

# Timberline Newsletter

May 2012

## 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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## IF YOU DIDN'T ATTEND, YOU MISSED A GREAT CHRISTMAS PARTY AND COMMUNITY EVENT!

We had great food, great conversation, gifts for all the kids given out by Santa and Mrs. Claus, Mike and Sharon Wheatley, fabulous hay rides provided by Troy Mackley, John Wheatley and Mac McWilliams, and a silent auction that raised \$670.00 for the maintenance of the schoolhouse. Karmin Mackley was instrumental in getting donations for the auction from the following merchants:

The Lodge  
The Riviera  
Jenny's  
The Original Hard Rock Café  
The Empire Dairy King  
Glenbrook Gallery  
Smokin' Yards  
The Wild Grape  
Mountain Moonshine  
Calvin Davis  
Guy Davis (let us borrow the hay bales for the hay rides)



Members of the Alice Historical Society donated homemade themed baskets for the silent auction:

Dan and Patti Parsons – Soup Basket  
Scott and June Paulding – Chocolate Basket  
Marcus and Lura Teter – Bird Basket  
Mike and Lynda Schuller – Tea Basket  
Jim Schaitel – 3 Home-Made Soy Candle Baskets  
We would also like to thank Wendy Moya who played the piano and Scott Paulding who played the harmonica.

## THE POA WANTS TO KEEP THIS COMMUNITY EXPERIENCE GOING!

At the February POA meeting we were discussing how great it was to see so many people at the Christmas party and what a sense of community everyone who attended felt. We are going to offer a community breakfast starting at 9:30am before the POA meeting at 10:30 on the second Sunday of each month. We will offer this opportunity to meet and interact with your neighbors in April, May and June and if the attendance is good we will continue it August-December. Hope to see you there-

## Alice Historical Society...discovering our past, building community and looking forward to our future

*What started out as a mission to clean up the basement of the historic Alice School House in mid-August 2011, has blossomed into an overwhelming leap of faith into the future of our community. Patti Parsons, Sarah Clark and I were cleaning up around the school house last summer and the possibilities started to emerge. We thought, wouldn't it be great to continue the good work that the previous Alice Historical Society had started in the early 1980's? More folks started showing up around the school house and volunteering to help organize and clean up. We were amazed at the amount of historical information and artifacts that had been sleeping at the school house. These artifacts can be viewed at the school house and our goal is to continue to build on the museum and documentation. The school house is a true treasure, not only for its historic value, but for the sense of connectedness it has restored by serving as a gathering place for the community and meeting our neighbors. We are planning numerous events and activities and will be developing ways to let all of you know about the dates and times of upcoming events. We hope to publish a calendar and are creating an email database of community members. If you would like to be included on community notices, please contact me with your email address so I can make sure you get all the news.*

*Many members of the community have contributed to the maintenance and beautification of the school house over the years. These kinds of contributions are incredibly meaningful to our rural community and greatly appreciated. If you would like to volunteer time or services, please contact me at [jmzegan@earthlink.net](mailto:jmzegan@earthlink.net) or (303) 567-1098.*

*AHS is reincorporated and we have a volunteer board that is dedicated to the mission and purpose of the historical society. The AHS Board consists of: Patti Parsons, Treasurer; June Jones Paulding, Secretary; Kat Thompson, Vice President; and, myself, Jacquie Zegan as President. We bring a tremendous depth of knowledge from various backgrounds and unique skill sets to AHS in addition to our enthusiasm and goals for the growth of AHS.*

*Our membership is you, the community. We invite everyone to our meetings who has an interest in the history of our community and the development of community. Attendance at meetings is never mandatory but we would enjoy hearing your stories and ideas and bet that you will enjoy the information shared and the history learned. There are no membership fees, we rely solely on donations.*

*Our first fundraiser, a Labor Day Pancake Breakfast set in a beautiful alpine setting, was a success on many levels. We had over 100 guests, raised \$670, were blessed with wonderful weather and many enthusiastic volunteers that helped out at every flip of the pancake, turn of the bacon and pour of the coffee!*

*Visit the SMG website for historical articles and photos that the Paulding's put together. Alice Historical Society, Inc. is on Facebook and we have uploaded historic photos there. We have books, CD's, DVD's and other reading materials that can be checked out for you to take home to enjoy with your family. A dedicated AHS website is a goal for the future! We hope to have the basement museum at the school house open for visitors on weekends this summer of 2012. We have two outreach opportunities for kids in the works and have collaborated with the Clear Creek County Archivist, George Rowe Museum in Silver Plume and Historical Society of Idaho Springs to obtain the Alice School census reports, historic mining reports and learn more about how to run a small museum and display and preserve artifacts. Three local and out of state families have contacted us to share their family stories and learn more about their own family histories. We have received family photos and a beautiful shadow box donation that contains two original school books and a lovely letter from a Harper family member.*

*Stay tuned for much, much more to come from the Alice Historical Society! Ponder what interests or inspires you about the history of this area...the mining, the hard working families, skiing and recreation, natural history and beauty of the area. In this 21st century age of feeling tied to electronics and electronic communication that can feel so impersonal at times, consider joining in the person-to-person discussion of the history of the area and attend one of our monthly meetings. We want to hear about what interests you and invite you to experience the simple joy of sitting down to share a cup of coffee and listen to a good story at the Alice School House.*

*My sincere and heartfelt thanks to everyone in the community, both near and far, for your support!*

*Jacquie Zegan, AHS President*

**A few of the volunteers from the Pancake Breakfast, Labor Day 2011** (Photo Courtesy of YHIKE Photography)



## Water and Sanitation District & Metro Update

2011 was an eventful year for both the Water and Metro Districts. As Assessed Values for homes in Clear Creek County dropped 20% to 30% each district was faced with severe revenue shortfalls which would have resulted in reduced services and deterioration of road and water/sewer maintenance.

A ballot issue asking property owners to increase the Mill Levy so as to restore revenues to its 2010 and 2011 levels was proposed and the issues passed for both Districts. The passing of the Mill Levy issue was and will be critical to the ongoing services for district residents.

However, budgets are tight for both districts and fiscal frugality will be the order of the day for 2012. Metro has implemented a "fixed salary" structure for a full time driver/maintenance person (snow removal and equipment maintenance are at the highest levels in years). Also, Metro will continue to provide preventative maintenance in the Spring in order to counteract run-off and keep the roads in top shape.

Water/Sewer experienced main breaks in October and December which effected residents along Lower Silver Creek. These breaks were neither the result of freezing nor pressure surges. The breaks were also not typical for our system and may have been the result of heavy equipment used to chip seal the road. The December break was difficult to locate and, as many residents know, caused hardships.

Neither District has any major Capital projects scheduled for 2012, but the Sewer plant has compliance requirements being handed down from the Federal and State governments. Currently we are monitoring the effluent to determine if we are within the compliance standard deviation.

This is an election year for both Districts and a vote will be conducted via mail in ballots.

All the best

John Pacetta, President  
Water and Sanitation  
Metro

## GUNS

We know that the majority of our residents are outdoor people and many own firearms and enjoy shooting. We received a complaint that someone was shooting a high-powered rifle into the lake to kill muskrats which obviously is unsafe. Please make sure that you are using safety measures while shooting to ensure the protection of our residents.

# ST. MARY'S BOARDS - 2012

### Metro District Contacts

**President** - John Pacetta.....*bw\_jp@indra.com*  
**Vice President** - John Wood.....*johnwood@frii.com*  
**Treasurer** - Karmin Mackley.....*kmackley@msn.com*  
**Secretary** - Julie Whisenand.....*jwhisenand@co.clear-creek.co.us*  
**Board Member** - Jan Wood.....*jwood2323@frii.com*  
**Road Manager** - Troy Mackley.....(720)244-7385

*For road management issues please contact Troy Mackley at (720) 244-7385.*

### 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*  
**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** - Sarah Clark..... (303) 330-0385  
*panhead80@aol.com*  
**Treasurer** - Jan Wood.....(303) 877-3531  
*jwood2323@frii.com*  
**Secretary** - Mary Matson.....(303) 278-1930  
*mariwest1@gmail.com*  
**Director** - Glenn Clark.....(303) 330-0385  
*panhead80@aol.com*  
**Director** - Keith Shanahan.....*kshanahan@comcast.net*

### Web Site Contact

**Website Administrator** - .....Jacquie Zegan  
*jmzegan@earthlink.net*

### 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, 2012, 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.

### 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.*

## Fishing Report

The POA has had several people over the years complain that Lake Quivera is catch and release rather than catch and take as with Silver Lake. We have taken a vote 2 years in a row and both votes have resulted in a sizable number of residents who want to keep Lake Quivera catch and release. We won't be taking another vote this year but may take another vote next year or the year after.

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 at 303-567-1500 or Jan Wood at 303-877-3531.

In the last few years we have had some arguments between residents at the lakes. We are here to say that this won't be tolerated in the future and badges will be revoked. So please be courteous to one another and remember that you are there to enjoy the outdoors!

# Silver Lake & Lake Quivera Fishing Rules

JANUARY - DECEMBER 2012 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, 2012
<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 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.

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

1. Attend a POA meeting
2. Contact Jan Wood Mon - Fri, 8am-5pm at (303) 877-3531 or Nights and Weekends at (303)877-3531.
3. 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: \_\_\_\_\_

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

## 2012 BUDGET

BUDGET CATEGORY	2011 ACTUAL	2012 PROJECTED
<b>INCOME</b>		
Fishing and POA Dues	\$6,055.00	\$8,750.00
Earned Revenues	430.39	\$500.00
Total	\$6,485.39	\$9,250.00
<b>EXPENSES</b>		
Annual Clean-up	\$600.00	\$600.00
Annual Meeting Expense	\$158.48	\$200.00
Clean Up Carroll Property	\$600.00	-
Bank Service Charges	\$81.75	\$90.00
Fish Stocking	\$4,437.50	\$5,000.00
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	\$-	\$-
Newsletter Printing/Distribution	\$200.00	\$500.00
Office Supplies	\$236.62	\$-100.00
Plowing	\$-	\$-
Santilette	\$660.00	\$700.00
Postage	\$54.26	\$125.00
Schoolhouse Maintenance	\$387.84	\$-
State of Colorado Registration	\$30.00	\$30.00
Schoolhouse Utilities	\$ 301.49	\$-
Web-Site	\$114.95	\$180.00
<b>TOTAL</b>	<b>\$9,170.83</b>	<b>\$9,225.00</b>
<b>PROJECTED BALANCE</b>		<b>\$4,300.00</b>

## SALES DATA LAST 2 YEARS: LAND

	2011 List Price	2010 List Price	2011 Net Sold Price	2010 Net Sold Price
# of Lots Sold:	9	4	9	4
Lowest Price:	\$1,667	\$7,000	\$1,667	\$750
Highest Price:	\$10,000	\$11,000	\$9,500	\$9,000
Average Price:	\$4,722	\$8,250	\$4,567	\$4,625
Average Total Days on Market:			277.4	347.5
% of Sold Price to List Price:			96.7%	56.1%

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

	2011 List Price	2010 List Price	2011 Net Sold Price	2010 Net Sold Price
# of Homes Sold:	15	8	15	8
Lowest Price:	\$41,900	\$29,900	\$40,000	\$15,000
Highest Price:	\$175,500	\$179,900	\$162,500	\$177,000
Average Price:	\$93,400	\$85,250.3	\$87,577	\$81,746
Average Price/Sq. Ft.:	\$77.69	\$70.72	\$72.84	\$68.33
Average Total Days on Market:			126.5	90.9
% of Sold Price to List Price:			93.8%	95.9%

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

	2011 List Price	2010 List Price	2011 Net Sold Price	2010 Net Sold Price
# of Homes Sold:	4	6	4	6
Lowest Price:	\$78,000	\$109,000	\$78,000	\$107,000
Highest Price:	\$449,900	\$449,000	\$421,700	\$424,500
Average Price:	\$274,450	\$241,717	\$262,175	\$231,083
Average Price/Sq. Ft.:	\$144.94	\$141.86	\$139.26	\$135.69
Average Total Days on Market:			225.3	151.1
% of Sold Price to List Price:			95.5%	95.6%

**LAND:** These figures came from the Multiple Listing Service and do not include For-Sale-By-Owner properties. This data shows that in 2011, 5 more lots sold than in 2010, which is good news however, the bad news is they were listed for nearly half the list price as in 2010. This was primarily due to the fact that 3 adjacent lots were listed and sold in Alice for a total of \$5,000 and there was a builder that wanted to sell a couple of other lots quickly so he sold them for \$3,500 each.

**RESIDENTIAL - ALICE:** 7 more properties sold in 2011 than in 2010 but of course there is bad news associated with this as well. Of the 15 home sales, 11 of them were foreclosures and sold significantly under market value. In fact 10 of the 15 sold for under \$100,000 which hurts property values significantly and will continue to do so for a minimum of the next 6 months. Last year was a bad year for home sales as well which is why there isn't a huge difference showing for the average price between 2010 and 2011.

**RESIDENTIAL - WINTERLAND:** 2 less home sold in Winterland in 2011 than 2010 however, both the average list price and average sold price were up over 10% and these would have been higher if not for the 1 foreclosure that sold for \$78,000. What is also notable is that it took 74 days longer to sell the homes in 2011 than in 2010 but that was due to the 295 days it took to sell the listed \$449,000 house because higher priced homes generally take longer to sell.

**SUMMARY:** Home sales are definitely picking up as last year was a record sales year by a mile for me and this year as well is off to a great start. The problem is that it takes roughly 6-12 months for these low foreclosure sales to drop off and there are more coming up. Market value is determined by what properties sold for and not what properties are listed for. I will say again what I said last year: If you don't need to sell your home, don't sell it now and wait for the market to come back up to support a higher price for your home. There are definitely some good sales numbers but they are hampered by all of the houses that sold for under \$100,000. The same is true for vacant land, those low sales need to drop off and we need some good sales prices to bring the market back up. I know all of this may seem confusing and if I can answer any questions, please don't hesitate to contact Jan Wood at Alpine Mountain Properties at 303-877-3531. I am your neighbor and I am here to help!