

Timberline Newsletter May 2009

POA and Fishing in Jeopardy - Action Needed

The same people have been running the Property Owner's Association for years. We have pleaded for help in past newsletters and have had 1 person step up in 2 years. We do everything to make fishing possible including preparing the newsletter, selling the badges and keeping records of individual sales and depositing the money.

The POA could be so much more with new blood and truly serve the property owners. We are tired, burned out and if we don't get people interested in working on the board, there will be no more fishing and the POA will be dissolved. If you are interested in serving on the board, call Deb Rightsell at 303-567-9600.

St. Mary's POA

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Fire Station No. 7 Update

The Clear Creek Fire Authority will soon have a new facility to call home for servicing the community in and around Alice and St. Mary's. As part of the Fire Authority's 10-year capital plan, a new facility for Station 7 has been in the planning stages for a few years. On April 15th, the Clear Creek County Planning Commission approved the project plans for Station 7 and on April 29th the project will be voted on by the Clear Creek County Board of County Commissioners. Construction is scheduled to begin this summer and the building will become operational approximately one year from now. The new fire station is funded primarily by the de-Brucing approved by taxpayers in 2006 and a \$200,000 grant from the Colorado Department of Local Affairs Mineral and Energy Impact Assistance. Currently housed in the Metro District building on Silver Creek Road, the Fire Authority will relocate around the corner to Beaver Road. Station 7 will have the capacity for 3 apparatus, housing for volunteer firefighters and a meeting room for training or occasional community gatherings.

Like Station 6, Station 7 is designed around efficiency and environmental responsibility. Station 7 will utilize an innovative radiant concrete wall system developed by Corvid Wall Systems along with active solar components. Solar thermal panels will provide the building's domestic hot water needs (showers, sinks, laundry) and assist the high-efficiency, sealed-combustion boiler in pre-heating water for the building's radiant hydronic heating system. Additional active solar will consist of photovoltaic panels to produce electricity. This system will tie into the grid and at times of overproduction, spin the meter backwards and feed the grid – not only saving but making money.

The selection of maintenance-free exterior materials will provide additional life-cycle savings. With innovative, green building materials, a well insulated, self-contained wall system and the use of renewable energies, we hope to achieve a net zero-energy building when the building becomes operational in the Spring of 2010.

The new facility was designed by Georgetown architect Tom Peterson who also designed the new Station 6 on Floyd Hill. Craig Abrahamson, also of Georgetown and member of Clear Creek Fire Authority Board of Directors will be contributing engineering services for the new station.

For more information on Station 7, please contact Craig Abrahamson at 303.569.2850.



Clear Creek Fire Authority - Station 7

Alice / St. Mary's, Clear Creek County, CO

Tom J. Peterson, Architect - 303-877-2977 - tjarchitct@comcast.net

Water and Sanitation District Update

The Water District is in good shape financially. We did apply for Federal Stimulus Funds for 3 projects that met the criteria for these funds. 1) Bar screen installation at the Waste water plant, 2) Silver Lake Spillway/Headgate Conversion Project, and 3) New well at the Waste water plant site. On Dec. 31st, 2009, the District will have paid off the General Obligations Bond Debt for the installation of our Waste water treatment plant. The Debt Service Levy portion of our property taxes that go to the Water District, will be eliminated, but there will still be an Operating Levy portion. Elimination of the debt service levy will mean slightly lower property taxes for all property owners. The Water District has implemented the electronic metering project. Surcharges on excessive water usage helped fund this project. This project has many benefits, but the most important one is insuring the integrity of the infrastructure, one by installing upgraded meter reading devices, and two, at the same time inspecting all meter assemblies for compliance with District rules and regulations.

Another project slated to happen this summer is the Silver Lake

Spillway/Headgate Conversion Project. The old concrete spillway at the east end of the lake was removed due to hazards and a new underground culvert and new concrete headwork has been engineered to replace the old spillway.

The District also has more fire hydrants planned to be installed this year.

On a side note, the Clear Creek Fire Authority has purchased the lot at Beaver Road and Little Creek, and has applied for water and sewer service for the new fire station! This project will be happening this summer too. Hooray!

As always, the Board minutes will be posted on the POA web site, and Water Board meetings are the second Monday of each month, 6 p.m. at the Alice Schoolhouse. Look forward to seeing you there.

Paul Johnson, Water Board President

Metro District Road Maintenance Report

Before another winter had fallen on us we installed new doors on the Metro building to cut heating costs that have burdened the Metro district. This summer we will be installing new storage for the diesel fuel. Our goal is to also have fencing around the basketball court by the end of summer. We will also be adding road base to the roads where needed. Recycled mulch will be spread around the basketball court hoping to promote growth in the area. The mulch is being donated by the County so our only cost is running of the loader to spread the mulch evenly across the area. Our Budget can only go so far and this is what is planned along with normal maintenance for the year.

Tom Schanaman, Metro District 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 - 2009

Metro District Contacts

President - Tom Schanaman.....(303) 567-2567
tomschanaman@hotmail.com
Vice President -Robert J. Brozovich.....(303) 567-2589
broz23@gmail.com
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k_brozovich@yahoo.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
For road management issues please contact Rod Moser at (303) 567-1599.

Water and Sanitation Contacts

President - Paul Johnson.....(303)567-1010
Secretary - C.J. Galbraith.....(303) 443-9424 Ext. 101
cjgalbraith@boulderwest.com
Director - Heather Ulrich.....(303) 567-0727
heather@marshallulrich.com
Director - Tony Distrola.....*tonydistrola@yahoo.com*
Director -John Wood.....(303)567-4253
johnwood@frii.com
District Operator/Accountant -Carmen Barker(303)567-9500
For water emergencies please call (303) 567-1010

POA Contacts

President-Deb Rightsell.....(303)567-9600
kkwyler@hotmail.com
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Treasurer - Jan Wood.....303-567-4253
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Director - Robert J. Brozovich.....(303) 567-2589
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Director - Kim Brozovich.....(303) 567-2589
k_brozovich@yahoo.com

Web Site Contact

Webmaster -Angela Briddell.....*angelabridell@gmail.com*

Clear Creek Fire Authority Contact

Craig Abrahamson.....(303) 569-2850

For emergencies, please dial 911.

Fishing Report

Last winter there was an accident on Silver Lake and some diesel fuel was spilled into Silver Lake. This spring the EPA will evaluate water conditions in both lakes to assess the impact of the spill. **Until further notice please do not eat or keep any fish from either lake, however catch and release fishing is safe.** Once the assessment has

been made information will be posted on the website and community bulletin boards.

Badges are available at Clear Creek Outdoors (303-567-1500). The POA will be discussing a possible increase in fishing badge fees this year, since the price of fish has doubled in the last four years.

Silver Lake & Lake Quivera Fishing Rules & Regulations

JANUARY - DECEMBER 2009 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, 2009
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: _____

OHV Designation Ballot (please return by July 1, 2009)

Support **Oppose** **Comments** _____

EVENT CALENDAR

Mark your calendar for the following
2009 St. Mary's POA events:

Sunday, July 12th, 2009, 9:00 a.m.

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 24, 2009, 7:00 p.m.

Halloween Party - Get your costume ready and bring the kids to join us for our Annual Halloween Party. We will provide games and prizes for the kids.

First Tuesday of every Month, 6:00 p.m.

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.

Eclipse Snow Park Update

I am very excited to share the latest update for Eclipse Snow Park. At long last, we are ready to submit our development plan to the county. You can see the computer renderings on our website www.eclipsesnow.com. We had our first formal meeting on the development review process with Fred Rollenhagen (County Planner) on March 26. Based on the county notice requirements, I anticipate public hearings to begin in June. We held a community meeting earlier this year and had great response to the plan. Your input is very much appreciated and always welcome at info@eclipsesnow.com. The plan we are submitting will allow ESP to open and operate solely on the private property we currently own. Eclipse is still pursuing a land trade with the USFS to clean up boundary border issues and allow us to access to a greater percentage of our property in Anchor Gulch.

To highlight a few points, we are planning the base area building to have a multi-purpose use. If the demand exists, we plan to keep the facility open after skiers leave as a restaurant/bar facility for local neighbors. It also could be available for community meetings and get-togethers if this would be desirable.

The vision for the ski area has evolved in the last several years. We have committed to develop Eclipse as a traditional family ski area. The plan we are submitting will support skiers and snowboarders from beginner to a lower intermediate level. If in the future we obtain approval to expand the plan, we will be able to open terrain for the full range of skier/snowboarder abilities. There will be no night skiing and no on hill music at Eclipse.

We understand that traffic and road issues are central to any project in the St. Mary's area. Our development plan proposal limits traffic to 63 parking spaces. On busy days, our goal will be to deter Eclipse skiers and snowboarders from even venturing up Fall River Rd. and parking illegally when the lot is full.

We are excited to finally move our concepts to reality and hope to see you over here in the near future.

Michael Coors, Eclipse Snow Park

Offroad Vehicle Route

A few St. Mary's residents have been working with Clear Creek County (CCC) to designate certain roads in the St. Mary's community for OHV (Off-Highway Vehicle/ATV/Dirt Bike) travel, similar to CCC Resolution 90-8, which is the legal snowmobile route in our community, and similar to established routes in Grand Lake. This designation would provide a legal route for OHV operators to access the forest service trail system from trailhead 175.4 on upper Mine Road; to trailhead 353.4 on upper Hilltop Road; and 701.2 on Steuart Road. The proposed route would follow upper Mine Road and cross Fall River Road where a path would be created along the West easement heading South to the intersection of Alice Road. The route would then continue along Alice Road to Harris Drive, then onto Hilltop Road and to Steuart Road respectively. To view a map of the proposed route visit <http://www.stmarysglacier.com/ohv/>.

CCC would provide trail maps and directional signage within the community, at trailheads, and along trail routes. The intent is to keep riders on a formal designated route and to prevent visitors from getting lost on our subdivision roads. All OHV traffic would be required to follow posted speed limits and Colorado OHV statutes (<http://www.atvsafety.gov/legislation/ColoradoLaw.pdf>). Obviously there are pros and cons that each property owner must consider.

We would like to gauge community support/opposition for such a designation. Please fill out the ballot at the bottom of the fishing badge form, along with your comments (you are not required to purchase fishing badges to vote). This information will be provided back to CCC Officials to determine whether or not this is something the community supports. Should our community wish to pursue this, the CCC Sheriff's Department and CCC Officials are also willing to conduct a one or two year trial period to determine if it is working as planned. Your input is important.

Ballots must be returned no later than July 1, 2009. The POA will have the results available at the Annual meeting on July 12, 2009.

Meet your neighbors online!

Visit <http://www.timberlinetalk.com> to talk about current issues in our community! Just a few of the topics discussed: favorite



timberlinetalk.com

restaurants in Idaho Springs, lowest propane prices, local service professional recommendations, etc. Also, a user generated photo gallery

has been added so community members can upload and share photos. It is a great way to get to know your neighbors and find out what is going on in the St. Mary's and surrounding communities year round. Join today!

TimberlineTalk.com is not sponsored by or paid for with POA funds. Operating costs and development have been donated by Angela Briddell.

Got Wind?

According to some recent wind maps prepared by Clear Creek Watershed and Clear Creek Power, we have significant wind at St. Mary's. Imagine that! Representatives from Clear Creek Power will be coming to our Annual Meeting and Clean up, to help us clean up and answer questions about opportunities for wind development in our community. Come to the annual meeting to learn more about it. We are investigating putting up a met tower this summer to start measuring data, the first step in getting our own wind farm.

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

The POA ended the year with \$2,364.19, slightly above where we usually are at the end of the year. The bad news is that our money market/savings lost almost half of its value, down to \$2,983.25. The board decided to ride the wave and hope the value comes back.

Our 2009 expenses will be drastically cut as our lease from the Metro District is up in December of 2009. We are talking about the 3 entities sharing the expenses. We will see if the board gets additional volunteer help this coming year because if we do and continue the fishing, the POA should be able to build some revenue to do some exciting things for the property owners.

Jan Wood
POA Treasurer

2009 BUDGET

BUDGET CATEGORY	2008 ACTUAL	2009 PROJECTED
INCOME		
Fishing and POA Dues	\$12,990.00	\$12,000.00
Earned Revenues	\$(1,379.36)	\$400.00
TOTAL	\$11,610.64	\$12,400.00
EXPENSES		
Annual Clean-up	\$500.00	\$650.00
Annual Meeting Expense	\$210.60	\$205.00
Bank Service Charges	\$47.40	\$40.00
Fish Stocking	\$5,000.00	\$4,000.00
Fishing Badges (manufacturing)	\$710.00	\$900.00
Insurance	\$1,203.00	\$1,202.00
Lake Licenses	\$150.00	\$150.00
Lake Supplies	\$-	\$90.00
Legal Fees	\$90.13	\$350.00
Misc Expense	\$146.08	\$-
Newsletter Printing/Distribution	\$919.71	\$650.00
Party Supplies	\$80.62	\$300.00
Plowing	\$45.00	\$-
Santilette	\$805.00	\$695.00
Postage	\$44.00	\$125.00
Schoolhouse Maintenance	\$387.84	\$150.00
State of Colorado Registration	\$30.00	\$30.00
Schoolhouse Utilities	\$3,032.81	\$1,000.00
Web-Site	\$122.71	\$180.00
TOTAL	\$13,524.90	\$10,717.00
PROJECTED BALANCE		\$1,683.00

SALES DATA LAST 2 YEARS: LAND

	2008 List Price	2007 List Price	2008 Net Sold Price	2007 Net Sold Price
# of Lots Sold:	11	39		
Lowest Price:	\$7,900	\$3,000	\$7,500	\$3,000
Highest Price:	\$29,000	\$20,000	\$29,000	\$17,000
Average Price:	\$15,156	\$10,000	\$14,267	\$9,523
Average Total Days on Market:			201	289
% of Sold Price to List Price:			94.1%	89.5%

SALES DATA LAST 2 YEARS: RESIDENTIAL {ALICE}

	2008 List Price	2007 List Price	2008 Net Sold Price	2007 Net Sold Price
# of Homes Sold:	6	7		7
Lowest Price:	\$114,900	\$135,000	\$112,000	\$128,000
Highest Price:	\$185,000	\$239,900	\$185,000	\$239,900
Average Price:	\$141,450	\$193,971	\$139,000	\$186,186
Average Price/Sq. Ft.:	\$126.64	\$125	\$123.90	\$136
Average Total Days on Market:			293.5	315
% of Sold Price to List Price:			98.3%	96.3%

SALES DATA LAST 2 YEARS: RESIDENTIAL {WINTERLAND}

	2008 List Price	2007 List Price	2008 Net Sold Price	2007 Net Sold Price
# of Homes Sold:	3	4		4
Lowest Price:	\$174,900	\$141,900	\$160,000	\$136,000
Highest Price:	\$229,900	\$250,000	\$229,000	\$242,000
Average Price:	\$209,933	\$196,338	\$203,000	\$191,375
Average Price/Sq. Ft.:	\$180.55	\$182.78	\$174.17	\$178
Average Total Days on Market:			67.7	51.8
% of Sold Price to List Price:			96.7%	97.6%

These figures came from the Multiple Listing Service and do not include For-Sale-By-Owner properties. This data shows that there were slightly less homes sold in 2008 versus 2007 and many less lots sold. Alice homes sold for slightly more while Winterland homes sold for less than in the previous year looking solely at the price/ square foot. Properties sold much 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 Alpine Mountain Properties @ 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

<p>For Professional & Affordable Real Estate Services</p>  <p>ALPINE MOUNTAIN PROPERTIES</p> <p>Jan Wood Broker, Owner</p> <p>The Majestic Building 1630 Miner Street, Suite 206 PO Box 271 Idaho Springs, CO 80452</p> <p>cell: 303.877.3531 fax: 303.567.9306 email: jwood2323@frii.com www.alpinemtnproperties.com</p>	<p>Pick Up Your Spirits At CLEAR CREEK LIQUORS</p>  <p>2325 Miner Street 303-567-2525 PO BOX 127 Idaho Springs, CO 80452</p>
<p><i>Thank You!</i></p>  <ul style="list-style-type: none"> • To our Metro District drivers, Rod, Troy, and Randy 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! 	 <p>Rods - Reels - Apparel - Accessories Guide Service - Classes Custom Fly-Tying</p> <p>www.clearcreekfishing.com</p> <p>Rob Brozovich, Owner 1524 Miner St. PO Box 291 Idaho Springs, CO 80452</p> <p>broz23@gmail.com 303-567-1500 Fax 303-567-0377</p>