

TIMBERLINE POA NEWSLETTER

APRIL 2015

ST. MARY'S POA BOARD

Sarah Clark...	President
Jan Wood ...	Treasurer
Mari Matson...	Secretary
Glenn Clark ...	Architectural Review
Gordon Mink ...	Vice President
Kat Thompson ...	Director
Gaile Mink...	Director

ST. MARY'S GLACIER WEBSITE

www.stmarysalacier.com



ALICE SCHOOLHOUSE RENTALS

If you have an event coming up where you would like to rent the Alice Schoolhouse, contact Mari Matson @ mariwest1@gmail.com to reserve your date and time. You will have to pay your annual POA dues and a deposit that will be refundable if you leave the schoolhouse clean.

2015 DATES TO REMEMBER

JULY 12: ANNUAL CLEANUP & PICNIC

JUNE 20: GLACIERFEST

DECEMBER 20: HOLIDAY PARTY

SEPTEMBER 7: PANCAKE BREAKFAST

SECOND SUNDAY @ 10:30 POA MTNG

The annual cleanup & picnic, holiday party, and meetings are held at the Alice Schoolhouse. For times of the events please go to the web-site.

A LETTER FROM THE POA PRESIDENT, Sarah Clark:

Hello Neighbors,

I am happy to be visiting on the page of the Property Owner's Association 2015 Newsletter! Life goes on and that is a good thing. I am feeling optimistic and looking forward to growth and prosperity in our community. We are living in such a wonderful place. We recently had a Valentine's day community event of ice skating on Silver Lake and it was so much fun. We had a small fire, cooked burgers and dogs, it was perfect weather, and low and behold we had some folks together for a good time. The Alice Historical Society donated the food and hot chocolate and we thank them for that. We hope to have more skating events this season so keep your eye out for notices and come join in. We are planning our third Glacier Fest which continues to grow and be a really fun event. The venue is outstanding with great music and food. We changed the date to June 20, 2015, summer solstice weekend which I think is a good move but then who can predict the weather around here? I continue to be so grateful to our core participants who help keep things going and a special thanks to Jacquie Zegan for keeping the lines of communication open for our current and prospective residents, to Melissa Alamo for keeping our Facebook page going, and Mari Matson to keeping the St. Mary's website full of our news. I encourage everyone to examine their own personal skills and abilities to consider contributing in your own way to the betterment of our community. I appreciate getting notices about community members reaching out to form a book club that I'm sure people are enjoying. I am encouraged to see new construction going on now but I kind of question the timing. I look forward to hearing some banging and wood cutting going on this summer. It is so nice to see the snow but of course me getting stuck yesterday didn't make Glenn too happy with me! Get out and enjoy the outdoors as much as you can. Join us for our monthly meetings on the second Sunday of every month, at 10:30, at the schoolhouse and the annual meeting which will be held on July 12, 2015.

WILDFIRE PROTECTION AWARENESS PROGRAM

by Gordon Mink

First priority in this update is to pass on this message from the Clear Creek County Sheriff's office for anyone who might not have received it:

1/15/2015 11:22:10 AM EST - This is an important message from the Clear Creek County Sheriff's Office for all residents and businesses located in Clear Creek County.

We have licensed the CodeRED Community Notification System to help disseminate important or critical information.

WILD FIRE PROTECTION PLAN Cont. by Gordon Mink

We encourage all residents and businesses to go to the Clear Creek County Sheriff's Office website at <http://www.clearcreeksheriff.us>, click on the CodeRED logo located in the center of the webpage, and enter their contact information, including additional phone numbers, and text and email addresses, to ensure all of the data in our system is accurate and current. St. Mary's POA joins in encouraging everyone to make sure their information is up to date with CodeRED.

Secondly, at the risk of "editorializing" I mention that there have been some polarizing events of late on the mountain prompting people to come forward and express the desire to get involved. The term "community" is being used in abundance. In looking over POA meeting minutes and newsletters for the past couple of years I see that several times there has been a call for people from the community to help with implementation of the Wildfire Protection Plan and development of the designated safety zone. Development of this area would involve simply planning and executing the general cleanup of the area making it suitable as an assembly and evacuation center. As yet, no-one has stepped up to volunteer in any fashion. So I now, in the spirit of community, again put out the request for volunteers. If only a few would step up we could actually develop the Safety Zone into something viable and usable for that purpose, as well as develop assembly and evacuation procedures. Anyone willing to help please contact me at glmink49@msn.com.



Finally, as you all know, if a wildfire were to happen up here, the first priority of the emergency responders will be to save lives. Saving property will be secondary to that mission. It's up to every property owner to mitigate their property to reduce the risk of damage. It's also everyone's responsibility to be prepared. I again remind you that the CWPIP is posted on the St. Mary's Glacier website and is an excellent resource for information on mitigation as well as the "Ready, Set, Go" program.

ARCHITECTURAL REVIEW COMMITTEE by Glenn Clark

It looks like we should be seeing growth once again on the mountain. From fairly good sized additions to new homes being constructed, we are seeing new signs of life. I've been here for fifteen years now and have seen some ups and downs in regards to construction. From a financial crash to a bad reputation for water shortages and the false reputation for a hard life, we have remained the best kept secret in Colorado. But now with what appears to be a healthier economy and the Water and Sanitation District as well as the fact that it isn't hard to live up here, the secret is getting out! This is one of the most beautiful places on earth and you don't need no air conditioner in St. Mary's Glacier!

For those people interested in building a house in St. Mary's Glacier you are welcome by all. We have a POA that mostly organizes parties for all of us and we keep fish in our two private lakes that are for residents and their friends only. The covenants for building are on our web-site www.stmarysglacier.com. All construction up here is done through the Clear Creek County Building Department.

WE STILL NEED VOLUNTEERS

We have been fortunate to have a few new property owners step forward to help out the current volunteers with projects that all property owners benefit from which is very helpful. However, we still need more help with implementing the Glacier Fest event and with the Fire Protection Implementation Committee which is committed to keeping our community members alive in the event of a fire. Please get involved with your community and devote a small portion of your time to improve St. Mary's. Both the Metropolitan District and the Water and Sanitation District Boards have seats available. If you would like to volunteer for the POA or any Board, just go to the web-site www.stmarysglacier.com and contact one of the Board members or attend one of the meetings.

ALICE HISTORICAL SOCIETY, by Jacquie Zegan, President



Alice Historical Society...discovering our past and looking ahead to a bright future.

AHS invites anyone who has an interest in the history of area to attend our Sunday morning roundtable meetings with homemade breakfast items and warm beverages. AHS, a non-profit 501(c)(3) organization, has no membership fees and we rely solely on donations. The AHS Board consists of: Gaile Mink, Treasurer; June Jones-Paulding, Secretary; Kat Thompson, Vice President; and, myself, Jacquie Zegan as President. Each of us brings great enthusiasm and a tremendous depth of knowledge from various professional backgrounds and unique skill sets to AHS.

Here are a few highlights from 2014...

- Hosted annual Labor Day Pancake Breakfast fundraiser
- Collaboratively hosted Glacier Fest with the St. Mary's POA
 - o Gold panning demos, live music at Silver Lake and the Alice Schoolhouse, paddling on Silver Lake, vendors, food and beverage, guided Glacier hikes, Alice Schoolhouse tours and more historical informational sheets compiled by June Jones-Paulding
 - o More activities, great music and fun for kids, including face painting, planned for Glacier Fest 2015 Saturday, June 20th
- Received donations of historic photos, newspaper articles and other memorabilia
- New energy efficient lighting installed in the basement museum
 - o Thanks to Gordon & Gaile Mink for their donation to the schoolhouse!



Mark your calendars now for the 2015 Labor Day Pancake Breakfast on Monday, September 7th! We'll be flipping the popular blueberry pancakes and serving up Edwards Meats homemade sausage and bacon again. Over 100 guests attended the 2014 breakfast and the weather was perfect. Thank you to all who donated their time and dollars, especially the 20+ volunteers who made it all happen. Special thanks to St. Mary's community volunteer teens, Drew, Gavin and Reed who were there for our guests at every turn and earned community service hours!

Visit the SMG website www.stmarysglacier.com for historic articles and photos. "Like" Alice Historical Society, Inc. on Facebook where we have more historic photos uploaded. 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. Our website www.alicehistoricalsociety.org. Special thanks to Rachel Mills, former Girl Scout and college freshman, who built the AHS website with the assistance of former resident, Angela Briddell.

The basement museum at the Alice School House is open for visitors. Many volunteers in the community have contributed to the success of this little gem of a museum that continues to grow. We thoroughly enjoy all visitors who take time to get off the beaten path and visit our community.

On the horizon for 2015... We are researching how to obtain a national historic landmark designation for the Alice Schoolhouse. We are collaborating with the Mill Creek Valley Historical Society, who own and manage the historic Dumont Schoolhouse, to understand how to best approach this process and what it means for AHS to take this on. <http://mchvs.org> We will also be collaborating with the St. Mary's Metropolitan District Board who currently hold the lease for the Alice Schoolhouse.

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

METROPOLITAN DISTRICT (ROAD MAINTENANCE & SNOW PLOWING)

by Julie Whisenand-McWilliams, President



Greetings from the Metropolitan District. 2014 was a challenging year for the Metro Dist. The minute we took a nice long breath, and sighed a sigh of relief, we began 2015 with new challenges. So there's one thing I have learned; there is never a dull moment around St. Mary's.

Due to equipment failures/repairs our budget last was stretched beyond what we had anticipated in vehicle repairs. Luckily fuel prices have fallen since last year and that helps our budget moving forward. Currently our equipment is old and needs to be replaced. The grader and loader repair for 2014 we over \$20,000. Keeping that in mind for this year we decided to purchase a plow that is heavy duty enough to move snow, but to also accommodate blade articulation while passing driveways, rocks and hazards in the road.

We, as a Board, have made the decision to eliminate the Road Manager position and have a Board Director take over the management of our roads, for those who have not met him, we are happy to introduce Dana Henry as our Operations Director. I'm sure many of you have seen him on the road with his white truck and the new plow attached to it. Dana Henry brings several years of experience in employee management. His knowledge and willingness to devote time to our rural roads has greatly benefited the Board as we make decisions in relation to employees and road maintenance. Chris Oeland, our primary operator, has actively worked with Dana for the past couple of months to bring each other up to speed on equipment, expectations and performance.

Unfortunately, we have recently had two Board Members resign. We will be accepting "Letters of Intent" from any resident who would like to serve on the Board. Interested parties must be registered to vote in Clear Creek County and either live within the District Boundaries (verifiable address) or own property within the District. Please forward your "letter" to me at my email address; (jwhisenand@rocketmail.com) if you are interested in serving out the terms that have become open. Both seat terms are until May of 2016 and they are for the Vice President position and the Secretary position.

Whether you are interested in serving on the Board or not, we would love to see you at the Metro meetings. You are our constituents; we want your feedback, we as a Board work very hard on serving you. Your participation in the community is vital to the progress of how our community can be best served.

Sincerely, Julie M. Whisenand-McWilliams, St. Mary's Glacier Metro District- President
We look forward to seeing you,

2015 FISHING REPORT

We had an amazing year of fishing in 2014 and all seemed to be very happy especially with the gold colored fish that appeared in the last stocking. We have had many requests to see if we can stock with them again next year. The POA has decided to make our badges good from April 1 through March 31 rather than the calendar year used in the past to accommodate those wanting to partake in winter fishing. We have decided that if you purchase your badges prior to May 31st, the badge price will remain the same as it was last year. If you purchase your badges after May 31st, the badges will go up by \$10 for each badge.

We are purchasing 4 more signs saying that the lakes are private (sorry that didn't get done last year). We are getting yard signs that can be picked up when the first snow flies rather than the permanent ones that get knocked over during plowing operations. Again, if you see someone fishing without a badge politely ask them to leave. If they won't leave, call the Sheriff. We have approximately 10 wardens, one of which lives on Silver Lake and uses binoculars from her deck to make sure that everyone fishing, has a badge.

Rob Brozovich at Clear Creek Outdoors has agreed to help us sell the fishing badges again this year. Rob does this as a favor to us and in turn, please give him your business for fishing supplies and gear. He owns Clear Creek Outdoors at 1525 Miner Street in downtown Idaho Springs and the store phone number is 303-567-1500. If you are mailing in your form and money, let us know when you or your guests will be arriving and we will be happy to deliver them to your house to eliminate the need to mail them out. Otherwise you can pick them up when you get to Idaho Springs from Rob's store or you can call Jan Wood at 303-877-3531 or 303-567-4253 to purchase your badges.

We wish you all a great, fun year of fishing!!!!!!

MAIL BACK THIS PORTION ONLY

2015 POA Membership & Fishing Badge Form

	BY 5/31	AFTER 5/31			
POA Annual Membership	\$50	\$50	X	_____	= _____
Fishing Badge #1	\$50	\$60	X	_____	= _____
Additional Fishing Badge	\$35	\$45	X	_____	= _____
Belly Boat/Canoe Badge	\$25	\$35	X	_____	= _____
TOTAL AMOUNT DUE					\$ _____

PLEASE ENCLOSE CHECK OR MONEY ORDER PAYABLE TO ST. MARY'S POA

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

ST. MARY'S PROPERTY ADDRESS: _____

PHONE: _____ EMAIL: _____

MAIL TO: St. Mary's Property Owner's Association, 271 Silver Creek Rd., Idaho Springs, CO 80452

The St. Mary's Glacier POA reserves the right to refuse fishing privileges to anyone



2014 REAL ESTATE SALES DATA FOR ST. MARY'S/ALICE AND WINTERLAND

SALES DATA LAST 2 YEARS: LAND

	2014 List Price	2013 List Price	2014 Net Sold Price	2013 Net Sold Price
# of Lots Sold:	10	10	10	10
Lowest Price:	\$2,000	\$6,500	\$1,500	\$5,000
Highest Price:	\$29,000	\$16,500	\$27,500	\$13,667
Average Price:	\$10,790	\$11,900	\$10,020	\$9,875
Avg. Days on Market:			413.5	340.5
% of Sold Price to List Price:			92.9%	83%

SALES DATA LAST 2 YEARS: RESIDENTIAL {ALICE}

	2014 List Price	2013 List Price	2014 Net Sold Price	2013 Net Sold Price
# of Homes Sold:	16	8	16	8
Lowest Price:	\$131,000	\$75,800	\$122,000	\$75,800
Highest Price:	\$287,500	\$259,000	\$279,000	\$250,000
Average Price:	\$189,919	\$143,450	\$184,369	\$137,363
Average Price/Sq. Ft.:	\$138.02	\$117.97	\$133.85	\$111.85
Avg. Total Days on Market:			110.3	253.1
# of FORECLOSURES			0	1
% of Sold Price to List Price:			97.1%	95.8%

SALES DATA LAST 2 YEARS: RESIDENTIAL {WINTERLAND}

	2014 List Price	2013 List Price	2014 Net Sold Price	2013 Net Sold Price
# of Homes Sold:	8	4	8	4
Lowest Price:	\$129,900	\$189,900	\$115,000	\$189,900
Highest Price:	\$309,900	\$309,000	\$295,000	\$300,000
Average Price:	\$205,488	\$233,200	\$200,488	\$230,325
Average Price/Sq. Ft.:	\$155.52	\$145.78	\$151.50	\$114.25
Avg. Total Days on Market:			82.6	257
#of FORECLOSURES			0	0
% of Sold Price to List Price:			97.6%	98.8%

These figures came from the Multiple Listing Service and do not include For-Sale-By-Owner properties.

LAND: Unfortunately when you are working with such small numbers, a few sales can really skew the data. Half of the sales were higher than \$10,000 but there were two sales, one for \$3,000 on Steuart Road that sold for \$3,000 and one on Glory Hole that sold for \$1,500, both of which were a long distance from water and sewer which lowered the value of those lots significantly. Consequently, because of those two sales, it brought down the average sales price for land. Thank goodness there was a high sale of \$27,500 where the water and sewer taps were paid that offset the two lower sales. If you take out the highest paid lot and the two lowest paid lots, the average sales price was \$9,743 which is much more in line with real land values.

RESIDENTIAL – ALICE: Last year it was Winterland doing the happy dance but this year it is definitely Alice's turn to dance. There is not one statistic that is not positive and REALLY positive! Twice as many homes sold in 2014 than in 2013. With the highest sold price \$28,500 over 2013, the lowest price \$55,200 compared to 2013, and the average price \$46,469 over 2013, there certainly is reason to celebrate. They enjoyed a whopping increase of \$22/square foot over 2013, it took those sellers less than half the time to sell their homes, and they received 1.3% more from their list price than their sold price than in 2013. That means their sold price was closer to their list price than in the previous year. This is fantastic news for homeowners in Alice! Let's hope this trend continues in 2015.

RESIDENTIAL – WINTERLAND: If your property is located in Winterland, there is good news and bad news. The good news is that twice as many homes sold in 2014 than in 2013, those sellers sold their homes in less than one third of the time, and the sold price per square foot rose \$37.25 over 2013. The last statistic can be a bit misleading however because the price per square foot is arrived at by dividing the sales price by the number of square feet in the home. Smaller homes always have a higher price per square foot than larger homes. That is what happened in 2014, over half of the houses that sold in 2014 had 1200 or less square footage which inflated the sold price per square foot. The bad news is that the sold prices fell significantly. In 2014 the lowest sold price dropped by almost \$75,000 and the average price dropped by nearly \$30,000. I would not get too alarmed by this because this appeared to be a year where most of the sales were smaller, lower priced homes which artificially lowered the sales prices in Winterland. Next year could be completely different depending of which properties sell.

SUMMARY: This is the first year where there has not been one bank owned property sold (foreclosure) which is great for property values because there are not a flood of homes being sold substantially below market which brings all property values down. Alice and Winterland saw record sales last year by doubling the number of houses sold than in the previous year. We are seeing a recovery although it is not as fast as we would like to see, nonetheless, the trend in property values is definitely on the upswing which is great news for all homeowners. People who purchased their homes prior to 2007 still have a ways to go before they can break even so patience is still the virtue at this time however that gap is closing. St. Mary's is still the most amazing place to live and own a home on the planet and more people are finding our little paradise!

As of 3/8/2015, there 6 homes in St. Mary's active on the market, 2 in Winterland and 4 in Alice and I have 1 in Winterland and 1 in Alice under contract. This is a good time to list you home if you are thinking of selling as there has been tremendous showing activity in St. Mary's during the recent months.

I hope you find this report helpful 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 both a Realtor and your neighbor and I am here to help!