



# *Bear Mountain Homeowners Association*

**P. O. Box 2068, Evergreen, CO 80437**  
**Email – [bmhoa@yahoo.com](mailto:bmhoa@yahoo.com)**  
**Web Site – [www.bearmountainhoa.com](http://www.bearmountainhoa.com)**

**Fall 2008**

|                                                |                                                   |
|------------------------------------------------|---------------------------------------------------|
| <b>President</b> – Maggie Cross 303-674-6155   | <b>Vice President</b> – Martha Green 303-697-4045 |
| <b>Secretary</b> – Joyce Petersen 303-670-6986 | <b>Treasurer</b> – Jerry Roberts 303-679-6824     |
| <b>Member</b> – Jim Peterson 303-674-8370      | <b>Alternate</b> - John Burghardt 303-670-5974    |

## *Annual Meeting & SUMMER PICNIC*

The annual meeting was held on August 24, 2008, at the annual picnic. Over 100 people attended. The picnic was hosted by Pam and Greg Podd; their fantastic hospitality is greatly appreciated. One note to people who attend homeowner parties: *please* respect the property and privacy of the hosts. An invitation to the event is NOT an invitation to roam, uninvited, through the hosts' house and root through their refrigerator! Kids are welcome, but they should be well supervised. NOTE: Several dishes were left behind; if you are missing a plate or bowl, call Maggie at 303-674-6155.

## *Treasurers Report:*

There is currently \$2,450 in the bank. If the forestry grant application is approved (see below), the HOA has committed \$500 of in-kind money and 100 hours of administrative time. The members who attended the meeting voted to raise the annual dues from \$25 to \$35 beginning in 2009-2010. The dues had not been raised for ten years despite substantial increases in postage and food & supply costs.

## *FOREST MANAGEMENT*

There is some resurgence of budworm so we are watching this closely. Also, the Ips and pine bark beetle infestation is moving like a plague down from the northwest. It is already at Floyd Hill and starting to move into the Evergreen area, attacking primarily lodge pole pines and ponderosas. The Evergreen Community Wildfire Protection Plan (CWPP) is now on-line; it identifies portions of Bear Mountain as having high to extreme fire hazard. Some federal and state money is available for matching grants to mitigate – meaning thinning, removal of dead trees, ground litter and slash and creation of fuel breaks along the roads. Many of you have done an exemplary job of tackling the problem on your own, working with our own stewardship plan and the Colorado State Forest Service. However, in some areas, the density is overwhelming, so some help for cutting, slash disposal, chipping, etc. would be very welcome. Twenty families in the Denver View, upper Bear Mountain, Fern Gulch area have agreed to participate in a pilot project. Jim Peterson, Maggie Cross and Kurt Muenchow collaborated to write the grant proposal. If approved, money will be available next summer. If you were not included, but are interested in participating, please contact the HOA as there is some flexibility in the execution of this project. If successful, we will apply for future money, based on participation. The HOA Board committed 100 hours of time and \$500 as an in-kind match. All grant money would be spent on chippers, technical felling of trees we can't safely fell, roll-off dumpsters, and crews to help with slash removal. If you have questions about forest health and maintenance, grants programs, fire prevention or weeds, contact the Colorado State Forest Service at [www.cfs.colostate.edu/](http://www.cfs.colostate.edu/)

## *WATER COURT STATUS*

The BMHOA filed opposition to an application for additional water rights in Tract C (Bear Mountain Meadow) in 1994. The applicant was Mr. Ron Lewis. He also applied for ground water rights in 4 other subdivisions and for surface water rights. The BMHOA objected to the application because of concerns about a negative impact on existing homeowner wells due to over-appropriation of water. The District Water Court agreed with our position and denied Mr. Lewis' application in Mt. Park Homes and Cragmont as well. Water for two other subdivisions, Buffalo Meadows and the Homestead, were unopposed and were approved. Surface water applications were settled. Mr. Lewis appealed the decision of the lower court to the Colorado Supreme Court and the case was heard in early December, 2007. The Supreme Court has not yet ruled. We remain optimistic.

## *CELL TOWER ISSUES*

American Towers applied to erect an 80 foot monopine (a big tower supposedly disguised as a tree) up at the top of Bear Mountain where we already have three towers. While a few people said they supported this for better reception, more opposed a monopine tower. As it turned out, it was Jeffco insisting on a monopine; American Towers was perfectly willing to just add a few extensions to the existing towers and to go through the process of legalizing the current towers, one of which was not legal. So, we all agreed to wait until the regulations were clarified and then to proceed along the logical path. There was a hearing at the Board of Adjustment to begin legalizing the existing tower. The HOA supported this reasonable proposal as there is no appreciable visual impact.

## *WEEDY MATTERS*

Rich Dunrud heads up the Weed Committee because he knows more about noxious weeds than most of us have forgotten. Rich briefly reviewed the major problems: thistle, knapweed, leafy spurge, and toadflax, Rich has the backpack sprayer and spray; both are free to all members. Pulling by hand after a rain works well too. Rich reminded members that the Colorado State Forest Service is an excellent resource for information about trees, weeds, and wildlife. You can find them on-line at [www.csfs@colostate.com](http://www.csfs.colostate.com).

## *Officers and Committees*

Nominations were open from the floor. Several new committees were formed and the following people volunteered to head them: Kurt Muenchow, Forestry; Rich Dunrud, Weeds; Social: Kristin Costello; Bill Schenk, Webmaster. Maggie Cross agreed to serve as president for one more year. Martha Green volunteered to serve as vice-president, Joyce Petersen agreed to serve as secretary, replacing Bill Schenk who has done a fantastic job for many years; Jerry Roberts will continue as Treasurer; Jim Peterson will serve in the at-large position with John Burghardt as alternate. Board meetings are called by the President quarterly or as needed. When the dates are established, they will be posted on the website. All dues-paying members are welcome to attend board meetings. Check the website or call one of the officers for times and locations.

## *Traffic/Roads*

We have received several requests to PLEASE SLOW DOWN – especially on Stanley Park Road and Bear Mountain Drive. Remember, there are deer, children, cyclists, people crossing to their mailboxes, and, if that's not enough incentive, Sheriff deputies who are handing out \$150 tickets. Please be considerate. Driving 50-60 miles an hour on these roads is not appropriate or legal.

There is interest in having "white line" striping on the edges of Bear Mountain Drive. In dense fogs these lines are extremely helpful. The HOA contacted Road and Bridges to inquire about the possibility of white "fog" lines applied. If you have a need for sign repair or installation, contact Jeffco Road and Bridge Department: 202-271-5249.

## *Animals*

Kudos to the residents who are generally very conscientious about keeping their dogs under control and who do not let them run wild. Loose dogs are a) likely to be eaten, and if not, b) cause extreme stress to wildlife. Remember we have lions and bears up here, and act accordingly. If you observe an abnormally assertive wild animal, please let us know and notify the Department of Wildlife. Never leave garbage out in plastic bags or in open garages, as this encourages bad behavior. One owner pointed out that it is not a matter of problem bears as much as problem people.

## *Book Club and ?*

Several individuals are interested in re-starting our Book Club. If you are interested in joining this fun group, call Lyn Barrie at 303-674-3341. Some individuals have spoken wistfully of the days when we organized Halloween parties for children, Easter egg hunts, St. Patrick Day parties and other events. If you are interested in having more family activities, please call Kristen Costello at 303-674-8824.

## *Holiday Party*

Mark your calendars, the Holiday Party will be DECEMBER 6, from 6-9 at Martha and Joel Green's house at 5853 High Drive. We will send out emails and reminder postcards in November.

## *Dues and Directories*

It's time to pay the 2009-2010 dues (\$25). The sooner we get these in, along with updates on e-mails and phone numbers, the sooner we can get the new directory out to you. If you have a new e-mail address or phone number, please let us know so we can update your records. If you or your children baby-sit, pet sit, do yard work, or provide other services, and you would like to be listed (or removed from the list), please contact the HOA at 303-674-6155 and we will try to include this information in the directory. If you haven't already paid dues for this year, please fill out the invoice below and mail it with your check to **P.O. Box 2068, Evergreen, CO 80437**. Directories are usually published in late November.



**Bear Mountain Homeowners Association**  
**P.O. Box 2068**  
**Evergreen, CO 80437**

=====

**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:** \_\_\_\_\_