents. The big meadow is owned by Ron Lewis and is a fragile piece of land. Off road vehicles simply must not be used on this land or on other mountain trails without the express permission of the owner.

Also, we have speed limits that are strictly enforced by the sheriff. Ripping up and down the roads feels good but may result in major fines. Neighbors, enjoying the squeak, whir and buzz of the hummingbirds are not particularly delighted by the sounds of revved-up crotch rockets. Please be considerate!

DUES & BMHOA FISCAL YEAR

The BMHOA has a September 1st to August 31st Fiscal Year. This allows us to account for Summer Picnic expenses in a reasonable fashion. Membership dues paid from Julu through August are applied to the following fiscal year's account. There is a form at the end of this newsletter if you have not yet paid the annual dues for the 2008-2009 fiscal year. Please fill it out and mail it to the BMHOA, or bring it with you to the Summer Picnic this August.



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A \$25 Investment in your Mountain Community!

If you are a resident of Bear Mountain and haven't sent in the dues for the 2008-09 year, or if you live in the area and wish to join as an associate member, please make out a check payable to BMHOA for \$25.00 and bring it to the next BMHOA party, or send it to: **BMHOA / P.O. Box 2068 / Evergreen, CO 80437**

Please complete the form below and include it with your check so that we can keep the Directory up to date. Dues pay for Newsletters, your copy of the Directory, and your family's attendance at all annual parties, including the Summer Picnic and Winter Holiday parties. They also pay for such things as weed spraying equipment, spray, etc. Dues are voluntary, but only those that contribute will receive benefits!

Name: _____

Address: _____

Phone Number(s): _____ **E-Mail Address:** _____

Family Members: _____