



Bear Mountain Homeowners Association

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

November 2007

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-At-Large – John Burghardt 303-670-5974

BEAR MOUNTAIN HOLIDAY PARTY

The big fling, our big social event, our get-out-of-your-grubbies extravaganza is fast approaching. The party will be held **SATURDAY, DECEMBER 8, AT 5:00 P.M. at Dave Killian's house at 25057 Giant Gulch Road (the old Joeckel house).**

ALL BMHOA MEMBERS ARE INVITED — so if you haven't paid your annual dues (only \$25.00), get cracking. This is always a great party and if you are new, it is a fine time to meet your wonderful neighbors. You know the drill: BMHOA supplies the turkeys, the ham, the wine, the beer and the plates, napkins, silverware, etc. You bring an appetizer, dessert, salad or side dish (see below). Dave and Brenda Killian have kindly provided the house and we'll make sure the driveway is cleared. Parking is easy. You can pick up your new BMHOA Directory when you come in (and pay your dues if you STILL haven't paid them!). **RENTERS ARE WELCOME** to join the association and come to the party.

Some volunteers to help set up and clean up would be greatly appreciated (your Board is aging in your service). Also, if someone is willing to help out by cooking one turkey for the party, (which the BMHOA will provide) give one of us a call — we like to buy them cheap at Thanksgiving since we are always watching your money!

We request that those attending with last names beginning with the letters: A through F, bring an appetizer or salad; G through P, bring a side dish; and Q through Z, bring a dessert. We hope to see everyone there, kids included!

DUES & BMHOA FISCAL YEAR

The BMHOA has a September 1st to August 31st Fiscal Year. Many of you have forgotten to renew your BMHOA membership so far this year, and now is the time to join the Association, to get a new 2007 Directory and to enjoy the upcoming Holiday Party! There is a form at the end of this newsletter if you have not yet paid the annual dues for the 2007-2008 fiscal year. Please fill it out and mail it to the BMHOA now, so you can relax and enjoy the Holiday Party this coming December. Thank you!

BMHOA DIRECTORY UPDATES

We are publishing a new BMHOA Directory in December 2007. We will give out a new Directory to every dues paying member at the annual Holiday Party this year. The last Directory was printed in late 2006. For those that cannot attend the party, the new Directory will be mailed out after the Holiday Party is held. It would be great if everyone could pull out last year's Directory in the next few months and make sure there are no errors in your entry.

If there are any updates to be made before the release of the next version of the BMHOA Directory, please contact the BMHOA Secretary, Bill Schenk, at 303-674-6367 or email him at bschenk@mail.com with the new information. Thanks again!

CALL FOR BMHOA OFFICERS

We are encouraging BMHOA members to consider joining the BMHOA Board of Directors. If you are a resident within the Bear Mountain Vista subdivision, a dues-paying member of the BMHOA, and would like to serve, please let one of the current board members know. Officers are elected at the end of the annual summer picnic and business meeting, and nominations for new officers will be made at that time, but members should contact a BMHOA Board member now if they are interested in helping out.

FIRE MATTERS

Now that County Commissioners Congrove and McCasky have allowed four more houses on Tract C, fire prevention and access becomes ever more important and the Board has made these issues its top priority.

There are several components to the problem:

- Steep terrain
- High winds
- Heavy fuel loads in Denver Mountain Parks AND on individual properties
- No secondary access
- Distance from Fire Department
- Currently 108, and eventually up to 120 houses

As homeowners, individually and collectively, we need to identify ways to decrease the fire danger. Conversations with the Fire Marshal, Frank Dearborn, have resulted in several immediate, easy things every homeowner can do.

- Make sure that your street number is clearly posted at the base of the entrance to your driveway. Large and reflective numbers are best. The Evergreen Fire Protection District will provide reflective numbers for FREE.
- Make sure that you have a 14 foot overhead clearance on your driveway. If you have low, overhanging branches, the Fire Department won't bring in its trucks. Get out your lopper saw and cut those low hanging branches today.
- While you have the lopper saw out, fire up your chain saw and take out dead trees. Haul the slash to the edge of the road and call a tree service to have it chipped. It isn't that expensive. If you can't use the logs, cut them into 4 foot lengths and pile them at the side of the road with a sign that says: FREE FIREWOOD. It usually disappears within a day.
- Come look at our forest management plan. It will tell you how to clear around your structures and space the trees on your property.
- If you have a shake roof, consider replacing it. Yes, it is expensive, but shake roofs are potential fire bombs, very vulnerable to wind-carried embers.
- Think about an evacuation plan: what would you take? Where would you meet other family members? Plan to abandon your RV — these vehicles slow evacuation and block the roads.
- NEVER have an open burn on your property.

We do have a reverse 911 system in Jefferson County. This system saved a lot of lives in California. However, there are some caveats. If you have an answering machine that requires the caller to "push 1 to leave a message" then the 911 system won't work. If you have a caller ID system that blocks anonymous callers, the reverse 911 call won't come through. You might want to think about this and make some changes as necessary.

The Board is looking at ways to effectively apply for mitigation grants next year. We have some ideas, but if you are interested in working with your immediate neighbors to launch some mitigation efforts, let us know. This has to be done section by section.

SANTA CLAUS ON BEAR MOUNTAIN THIS YEAR!

Happy Fall !!! This is just a short note to advise everyone that that Keith and Bonnie Tobler at 25580 Sunset Lane are again hosting Santa Night "Above the Clouds" tours on Friday, November 30th this year. They had 180 people sit on Santa's knee last time in 2005... Please call Bonnie at 303-670-4222 to RSVP and get your tour time set up, as they are almost full. Thanks, and they are really looking forward to seeing all of you "kids" again this year !

FROM: The Boards of Directors, Bear Mountain Homeowners Association & Bear Mountain Meadow Conservancy

TO: All Bear Mountain Residents

SUBJECT: Water Court Case Status & Last Fund Raising Drive

Although we won in Water Court, the developer has appealed the decision to the State Supreme Court and the case will be heard on 5 December. We expect the appeal to be denied and there are no further options available to the developer. This should be the last act in a very long drama.

We indicated in our last letter to you that our attorney, Mike Shimmin, had indicated that defending the Water Court decision would run between \$15,000 and \$25,000. Our fund raising drive earlier this year raised over \$12,000. The most satisfying aspect of that drive was the high number of Bear Mountain residents that made contributions who had not previously done so. Thirty-one new contributors joined us in our efforts to protect our diminishing water resources.

We currently owe our legal firm \$4,100. Mike's preparation and oral presentation to the Supreme Court should cost about \$3,000. Tying up all the legal ends after the appeal decision is announced should be less than \$3,000. Therefore, our objective is to raise \$10,000 in our final drive.

We have raised more than \$154,000 over the last ten years to successfully protect the supply of available ground water for **all** residents of Bear Mountain. It has always been our conviction that we had no choice to contest the claims for 10 or more additional wells. Too many of our homeowners have faced the huge costs of drilling deeper, drilling new wells and/or hydro fracturing. Defending our victory is no less necessary. We have never been certain about a "light at the end of the tunnel," but now we can tell you that that the Colorado Supreme Court should issue a ruling early in the new year and that will end the matter. We need everyone's financial assistance to conclude the Water Court case successfully. If 100 families living within the Bear Mountain area all shared the financial burden equally the cost would be approximately \$100 per family.

It is a great privilege to live among neighbors who have such a caring and sharing attitude. Please contribute and send a check payable to **BMMC** at the below address so that our legal bills can be paid promptly. Send your check to **Stan Challgren, Treasurer, BMMC, 24754 Chris Drive, Evergreen, CO 80439.**

Thank you,

Jim Peterson	Tom Boschen	Maggie Cross	Rich Dunrud
Bill Schenk	Jerry Roberts	John Burghardt	Stan Challgren



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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 2007-08 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!

NOTE: Email addresses will NOT be published in the directory, and will only be used for timely BMHOA messages of importance.

Name: _____

Address: _____

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

Family Members: _____