

Timberline Newsletter

April 2008

The President's Letter

The POA officers and directors are all volunteers, serving the St. Mary's/Winterland Communities, as well as all of the volunteers that serve your Metro & Water Districts. They all help make our community a better place to live.

This year please put back into your community, as we cannot rely on individuals alone.

We are all fortunate to have discovered life on this mountain. What are you doing this year to make a difference in our community? Meet, welcome and respect your neighbors.

Spend some time outdoors, attend the local meetings and social gatherings and volunteer your time during the upcoming community projects.

The POA would like to have and will be looking forward to your input at any of our meetings.

Deb Rightsell, POA President

IN THIS ISSUE

Board Contacts.....	2
Membership Form.....	3
Fishing Badge Form.....	3
Metro & Water News...	4
Treasurer's Report.....	5



St. Mary's Glacier Volunteer Firefighters Update
By Einar Jensen, CCFA

The volunteer firefighters of Clear Creek Fire Authority Station 7, aka the St. Mary's Glacier Volunteer Fire Department, responded to more than 30 emergencies in 2007 and anticipate a

similarly busy 2008 as we serve our residents and visitors. The CCFA's budget is strong again this year, which will be spent to purchase a new ladder truck for Station 4, to finish the new fire station on Floyd Hill and to build us an energy efficient building for Station 7. We've outgrown the current facility, which was added to the Metro Building in the 1980s. The new building will include space for meetings and trainings; currently such space is available only after moving a truck outside, which is tough on the pumps in chilly weather. We've been raising money for that project, too, with our annual Labor Day hot dog give-away, which was a great success in 2007 thanks to your participation! We look forward to seeing all of you again at the 2008 gala hot dog giveaway!

As the new year dawns, our membership consists of Rod Moser, Ryan Moser, Josh Deuto, Curt Stocker, Jeff Ryan, Jennifer Pedersen, Debra Jensen and Lt. Einar Jensen. We're trained in structural and wildland firefighting (both of which helped us with the December fire on Pine Way), pre-hospital emergency medicine, hazardous materials,

ice and swiftwater rescues, incident management and other topics. Simply call 911 and we'll be there, in conjunction with other emergency responders from the CCFA, Clear Creek Ambulance, Alpine Rescue Team, Clear Creek Sheriff's Office and other agencies.

In addition to 911 response, we're assisting with the development and implementation of the Community Wildfire Protection Plan. We're also working with the water district to improve our fire hydrant coverage.

We hope you'll take some time to make your homes more resistant to external threats, such as wildfires, and internal ones, such as falls. Falls can be minor, but they also can be devastating, permanently reducing the patient's quality of life and, for too many seniors, causing death. In fact, falls are the leading cause of death among senior citizens. Researchers at St.



Anthony's Hospitals recently studied 300 fall patients and found that an average of \$170 improved home safety enough to reduce the rate of second falls and hospitalizations by 80%. That's a small investment for a great return.

For information about reducing risk in our community, assisting with the new fire station project, giving away hot dogs on Labor Day weekend, hosting presentations on wellness and prevention and joining the ranks of volunteer firefighters in the CCFA, please e-mail me (Einar Jensen) at ejensen@evergreenfirerescue.com.



Water and Sanitation District Update, March 2008

The St. Mary's Water and Sanitation District continues to make improvements to infrastructure as well as maintenance. Over the past several years, since the start of operation of the water treatment plant (which meets and exceeds State requirements) the District has built the water storage tank, head gate at Lake Q, got well 5 operational (which has doubled capacity) and installed fire hydrants. More hydrants are on tap for this summer, and the District will be testing electric water reading meters which will allow for early detection of leaks, better flow maintenance and an overall benefit to the District and home owners.

The District has enacted policies which seek to reduce the number of agents who can install connections to the District's system (while continuing to allow the property owner the opportunity to choose their own service line installer). This step has allowed the District to more closely monitor activity which could cause harm to our system, and to be more able to assess accountability should something be mishandled.

Financially, the District has been able to reduce costs of operations through a more proactive maintenance program which includes jetting the system during the summer, regulating the water pressure through the installation of PRVs at key locations and identifying chronic trouble spots which may freeze during Winter and Spring. Other administrative costs, such as legal and engineering, have been reduced to historic lows based on the number of homes and the annual budget. And, as such, the District has been able to accumulate over \$350,000 in savings for future capital projects and the inevitable "rainy day."

Residents of St. Mary's can feel confident in the District's current operation. While not perfect we have come a long way during the eight years I have been a Board member. We all know that system-wide replacement of water and sewer conduit is a necessary long term requirement. Cost estimates have ranged from \$3,000,000 to \$6,000,000. Even if bond financing and grants were to be available, the District would need to have some 20% of the cost in a cash "sinking" fund as was required for the Water Treatment plant. This will require System Development fees from new construction, a District which manages its operations to have a positive cash flow each year and the provable fiscal responsibility to attract bond and grant funds.

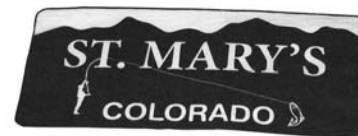
This year is an election year for the District and, since I am term limited, I will not be a candidate for the Board. There are many candidates already declared for the three seats available. From my experience what makes for a good Board member is a non-partisan approach to the business of the District, a positive approach to the Board and its responsibilities, a willingness not to personally attack persons who serve the District but to reasonably approach issues of public health and trust, to promote the advantages of living at St. Mary's and not to denigrate the community through rumor, innuendo and letters which distort the good efforts of your neighbors. I am proud to have worked closely with two incumbent candidates, John Wood and Heather Ulrich, and hope that their expertise and dedication continue to be of benefit to the District.

For eight years I have had the best seat in the house; I trust it was good for you, too.

John Pacetta, President

**Show Your St. Mary's Pride and Support the POA!
Buy a St. Mary's Sweatshirt Today!**

Visit <http://www.stmarysglacier.com> for more information on how to purchase t-shirts and sweatshirts.



ST. MARY'S BOARDS - 2008

Metro District Contacts

President - Robert J. Brozovich.....(303) 517-3090
broz23@hughes.net
Vice President - Thomas Schanaman.....(303) 567-2567
tomschanaman@hotmail.com
Secretary - Scott Rightsell.....*timberline_134@msn.com*
Director - Tom Gardas.....*tmgardas@msn.com*
Accountant - Nancy Wong-Bull.....(303) 567-2015
4-uandme@msn.com
Road Manager - Rod Moser.....(303) 567-1599
sodakkid@aol.com

For road management issues please contact Rod Moser at (303) 567-1599.

Water and Sanitation Contacts

President - John Pacetta.....(303) 443-9424 Ext. 102
jpacetta@boulderwest.com
Vice President - Paul Johnson.....(303) 567-9493
Secretary - C.J. Galbraith.....(303) 443-9424 Ext. 101
cjgalbraith@boulderwest.com
Director - Heather Ulrich.....(303) 567-0727
heather@marshallulrich.com
District Operator/Accountant - Carmen Barker (303) 567-9500
Director - John Wood.....(303) 567-4253
johnwood@frie.com

For water emergencies please call (303) 567-9500

POA Contacts

President - Deb Rightsell.....(303) 567-9600
kkwyler@hotmail.com
Treasurer - Jan Wood.....(303) 877-3531
janwood1@remax.com
Secretary - Sarah Clark.....(303) 567-4373
panhead80@aol.com
Director - Robert J. Brozovich.....(303) 517-3090
broz23@hughes.net
Director - Kim Brozovich.....(303) 567-2589
k_brozovich@yahoo.com

Web Site Contact

Webmaster - Angela Briddell.....*abridell@comcast.net*

Clear Creek Fire Authority Contact

Lt. Einar Jensen.....(303) 567-4641
ecohistorian@msn.com

For emergencies, please dial 911.

Fishing Report

Well, 2007 produced a wonderful fishing year. Fish numbers and size are on the rise! Silver Lake was stocked four times and Lake Quivera once.

The fish are alive and well. I received pictures from some ice fisherman and the numbers they caught were high and the sizes were huge! Our hope once the ice thaws is that there is minimal winter kill.

The one stocking we did last year at Lake Quivera was limited in size. The stocking was done to compensate for natural loss and any loss due to stress from being caught and handled incorrectly. To help keep our fish healthy, make sure you wet your hands before handling trout and return them to the water as quickly as possible.

Red badges will be offered to any one wanting to keep 2 fish

under 18" at Lake Quivera. It will be significantly more expensive to cover the cost of the fish that are taken. This allows individuals who live on Lake Quivera to take two fish from the lake they live on for a price. We are trying to keep everyone happy, which never happens.

Keep checking the website this fishing season, I will try to keep it updated with pictures, approximate stocking times, and what the trout are hitting on! So please send your pictures to broz23@gmail.com. I know this takes all of the lying out of the fish stories, but they are fun to look at. Also I know it is normally not information you pass on but let me know what you are catching fish on so we all enjoy the treasures we have going here!

If anyone has any fishing or lake questions, call Rob (303)567-2589
Tight lines to you all!!

Rob Brozovich, POA Director

Silver Lake & Lake Quivera Fishing Rules & Regulations

JANUARY - DECEMBER 2008 SEASON

Visit our POA website at www.stmarysglacier.com for the most current information.

ANNUAL PERMIT (BADGE) FEES: All badges are non-transferable.

NOTE: DAILY PERMITS WILL NOT BE AVAILABLE THIS SEASON.

PERIOD:	January 1 - December 31, 2008
RATE:	\$50 Dues. \$50 first badge; \$30.00 each additional badge; Red badge \$100; additional red badge \$75
BELLY BOAT/CANOE BADGE:	\$20

HOW TO PICK-UP FISHING BADGES:

- Attend a POA meeting
- Contact Rob Brozovich at (303) 567-2589 or Jan Wood at (303) 877-3531.

GENERAL RULES FOR SILVER LAKE AND LAKE QUIVERA:

- Individual badges must be displayed in a conspicuous place on the outer clothing of each person.
- One pole per person. NO exceptions.
- Two (2) hooks per line maximum. NO exceptions.
- The Special Badge must be worn for Belly Boat/Canoe use.
- Be respectful to others and their property!
- Belly boats and Canoes are the only floatation devices allowed on the lakes.
- No motorized vehicles on lakes at any time! (Winter or Summer)

SILVER LAKE RULES :

- Four fish maximum per day per badge holder.
- Dry flies, lures, worms, power bait, fish eggs are to be used ONLY. No live minnows or fish are to be used as bait.
- Cleaning fish and dumping is not permitted at the lakes.
- The Special Badge must be worn for Belly Boat/Canoe use.
- Releasing fish that you have had on a stringer or cooler is not permitted. Once the fish is on a stringer or in a cooler it is yours.

LAKE QUIVERA RULES :

- Catch and release ONLY at Lake Quivera.
- Artificial fly and lure ONLY at Lake Quivera.
- Red Badge Holders are allowed 2 fish under 18" per day.
- Red Badge Holders Must use artificial fly & lure ONLY.

Violation of any fishing regulation will result in immediate revocation of fishing badge, right to refuse issue of further badge, and prosecution under appropriate statutes of the State of Colorado.

All Lots adjacent to both lakes and all creeks are privately owned. Fishing is not permitted from these areas. Trespassing will result in immediate revocation of fishing badge and possible legal repercussions from property owner.

POA Membership and Fishing Badge Form - Mail back this portion only!

POA Annual Membership	\$50.00	X	_____	=	_____
Fishing Badge #1	\$50.00	X	_____	=	_____
Belly Boat/Canoe Badge	\$20.00	X	_____	=	_____
Additional badges	\$30.00	X	_____	=	_____
Red Badge #1	\$100.00	X	_____	=	_____
Additional Red Badge	\$75.00	X	_____	=	_____

Please enclose check or money order payable to : St. Mary's POA TOTAL AMOUNT ENCLOSED: _____

Name: _____

Mailing Address: _____

City, State, Zip: _____

St. Mary's Property Address: _____

Phone: _____ E-mail: _____

St. Mary's Property Owner's Association, 271 Silver Creek Rd., Idaho Springs, CO 80452 (303) 567-2589

EVENT CALENDAR

Mark your calendar for the following 2008 St. Mary's POA events:

Sunday, July 13th, 2008, 9:00am

Annual POA Meeting & Community Clean-Up with BBQ Meet at the Alice Schoolhouse to grab a trash bag & route assignment to help clean up our community. Available routes include the Glacier Hike, the upper portion of Fall River Road and more! Join us at 12:00pm for a post-cleanup BBQ at the schoolhouse. Drinks, hamburgers and hot dogs will be provided. Please bring a side dish to share.

Saturday, October 25, 2008, 5:00pm

Halloween Party Dress up yourself and the kids in costume and join us for our Annual Halloween Party. We will provide games and prizes for the kids.

First Tuesday of every Month, 6:00pm

Monthly POA Meetings POA Meetings occur the every month at the Alice Schoolhouse. We often invite guest speakers to discuss issues of interest to our community. Please check our website for upcoming speakers and guests. We also like to hear comments and suggestions from our community members!

Tired of Frozen Water/Sewer Lines?

There is a product called the HotLine which is a heating element that is inserted into your service lines that keeps them from freezing. You can go to their web-site at nofrozenpipes.com and check out their products, get pricing, and order.

2008 Volunteer Solicitation

The St. Mary's community is managed completely by approximately a dozen volunteers who give of their time and energy because they love the St. Mary's community. Often times they receive unfair and underserved criticism that sometimes wears down even the most devoted volunteers. It seems as though the same people volunteer year after year, not necessarily because they want to but because no volunteers come forward to take their places. We need new volunteers to serve on boards and it doesn't require all that much time. The POA definitely needs help and elections will be coming up for both the Water and Sanitation and the Metro District boards. If you are a full-time resident or you live close enough to attend monthly meetings, please volunteer for a position on one of these boards. If you are unable to volunteer you can help significantly just by giving praise and appreciation to those who do give their precious time and energy so that you can enjoy living in this amazing place!

Saint Mary's And Winterland Residents

Notice is hereby given to remove vehicles from roadways that are maintained by the Metropolitan Road and Bridge. During the winter months we will be tagging all vehicles that are parked on roadways. We need the roadways clear for the safety and well being of all Residents. If your vehicle happens to be tagged you will be given 24 hours to remove the vehicle. Once the 24 hour notice has been given your vehicle will be towed. We do not want to tow your vehicle; however it is important that roadways stay clear for our plow equipment and for emergency vehicles. Any questions or concerns should be directed to a member of the Metropolitan board.

Hello St. Mary's Community,

As the front-page headline in our local paper said, "Plumber plugs up free parking at St. Mary's". We already own/run Alice Plumbing Co, and have started a new business, St. Mary's Glacier Paid Parking Lot LLC. We purchased the lot that is just past the trailhead on the left, Winterland unit 4, lot 62. We had the lot rezoned from residential (R-1) to planned development (PD), but kept the R-1 use. The planned development zoning was necessary to create the paid parking business on the vacant lot. We submitted to the county an official development plan, with site plans for approval. We did receive unanimous approval, and everything was official Jan. 25, 2008. We are approved to do either of two phases, phase 1 allows 16 vehicles, and phase 2 allows 28. Phase 2 requires some excavation and an engineered retaining wall. In both phases we will have a porta-potty, animal-proof trash container, pole with doggy bags, all appropriate signage, and a fee station. We have to buck-pole fence the upper portion of the lot to stop people from cutting up through the property, which has caused erosion. We are charging \$5.00 per vehicle, for the day, and \$10.00 for overnight stays. Paul will be on site for the weekends. Weekdays will be manned also, more into spring/summer. Everyone that visits tells us how lucky we all are to live at St. Mary's.

Paul & Erin Johnson

Summer Road Maintenance Report

Many have seen the needed changes to our roads up here at Saint Mary's. It seems like every summer the roads begin with numerous potholes and erosion. This season we decided to take a different approach and use some recycled materials. This summer we were given recycled asphalt free of charge. We did have to pay for hauling and we used WC construction for all hauling this summer. The board believes that this alternative could stop some of the erosion on the roads. We did have concerns from the citizens about asphalt tainting the water. From our research we found recycled asphalt to be used in river beds and the material is water proof and used for storing water. There were major improvements to Lower and Upper Forrest along with Lake Road. Many other roads were repaired as needed. We would have like to repair all roads like new however our budget can only go so far. More roads will be repaired in the summer of 2008 and hopefully we will have the opportunity to be given more free recycled material. As always after the spring thaw you may report pothole troubles to me at tomschanaman@hotmail.com.

Water and Sanitation Board Election

The St. Mary's Glacier Water and Sanitation will be electing 3 Directors for 4-year terms in the May 6, 2008 Director's Elections. This election will be a Mail Ballot Election. The ballots will be mailed starting April 11, 2008 through April 19, 2008. The following candidates are running for election for the Board of Directors of the St. Mary's Glacier Water and Sanitation.

Mary Matson
John M. Wood
Anthony W. Distrola
Melanie D. Grech
Greg Marsh
Jonathon Brock
Heather Ulrich
Sammy Grech

St. Mary's Property Owner's Association Financial Report

As you can see from the budget below, we are desperately trying to cut expenses for next year and what is not shown here is that we have another \$4,546.89 in a money market account. The POA has discussed taking on major projects such as providing signage to off-road trails. We receive ongoing complaints and something has to be done to protect property values in the area. These projects will take money to implement so we need to both solicit more POA dues and reduce costs to achieve these goals.

I will be making a recommendation to the board to not renew our lease for the schoolhouse which ends in December of 2009. For 30 years the POA has assumed all of the expenses for the schoolhouse which is owned by the Metro District via a lease that the POA entered into in 1979. There may have been a good reason for doing this 30 years ago, but for the life of me I can't think of one. The schoolhouse brings in no revenue and we spend over \$4,000/year maintaining it with utilities, insurance, and repairs. This will provide extra revenue to complete the projects I've spoken about.

Jan Wood
POA Treasurer

2008 BUDGET

BUDGET CATEGORY	2007 ACTUAL	2008 PROJECTED
INCOME		
Fishing and POA Dues	\$13,546.00	\$14,000.00
Earned Revenues	\$420.06	\$400.00
TOTAL	\$13,966.06	\$14,400.00
EXPENSES		
Annual Clean-up	\$650.00	\$650.00
Annual Meeting Expense	\$204.47	\$205.00
Bank Service Charges	\$33.45	\$40.00
Fish Stocking	\$4,498.35	\$4,500.00
Fishing Badges (manufacturing)	\$842.50	\$900.00
Insurance	\$1,202.00	\$1,202.00
Lake Licenses	\$150.00	\$150.00
Lake Supplies	\$87.72	\$90.00
Legal Fees	\$973.36	\$350.00
Newsletter Printing/Distribution	\$643.35	\$650.00
Party Supplies	\$686.37	\$300.00
Santilette	\$695.00	\$695.00
Postage	\$124.00	\$125.00
Schoolhouse Maintenance	\$387.84	\$150.00
State of Colorado Registration	\$30.00	\$30.00
T-Shirts and Hats	\$993.00	\$-
Schoolhouse Utilities	\$3,525.88	\$3,000.00
Web-Site	\$172.19	\$180.00
TOTAL	\$15,899.48	\$13,217.00
PROJECTED BALANCE		\$1,183.00

SALES DATA LAST 2 YEARS: LAND

	2007 List Price	2006 List Price	2007 Net Sold Price	2006 Net Sold Price
# of Lots Sold:	39	51		51
Lowest Price:	\$3,000	\$2,000	\$3,000	\$1,000
Highest Price:	\$20,000	\$20,000	\$17,000	\$18,000
Average Price:	\$10,928	\$6,013	\$9,523	\$5,703
Average Total Days on Market:			289	201.27
% of Sold Price to List Price:			89.5%	94.85%

SALES DATA LAST 2 YEARS: RESIDENTIAL {ALICE}

	2007 List Price	2006 List Price	2007 Net Sold Price	2006 Net Sold Price
# of Homes Sold:	7	13	7	13
Lowest Price:	\$135,000	\$129,900	\$128,000	\$126,500
Highest Price:	\$239,900	\$219,900	\$239,900	\$219,000
Average Price:	\$193,971	\$179,338	\$186,186	\$171,771
Average Price/Sq. Ft.:	\$125	\$125	\$136	\$119
Average Total Days on Market:			315	149
% of Sold Price to List Price:			96.3%	95.8%

SALES DATA LAST 2 YEARS: RESIDENTIAL {WINTERLAND}

	2007 List Price	2006 List Price	2007 Net Sold Price	2006 Net Sold Price
# of Homes Sold:	4	5	4	5
Lowest Price:	\$141,900	\$184,900	\$136,000	\$172,530
Highest Price:	\$250,000	\$249,900	\$242,000	\$249,900
Average Price:	\$196,338	\$226,900	\$191,375	\$222,366
Average Price/Sq. Ft.:	\$182.78	\$159.00	\$178	\$156.00
Average Total Days on Market:			51.8	147.4
% of Sold Price to List Price:			97.6%	98.00%

These figures came from the Multiple Listing Service and do not include For-Sale-By-Owner properties. This data shows that there were significantly less properties sold in 2007 versus 2006 and the properties that did sell sold for slightly less than in the previous year although the net price per square foot was significantly higher. Properties sold quicker in Winterland than in Alice but the properties sold in Alice received a sales price closer to the asking price. If you have questions about this information, please feel free to call Jan Wood at Remax Mountain Realty @ 303-877-3531.

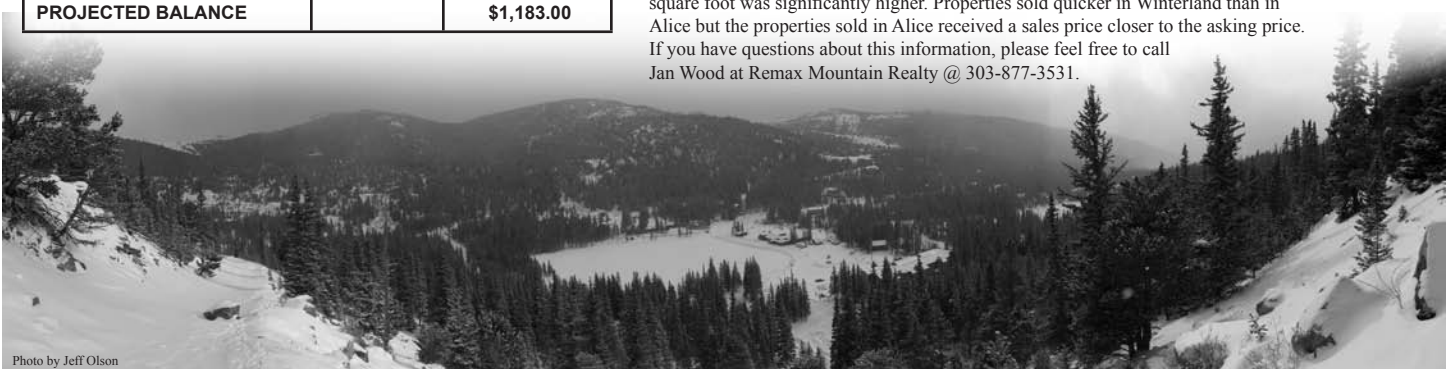


Photo by Jeff Olson

St. Mary's POA
 271 Silver Creek Rd.
 Idaho Springs, CO
 80452



Visit us on our website: www.stmarysglacier.com

**Pick Up Your Spirits
 At
 CLEAR CREEK
 LIQUORS**

2325 Miner Street 303-567-2525
 PO BOX 127
 Idaho Springs, CO 80452



CONTEMPORARY
 DESIGN
 HOMES 

If you are thinking of building in the
 St. Mary's Glacier area, we would
 love the opportunity to work with you.
 -Free project cost estimates-

Mike Utter
 (303) 679-1522 office – (303) 903-9374 cell

Thank You!

- To our Metro District drivers, Rod, Troy, Ryan, Jim, and Tom for keeping our community roads plowed and accessible.
- To POA members who pay dues annually, without them we would not be able to publish this newsletter or improve our community.
- To community members who dedicate their time to serve on the POA, Metro and Water Board.
- And to everyone who has donated time and resources to help make St. Mary's a great place to live and play!



RE/MAX[®]
Mountain Realty
Each Office is Independently Owned and Operated
Jan Wood
Broker Associate / Property Management
 2313 Colorado Blvd • P.O. Box 3099
 Idaho Springs, Colorado 80452
 Office: (303) 567-9008 x 4223
 Cell: (303) 877-3531
 Fax: (303) 567-0314
 E-Mail: janwood1@remax.net