



# Timberline Newsletter

May 2011

## Yet Another and Another Plea For Community Volunteers

We need more community volunteers to serve on the POA to help with fishing and special projects. If you haven't served on any of the other boards, please consider dedicating your free time to the Property Owner's Association. We will take as much or as little time that you have to offer. If you aren't willing or able to serve on the board, please come to meetings and share your ideas and wisdom. Who knows we might be working on something that you would like to volunteer for!

*St. Mary's POA*

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## St. Mary's POA Update

We've had a lot of changes to the board this year, including a new President, Michele Beverly and a new Secretary, Mary Matson. Jan Wood is still doing an excellent job as Treasurer, Sarah Clark is still serving on the board as a Member at Large and Glenn Clark now heads the Architectural Committee. Dan and Patti Parsons have also stepped up to get action on the various properties that need cleaning up. We have had some great progress in that area and hope to continue this summer. A huge thank you to everyone that has volunteered their time and efforts for this community.

We did not have any community activities this past year other than the annual clean up and BBQ due to a lack of interest and participation at past events. If you would like to see events planned and held again, please attend meetings and voice your opinion or get involved and help plan an event.

The Covenants and By Laws have not been updated in years. We plan to take a look at both to see what if any changes need to be made to bring them current with today's standards and laws. We will be looking for community input for ideas. The purpose is not to change the overall premise of the covenants, but to make them more user friendly and current.

There have been several requests to change Lake Quivera fishing from catch and release to catch and take. Due to some confusion on the last vote we are putting it to the community to vote again. Please vote on your fishing badge application as to whether you would like to see Lake Q to stay catch and release or be changed to catch and take. If you do not intend to pay for fishing badges but would still like to vote, you may use the same form, just don't order badges. The address is on the form. If you have any questions, please don't hesitate to contact any POA board member.

*Michele Beverly, St. Mary's POA*

## THE POA IS CLEANING THINGS UP!

Over the years, the POA have fielded numerous complaints about unkempt properties in St. Mary's that present the community as trashy and results in the decrease of overall property values. The POA is now in a position with man/woman power and somewhat financially to act on these complaints. We will be sending letters out to homeowners who have broken down vehicles and other garbage on their properties to remove these items from their properties within 30 days. We greatly appreciate your cooperation in making St. Mary's a pristine community where others want to build and live. We will be offering our services to help financially when the need arises. The POA cannot fund this effort ourselves and would like to ask for donations to help with the cost of cleaning up these properties. We will set up a separate account to manage and restrict the use of these funds. You can make your checks payable to St. Mary's POA and make sure you note in the memo field of your check that it is for clean-up. We appreciate any and all donations from the community. The more money we have, the faster this project will go. We will post progress from time to time on the web-site.

*Jan Wood, St. Mary's POA*

## ARCHITECTURAL REVIEW COMMITTEE

Glenn Clark has graciously agreed to head up the Architectural Review Committee, If you have any building questions feel free to contact Glenn at 303-330-0386 or you can email him at panhead80@aol.com. Make sure when emailing that you put St. Mary's somewhere on the subject line.

*Jan Wood, St. Mary's POA*

## A Message from Glenn Clark

Greetings from the nose bleed section.

So you are thinking about building a house on your lot at St. Mary's, where do you start???

When you have your plans completed, call me and we will take a look at your project and go from there.

Construction at 10,000' brings a new dimension to building. Planning your project carefully is essential to minimizing issues that you have no control over later. It can take a couple of months to complete your plans, engineering and permitting process, it is preferable to do this prior to the good building months. Try to be ready to break ground in early spring and make the most of the wonderful sunshine and good weather. Ideally you will be dried in good by the time the snow start to fly in the fall and you can work more comfortably inside during the winter. Depending on your situation you may decide to buckle up for the winter and begin anew when things are more reasonable. It is very important to build your home for the area, you will be so much happier in the long run. I have been involved in many nice projects on our mountainside and let me assure you it is not easy, but to be inside your house when it is howling wicked outside is a good feeling. Living at St. Mary's is a unique experience, we need new growth and to improve some of our run down properties. I would be happy to discuss your ideas and try to help you get started in the right direction. You can call and leave a message at 303-330-0385 or e-mail me at panhead80@aol.com.

*Enjoy another day in paradise,  
Glenn Clark, St. Mary's POA*

## Fishing Report

The POA has had several people complain that Lake Quivera is catch and release rather than catch and take as with Silver Lake. A vote was taken 4 or 5 year back and the majority of those who voted, voted to make it catch and release. We will take another vote this year so be sure to mark your vote at the bottom of the fishing badge form. We will tally the votes and announce the results on the web-site by June 15th so make sure to get your votes in by then if you want them to count.

The people who purchase fishing badges pay for the fish that are placed in the lakes. Although we have wardens, we rely on all fishermen and women to run off people who do not have badges. There are no excuses if they don't have a badge, they go, period. Homeowners who have homes on the lake still must have a badge. If you don't patrol and run people off, you are giving the fish you paid for, away! When you do confront someone please remember to be as courteous as possible as you are representing all of the St. Mary's community.

Rob Brozovich will assist in selling badges this year at his Clear Creek Outdoor store at 1524 Miner St. in downtown Idaho Springs. Although we will try to mail out most of the badges this year when applications are mailed in, those who want to purchase them in person can either contact Rob at his store or Jan Wood at 303-877-3531.

*Jan Wood, St. Mary's POA*

## Logo Contest for POA

The POA is in need of a new logo. The logo will be used for various business documents as well as shirts, hats and other items to sell. The POA is looking to the community for input. The winning submitter must agree to assign the copyright to the POA and attach no other restrictions on its use. Signatures within the logo are permitted and credit will be given to the designer. The winner will receive a free fishing pass or a VISA gift card valued at \$65. Submit your designs in digital format to mtliving@gmail.com no later than July 1st. Files should be in jpeg or png and use RGB color mode for uploading to cafepress.com or similar site. The top 3 designs will be available for preview and voting at the Annual Meeting.

*Michele Beverly, St. Mary's POA*

## Water and Sanitation District Update

Neighbors:

Water and Sanitation District had a pretty quiet winter, which is to say: not too many freeze-ups. The Board, which consists of Kevin Zegan, Heather Marshall, John Wood, Tony Distrolla and myself, is dealing with new unfunded Federal and State mandates concerning effluent, mineral and metal content and overall water quality--not what we drink but what we flush.

It is important to remember not to use the toilets or manholes as trash bins as odd items create havoc at the plant.

John Pacetta  
Water and Metro Member

## Metro District Road Maintenance Report

On the Metro side, I think we can agree that we have seen enough snow this winter and spring. And, sometimes the roads were not maintained as well as expected. Changes have been made on the board which now consists of: Karmin Mackey, Julie Whisenand, John Wood, Jan Wood and myself. Other changes are at the road manager position (Troy Mackey) and some of the road crew is in transition. Many thanks go out to Randy Tindle for his work over the past year as road chief.

This spring and summer the district intends to pull ditches and add to the road base with hose materials.

As always, constructive comments are welcome. And, yes, the websites will be brought up to speed. And, remember the Spring clean-up and annual picnic.

John Pacetta  
Water and Metro Member

# ST. MARY'S BOARDS - 2011

### Metro District Contacts

**President** - John Pacetta.....*bw\_jp@indra.com*

**Secretary/Treasurer**-KarminMackley...*kmackley@msn.com*

**Road Manager**-Randy Tindle.....(303)567-1313

*For road management issues please contact Randy Tindle at (303) 567-1313.*

### Water and Sanitation Contacts

**President**-John Pacetta.....*bw\_jp@indra.com*

**Treasurer** - John Wood.....(303) 567-4253

*johnwood@frii.com*

**Secretary**-Kevin Zegan.....*kgzegan@earthlink.net*

**Director** - Heather Ulrich.....(303) 567-0727

*heather@marshallulrich.com*

**Director** - Tony Distrolla.....*tonydistrolla@yahoo.com*

**Operator/Accountant** - Carmen Barker.....(303)567-9500

**Customer Liason** - Erin Johnson.....(303)567-1010

*For water emergencies please call (303) 567-9500*

### POA Contacts

**President** - Michele Beverly.....(303)900-2533

*mtnliving5@gmail.com*

**Treasurer** - Jan Wood.....303-877-3531

*jwood2323@frii.com*

**Secretary** - Mary Matson.....(303)278-1930

*mariwest1@gmail.com*

**Director** - Sarah Clark.....*panhead80@aol.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.*

# CALENDAR

## ANNUAL POA MEETING AND COMMUNITY CLEAN-UP

**Sunday, July 15th, 2011, 9:00 a.m.**

Annual POA Meeting & Community Clean-Up with BBQ Meet at the Alice Schoolhouse at 9:00am to grab a trash bag and route assignment to help clean up our community. Join us at 12:00 noon for a short annual meeting and the BBQ to follow. Hamburgers, hot dogs, chips, and drinks will be provided. Please bring a side dish to share. Hope to see you all there!



## POA MEETINGS

**Second Sunday of every Month, 10:30 a.m.**

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.

## WATER DISTRICT MEETINGS

**Second Monday of every Month, 5:00 p.m.**

Water District Meetings occur the second Monday of every month at the Alice Schoolhouse.

## METRO DISTRICT MEETINGS

**Second Monday of every Month, 6:30 p.m.**

Metro District Meetings occur the second Monday of every month at the Alice Schoolhouse.

## Eclipse Snow Park Update

Many questions are coming in regarding the status of the Eclipse Snow Park. The proposal was voted down by the 3 County Commissioners and we have not heard of any plans to re-submit their proposal or change their proposal. We will post any updates we receive on the web-site or contact Eclipse Snow Park with any questions you might have. [info@eclipsesnow.com](mailto:info@eclipsesnow.com)

*St. Mary's POA*

## 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 restaraunts 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.*



*Loch Lomond*



*Windy View of Fox Mountain*

# Silver Lake & Lake Quivera Fishing Rules

## JANUARY - DECEMBER 2011 SEASON

Visit our POA website at [www.stmarysglacier.com](http://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.**

<b>PERIOD:</b>	January 1 - December 31, 2011
<b>RATE:</b>	\$50 Dues. \$65 first badge; \$45 each additional badge
<b>BELLY BOAT/CANOE BADGE:</b>	\$35

**Violation of any fishing regulations will result in immediate revocation of fishing badge, right to refuse issue of further badge, and prosecution under appropriate statutes of the Sate 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.

#### HOW TO PICK-UP FISHING BADGES:

- Attend a POA meeting
- Contact Jan Wood Mon - Fri, 8am-5pm at (303) 567-0386 or Nights and Weekends at (303)567-4253.
- Contact Rob Brozovich at Clear Creek Outdoor, 1524 Miner St, Idaho Springs, CO.

#### 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.

#### 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)

#### LAKE QUIVERA RULES :

- Catch and release ONLY at Lake Quivera.
- Artificial fly and lure ONLY at Lake Quivera.

\* Lake Quivera rules subject to change after vote, see website for updates and details.

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

POA Annual Membership	\$50.00	X	_____	=	_____
Fishing Badge #1	\$65.00	X	_____	=	_____
Belly Boat/Canoe Badge	\$35.00	X	_____	=	_____
Additional badges	\$45.00	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: \_\_\_\_\_

\* \* \* \* \*

**Don't forge to Vote: Lake Quivera should be Catch & Release \_\_\_\_\_ or Catch & Take \_\_\_\_\_ ?**

\* \* \* \* \*

St. Mary's Property Owner's Association, 271 Silver Creek Rd., Idaho Springs, CO 80452 (303) 567-0386

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

We are projecting to end up with more money at the end of 2011 due to not having to pay 100% of the schoolhouse expenses this year. Our money market gained back \$460.47 for a total value at 2010 year end of \$4,451.21, which is important for our reserve. We are hoping as time goes on, to be able to take on more projects because we will have more funds to pay for them. We will define what those projects might be and report on them at the annual meeting.

Jan Wood, POA Treasurer

## 2010 BUDGET

BUDGET CATEGORY	2010 ACTUAL	2011 PROJECTED
<b>INCOME</b>		
Fishing and POA Dues	\$10,457.96	\$11,000.00
Money Market	\$4,451.21	\$4,500.00
Earned Revenues	\$430.39	\$500.00
Total	\$15,339.56	\$16,000.00
<b>EXPENSES</b>		
Annual Clean-up	\$650.00	\$700.00
Annual Meeting Expense	\$82.32	\$200.00
Bank Service Charges	\$81.75	\$90.00
Fish Stocking	\$5,100.00	\$6,000.00
Lake/Lake Supplies	\$941.25	\$800.00
Insurance	\$1,234.00	\$1,250.00
Lake Licenses	\$150.00	\$150.00
Legal Fees	\$10.00	\$100.00
Misc Expense	\$-	\$100.00
Newsletter Printing/Distribution	\$1,071.62	\$500.00
Office Supplies	\$236.62	\$-100.00
Plowing	\$-	\$-
Santilette	\$660.00	\$700.00
Postage	\$109.33	\$125.00
Schoolhouse Maintenance	\$387.84	\$-
State of Colorado Registration	\$30.00	\$30.00
Schoolhouse Utilities	\$54.40	\$-
Web-Site	\$164.96	\$180.00
<b>TOTAL</b>	<b>\$10,964.09</b>	<b>\$11,425.00</b>
<b>PROJECTED BALANCE</b>		<b>\$4,575.00</b>

## SALES DATA LAST 2 YEARS: LAND

	2010 List Price	2009 List Price	2010 Net Sold Price	2009 Net Sold Price
# of Lots Sold:	4	5		5
Lowest Price:	\$7,000	\$5,900	\$750	\$5,000
Highest Price:	\$11,000	\$50,000	\$9,000	\$20,000
Average Price:	\$8,250	\$16,860	\$4,625	\$9,760
Average Total Days on Market:			347.5	413
% of Sold Price to List Price:			56.1%	67.2%

## SALES DATA LAST 2 YEARS: RESIDENTIAL {ALICE}

	2010 List Price	2009 List Price	2010 Net Sold Price	2009 Net Sold Price
# of Homes Sold:	8	6		6
Lowest Price:	\$29,900	\$86,000	\$15,000	\$60,501
Highest Price:	\$179,900	\$244,900	\$177,000	\$244,453
Average Price:	\$85,250	\$133,333	\$81,746	\$119,809
Average Price/Sq. Ft.:	\$70.72	\$90.13	\$68.33	\$81.70
Average Total Days on Market:			90.9	77.8
% of Sold Price to List Price:			95.9%	91.2%

## SALES DATA LAST 2 YEARS: RESIDENTIAL {WINTERLAND}

	2010 List Price	2009 List Price	2010 Net Sold Price	2009 Net Sold Price
# of Homes Sold:	6	4	6	4
Lowest Price:	\$109,000	\$140,000	\$107,000	\$125,000
Highest Price:	\$449,000	\$259,900	\$424,500	\$240,000
Average Price:	\$241,717	\$211,225	\$231,083	\$193,750
Average Price/Sq. Ft.:	\$141.86	\$152.38	\$135.69	\$138.80
Average Total Days on Market:			151.1	59.5
% of Sold Price to List Price:			95.6%	91.7%

These figures came from the Multiple Listing Service and do not include For-Sale-By-Owner properties. This data shows that in 2009, less than half as many lots sold than in 2008, it took twice as long to sell them, and the sellers sold them for roughly 1/3 less than what they were originally asking. It is also notable that the high sold price of \$50,000 was a trailer lot that sold with a garage and an old mobile home. Mobile homes are not real property which is why the property was sold under vacant land rather than residential. It did skew the numbers on land a bit. Although the 2009 residential "highest list price" and "highest sold price" was higher in both Alice and Winterland than in 2008, the average price dropped as did the price/sq. ft. This is largely due to 3 of the six houses that sold in Alice were foreclosures and 1 of the 4 that sold in Winterland was a short sale all of which sold for prices significantly under market. Unfortunately, this pulls all of the property values down. If I can answer any questions, please feel free to call Jan Wood at Alpine Mountain Properties @ 303-877-3531.



Photo by Jeff Olson