



Photo Courtesy of Rhonda Cates

Indian Mountain Turkey - June 2019



Indian Mountain Spring Newsletter

May 2020

A Joint Publication of the Indian Mountain Property Owners Association (IMPOA) and the Indian Mountain Metropolitan District (IMMD).

In This Issue:

Calendar of Events

[IMPOA President's Message](#)

[IMMD President's Message](#)

[IMMD Facilities Notice](#)

[Indian Mountain 2020 Events](#)

[Park County COVID 19 Relief](#)

[Dumpster Day 2020](#)

[Burn Pit Opening](#)

[FIREWISE Community Update](#)

[Park County Burn Permits](#)

[Be Bear Aware](#)

[Knoxbox Emergency Access](#)

[IMMD/IMPOA Responsibilities](#)

[IMPOA Contacts](#)

[IMMD Contacts](#)

CALENDAR OF EVENTS 2020

2020 Upcoming Events

Burn Pit Opens for Season - Friday, June 5, 9am-5pm
(Weather and Volunteers Permitting)

Dumpster Day - Sunday, July 5, 8am-2pm (or until full)

IMPOA Annual Meeting - Saturday, August 8, 1-3pm (TBD)

NOTE: Regularly scheduled IMMD/IMPOA Board Meetings are normally held on the 2nd Saturday of each month at the IM Community Center. The IMMD Board Meeting begins at 9am, and the IMPOA Board Meeting follows.

IMPOA PRESIDENT'S MESSAGE

Members and Friends,

Greetings and welcome to 2020! WOW! Who would have guessed COVID 19?!

Our Boards have been trying to meet on a regular basis and will continue to look for alternative ways to meet going forward. Both boards are working to stay abreast of Colorado and Park County rules and guidelines regarding COVID-19. Because of gathering size restrictions as of this date, almost all IMMD/IMPOA activities have been canceled for the summer. There are a few exceptions, which we discuss elsewhere in this newsletter. In the meantime, we urge all Indian Mountain property owners to stay engaged, stay informed, and do what you can to support every member of our community.

The IMPOA Board has for some time been working to revise our bylaws and covenants to bring them up to date. So please be patient. We will get it done.

Over the years, the Board has made changes to the Bylaws in order to comply with state and local regulations as to how we do business for the Community. We are currently working on another update to the bylaws to ensure they are compliant with the current Colorado Revised Statutes and other 'best practices' for non-profit entities. Details of the changes will be circulated soon in connection with the annual general meeting of IMPOA, as all changes to the bylaws must be voted on and approved by the membership.

The covenants of Indian Mountain have always been a point of contention for the community, and that contention continues today. These covenants are part and parcel to the overall history of the development of Indian Mountain, including water rights. A little history on our covenants: The subdivision was established in the early 1970s, and initially included a "Declaration of Protective Covenants for Indian Mountain Subdivision," dated February 24, 1971. As new lots were added to the subdivision through additional 'filings,' covenants were included in those filings. These covenants vary slightly from filing to filing, but overall have the same contents. All of the covenants include a 'Grantor', who legally controls the oversight and enforcement of the covenants. In the early filings, the Grantor was Park Development Company, while in later filings the Grantor was Indian Mountain Corp.

In the mid-1980s, IMPOA was created as a voluntary nonprofit association of property owners by a small group of property owners. Membership has increased gradually, and we presently have approximately 600 members.

Now here is where things start to get a little murky. Typically, a developer would transfer the Grantor duties to an HOA or similar organization at the completion of the development, and from that point forward the HOA could legally enforce the covenants. Unfortunately, this did not happen at Indian Mountain. As far as we can tell, Indian Mountain Corp. *never* transferred Grantorship to IMPOA (or to IMMD). This means that in effect, the community and the IMPOA board has limited rights to enforce covenants, and property owners are subject primarily to the laws and regulations that have been enacted by Park County.

However, the County has historically been very slow to react to problems like land use, camping and other rules. As a result, while many of us follow those guidelines, the few that don't reduce not only their own property values, but the values of the properties of those around them. Even when laws are enacted (specifically, the Land Use Rules passed by the County a few years ago), the County does not have the resources or manpower to ensure residents are complying with these rules. Because we are a voluntary property owners association, and not an HOA, IMPOA has limited legal options in seeing that violators correct their abuses. It creates a situation where a complainer must talk to or write to the violator and try to work out a solution short of taking legal action.

Most of us don't want to rock the boat, so we just let it slide. The result is we are seeing more and more abuses. At our last annual meeting, I showed some photos of one of these offenses. After passing around the photos, I asked, on a whim, how many at the meeting would consider becoming a mandatory dues paying Homeowners Association so that our Board had the legal means to try and correct these abuses. The show of hands overwhelmed me. Most at the meeting would approve under the right conditions. This would be a huge job and take considerable time and money. I and the Board would like very much to get feedback from all of you so that we can determine where to go from here.

Indian Mountain is a great place to come and spend as much time as you can. There are a lot of things to do and see. I hope you and yours are doing well.

~Article provided by: Larry Siverson, IMPOA President

IMMD PRESIDENT'S MESSAGE

Greetings Property Owners,

It is an awkward and very different time since our winter newsletter. COVID-19 has changed the world! That being said, it doesn't make Indian Mountain less of a community. It should make us a stronger community with caring about our families, our friends, and even our neighbors that we have never met. It is not a time to be adversarial; it is a time to reflect on how we can make a positive impression on our fellow neighbors. We are all in this together.

I don't know how many of our community members know about neighbors helping neighbors by reaching out in a variety of ways. Some are just touching them with the positive aspects of the day as well as helping hands:

- Those that reach out and pick up groceries for those that cannot
- Those that post on Nextdoor the "daily neighbor touch point"
- Those that post on Nextdoor the "critter of the day"
- Those that ask our neighbors if they are doing ok and if they need any assistance
- Those that respond to neighbors who need contractor assistance, etc.

There is much news that gets circulated through a variety of social media resources, but I encourage you to take ownership of yourselves and use resources that are closer to the facts and the activities as they relate to our community as well as Park County. These will provide current information.

These are the websites that I ask that you frequent, and then if they haven't answered your questions, reach out to your neighbors as well as other websites that you find informational:

<http://www.indianmountain.info> - IMMD updates
<http://www.impoa.net> - IMPOA updates
<https://www.parkco.us> - Park County updates
<https://www.jcfpd.org> - Jefferson Como Fire Department
<https://www.parkco.us/sheriff> - Park County Sheriff's Office
<https://covid19.colorado.gov/> - State of Colorado Updates

The IMMD board has been unable to conduct monthly board meetings since February 2020. That has not stopped us from researching alternative virtual opportunities to meet with our community. We continue to compile a list of the communities' priorities, so that we are prepared when we can publicly meet to discuss and determine what realistically can be accomplished in 2020 under our current situation.

Yes, there will be a burn pit season, and with that being said, I would like to welcome IMMD's new burn pit coordinator, Dwight Cates, who also is spearheading our Fire Mitigation Team. It only makes sense to bring those two activities together as we further protect our community against the threat of potential fires. Please support Dwight and his team in future volunteer activities and the reporting of your own mitigation efforts (hours/expenses).

After a significant amount of thought and concern for the health of our community, the annual July 4th picnic has been canceled. A gathering of more than 100 people would not be prudent. If the situation improves, we can possibly consider a fall celebration. Our fall activities have not been canceled at this time but visit the IM websites above for the latest updates. Once we are confident that the fall schedule can proceed, we will be looking for volunteers!

I wish my best to all to stay safe and healthy. I ask that you make decisions that are best for you as well as your fellow neighbors. We only get stronger through diversity!

~Article provided by: Bev Bushaw, IMMD President

IMMD FACILITIES NOTICE

As of the date of this newsletter, all IMMD facilities are closed. Please check the IMMD website (<http://www.indianmountain.info/>) frequently for the most current information.

INDIAN MOUNTAIN 2020 EVENTS

Because of gathering size restrictions as of the date of this newsletter due to COVID 19, most of the IMMD/IMPOA summer events have been canceled. We are disappointed, but the health and safety of our IM community neighbors is paramount. This will pass, and we will come together again in celebration. In the meantime, love and support your neighbors through these trying times.

Life in IM Breakfasts - ~~Saturday, June 20 and Saturday, August 15~~ - **CANCELED**

IM Annual Picnic - ~~Saturday, July 4, Noon-3pm~~ - **CANCELED**

Dumpster Day - Sunday, July 5, 8am-4pm (or until full) - **IT'S ON!**

New Neighbor Breakfast - ~~Saturday, July 18, 9-11am~~ - **CANCELED**

IMPOA Annual Meeting - Saturday, August 8, 1-3pm - **TBD***

*Decisions about the IMPOA Annual Meeting will be made at the June IMPOA Board Meeting.

Fall/Winter Events are still on the schedule as of this date. Please check the IMPOA and IMMD websites for the most current information. Updated information will also be included in the Fall Newsletter in September.

~Article provided by: Rhonda Cates

PARK COUNTY COVID 19 RELIEF EFFORT

Your help would be appreciated once again.

Last November, the emergency resources of Park County provided rescue, shelter, food, and safety for over 700 people stranded on Highway 285 during a horrible storm. For the last couple of months, our world has almost been brought to its knees with the ramifications of COVID 19.

All over the world are examples of neighbors helping neighbors, the first responders, the medical people risking their lives to help the afflicted, the food producers, the truckers, the grocery workers, the volunteers, and so many others that stepped forward to help.

With that being said, millions of Americans are out of work and facing increasing obstacles to being able to get back to work to help their families. Park County is, of course, included. Fairplay has emergency help available and could use, and would appreciate, any donations we can provide them to help keep their inventory of emergency supplies stocked. Two of these organizations are

Salvation Army – South Park Unit

P.O. Box 1736

Fairplay, CO 80440

719-838-0140

PLEASE NOTE: Dave Kintz, President of the **South Park Unit** of the Salvation Army, stated that if the donation is mailed to the **Fairplay PO Box**, 90% of your donation will stay in Park County. If sent to the Denver address, only 10% of your donation is returned to the South Park Unit.

South Park Food Bank

P.O. Box 2068

Fairplay, CO 80440

Please contact these organizations if you are able to help.

~Article provided by: Marcia Logan

DUMPSTER DAY 2020

Please mark your calendars for *Sunday, July 5; from 8:00 am until 2:00 pm (or until dumpsters are full)*. IMPOA will have **two (2) 40-yard dumpster containers** in the parking area at the Community Center. *All COVID 19 restrictions will be enforced (social distancing, masks, etc.)*

IMPOA provides these dumpsters to Indian Mountain property owners for disposal of unwanted refuse on a yearly basis. As always, there are items not allowed in the containers, such as tires, paint, electronic items, light bulbs, oil, appliances with Freon (refrigerators), any type of slash or trees (take them to the burn pit), and any type of hazardous waste or garbage. These restrictions are those of the dumpster supplier, not IMPOA; we cannot make exceptions. Items that are allowed include furniture, construction material, household items, and general nonhazardous refuse. This is a great way to clean up, clean out, and spruce up our beautiful homes.

The dumpsters are free to IMPOA members in good standing (dues are current). For non-members, the cost is \$45, which pays for your IMPOA membership and then the dumpsters are free! This will be enforced. Bring your check if your dues are not paid up for 2020. Monitors will be checking loads and will have a current members list for verification. Please, no early arrivals. We start at 8:00 am on the dot and will close at 2:00 pm **or when the dumpsters are full.**

There will be a metal scrapper on site again this year to take large and small metal items.

~Article provided by: Jim Scherrer



Making Stacks at the Burn Pit

BURN PIT 2020 SEASON OPENING

For the convenience of Indian Mountain property owners, and to encourage owners to clean up forest slash and reduce the danger of wildfires, IMMD sponsors the burn pit located off Elkhorn Road.

This year, the burn pit will be open on Fridays and Saturdays, from 9 am to 5 pm, beginning on 5 June – SUBJECT TO THE AVAILABILITY OF VOLUNTEERS TO MAN THE GATE (see below).

- All IM property owners are eligible to dispose of their slash at no cost. You can bring as many loads as you wish, up until the pit is full and closed for the season.
- **ONLY** slash (downed trees and branches, leaves, etc.) are allowed – no lumber or construction waste of any kind, or anything containing nails or wire. This is to protect the tires of vehicles going into the pit.
- We will not accept any slash from commercial operations. The pit is for the use of private property owners.
- On your first visit to the pit, you will need to complete a burn pit permit application and verify your identity (e.g by showing your driver's license). You will be issued a permit, and on subsequent visits will only need to show that permit to the volunteer manning the gate.
- Any time the pit is open, community volunteers will be manning the gate. They will mark down the number of loads you bring, strictly for reporting purposes. We do not track loads by property owner name or address.

- Locations for piles in the pit will be clearly marked, and the volunteers at the gate will instruct you where to unload your slash. Make the piles high and tight!
- NOTE: NO GREEN LOGS ALLOWED! Last fall's storms brought down many large trees. Wet, green logs cut from these trees will not burn effectively, so we ask that you cut and stack your logs and let them cure until next year. Another option is to offer firewood to your neighbors – someone might be happy to come remove them for you.
- Please help us protect vulnerable members of our community by observing recommended COVID-19 precautions: maintain social distancing, wear masks, avoid gathering in groups, etc.

Volunteers Needed! The burn pit can **only** be open to receive slash if we have volunteers to man the gate, issue permits, count loads, and direct unloading. There are two shifts per day (9 am – 1 pm and 1 pm – 5 pm), and two volunteers are required per shift. No experience needed – we will provide everything you need in terms of instructions, forms, etc. Since last season we have even installed a shelter where you can get out of the sun, wind, rain, cold, and graupel (you know, the usual!). Please click on the link below and choose from available dates to schedule your shifts.

IM Burn Pit Volunteer Monitor Signup link - <https://signup.com/go/yCCpNsy>.

~Article provided by: Dwight Cates



FIREWISE COMMUNITY UPDATE

Many of you are probably familiar with the wood chipping program that IMPOA has supported for several years. The program will continue this summer, but with some changes to the process – the most significant being that IMPOA is funding it, so property owners will not be billed for the service! Property owners will be required to:

- Schedule a date by which their log piles will have been completed as described below. A link to the sign-up calendar will be provided via email and posted on the IMPOA website soon.
- Logs must be
 - Less than 12 inches in diameter,
 - No more than 8 feet in length,
 - Contain no nails or wire,
 - Have all root balls removed – stones embedded in root balls will quickly destroy chipper blades, requiring expensive repairs
 - Be neatly stacked along the road, in piles no more than 2 – 3 feet high,
 - And all in place, ready for chipping on or before the date scheduled in the sign-up calendar.

At some point shortly after your scheduled date, the chipping crew will come by and chip all the piles, so long as they meet the requirements listed above. Property owners are only required to have the piles ready for chipping by their scheduled date – you will not need to help with the chipping and need not be present when it is done. This is another significant departure from the past, when property owners had to commit a day to helping the chipper crew process their own and their neighbors' wood piles.

Be aware that this is a first-come, first served program, and funding is limited – when the money's gone, the program ends.

~Article provided by: Dwight Cates



Photo Courtesy of Dwight Cates

Recommended Stacking Method for Chipping



Photo Courtesy of Rhonda Cates

2020 PARK COUNTY BURN PERMITS

Just a reminder to IM residents that Park County has formal rules regarding all open burning (including campfires and the burning of slash) in the County. Permits are issued on a calendar year basis. If you purchase a burn permit at any point during 2020, it expires on December 31, 2020! Fortunately, the Jefferson Como Fire Protection District has implemented an online permit registration process, and it is pretty quick and painless! The process for calling in and informing JCYPD

that you intend to burn has also been streamlined, and only requires you to make one call per 24-hour period to hear the current risk level, current fire ban status AND register your burn. With the online process, there is no excuse not to have a burn permit before you think about having a fire!!

You can find all the information on the Park County burn ordinance, including creating an online account at: https://www.jcfdp.org/sign_up.

~Article provided by: Jeff Mason



Cinnamon Black Bear on the Run from a Gunshot in IM

BE BEAR AWARE!

We love our Indian Mountain black bears! Yes, they can be destructive, and they can be scary. But they are also beautiful, and they are amazingly smart! We have to be mindful that we have entered their habitat and made it our home. We need to be respectful of their space and to peacefully coexist with our wonderful black bears. Remember that it is unlawful to harass wildlife, and besides that, it can be extremely dangerous.

CPW states that "Intentional or inadvertent feeding is the major cause of most wildlife problems..." Here in IM dealing with the native black bears during their active months from mid-March to early November is our biggest challenge. The bears are hungry, in search of food, and trying to pack on the fat for the next hibernation period. We must do our part to try to keep bears from associating our homes with food by not providing easy access to trash, bird food, pet food, or other food sources. CPW says, "Get in the habit of being bear-responsible. It's like recycling - at first it's a little extra effort, but soon it becomes a better way to live. And you can be proud you're helping to make Colorado a better place for people and bears.

- Don't feed bears, and don't put out food for other wildlife that attracts bears.
- Be responsible about trash and bird feeders.
- Burn food off barbeque grills and clean after each use.
- Keep all bear-accessible windows and doors closed and locked, including home, garage and vehicle doors.
- Don't leave food, trash, coolers, air fresheners or anything that smells in your vehicle.
- Pick fruit before it ripens, and clean up fallen fruit.
- Talk to your neighbors about doing their part to be bear-responsible.

If You See a Bear: If a bear comes near your home, do your best to chase it away. Yell, blow a whistle, clap your hands

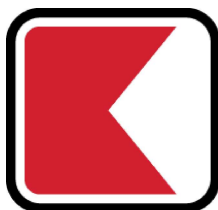
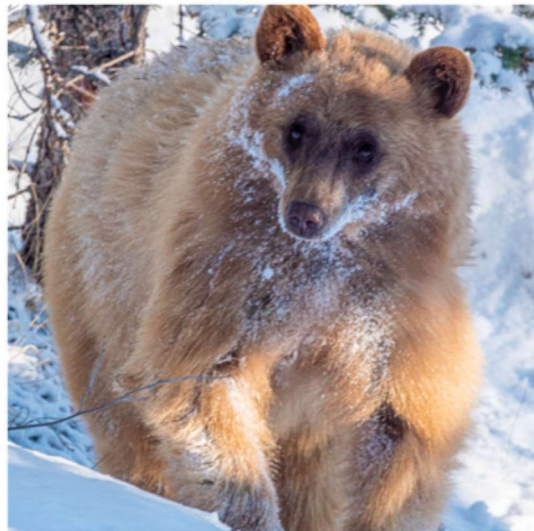
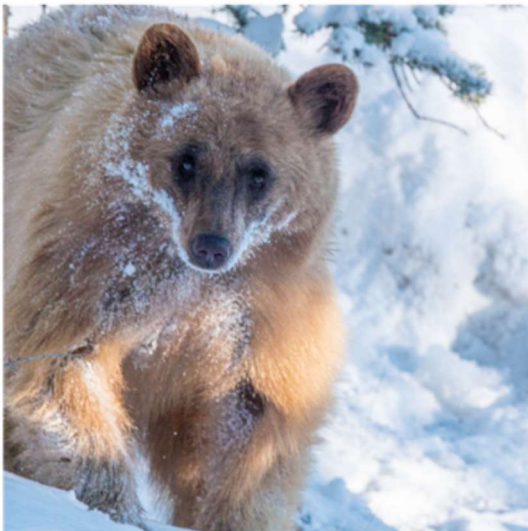
and make other loud noises. But never approach or corner a bear."

For more information, download CPW's [Living With Bears](#) brochure. A lot of valuable information about living with Indian Mountain wildlife can also be found on the IMPOA website under Living with Creatures:

- [Black Bears](#)
- [Claws and Paws](#)
- [Hooves and Horns](#)

Let's all do our part to Keep Indian Mountain Wildlife Wild!

~Article provided by: Rhonda Cates



KNOX®

When seconds matter™

[KNOXBOX EMERGENCY ACCESS](#)

The Jefferson/Como Fire Protection District in conjunction with Knox wants you to help them protect your life and property by providing quick access to your home and property in the event of an emergency. If you have a locked gate across your driveway, you can install a Knox Padlock that allows emergency responders quick access with a master key. A Knox HomeBox allows first responders access to your home in an emergency while minimizing property damage and clean-up cost from forced entry. Best of all, it allows first responders to quickly access an immobilized patient when time is limited. Visit the [Knox website](#) for more information on their products. To purchase the KnoxBox and/or Knox Padlock, you can go directly to <https://www.knoxbox.com/Products/Residential-KnoxBoxes> for the Residential KnoxBox or <https://www.knoxbox.com/Products/Gate-Key-Switches-and-Padlocks> for the Knox Padlock. You will be asked to enter your state and local department/agency (Jefferson Como FPD) to see available products. If you have any questions about what type of lock or lockbox you need, you can reach our fire department at jcfpd@jcfpd.org. They are very nice and helpful and answer quickly.

~Article provided by: Rhonda Cates

IMMD AND IMPOA RESPONSIBILITIES

The IMMD and IMPOA Boards have separate and joint responsibilities. The responsibilities of the IMPOA and IMMD Boards are often confused by property owners. Here is a chart that might help you decide where to go to get information or help.

WHAT IS THE DIFFERENCE BETWEEN IMMD AND IMPOA?		
IMMD	Joint Activities	IMPOA
Indian Mountain Metropolitan District		Indian Mountain Property Owners Association
Public, non-profit special district of the State of Colorado funded by property taxes paid by all property owners (~2000)		Voluntary Association, no enforcement authority, not HOA, funded by voluntary payment of annual dues by about 750 property owners
Five board members are property owners elected by property owners for staggered 3-year terms		Seven board members are property owners elected by members in good standing for staggered 3-year terms
Meets 2 nd Saturday of month 9:00 a.m. at Community Center		Meets 2 nd Saturday of month after IMMD meeting at Community Center
Amenities		Activities
Community Center	Annual Picnic	Wildfire mitigation efforts
Ski Lodge	Annual Community Meeting	Fencing cattle out
Comfort Station	Annual Chili Cook-off	Dumpster Day
Indian Mountain Park Lodge, Comfort Station	Water Litigation	Facilitate compliance with covenants & LURs
Administer Water Service Program (WSP)	Finance WSP	Represent IM before government entities
Pasture Golf	Newsletter	Maintain owner data base
Gold Pan Park		Road signs
Burn Pit		Speed control
RV Dump Station		
RV Storage Lot at Burn Pit		
Disc Golf & Trails at IM Park		

IMPOA BOARD OF DIRECTORS CONTACT INFORMATION

Name	Position	Term	Phone	Email	Mailing Address
Larry Siverson	President	2022	719-836-1771	lsiverson2@gmail.com	P O Box 452 Como, Co 80432
Jim Scherrer	Vice President	2020	720-370-6203	eagle43470@gmail.com	1394 S. Simms St. Lakewood, CO 80232
Jeff Mason	Treasurer	2021	720-335-5031	jmason@trailseeker.com	-----
Marcia Logan	Membership	2020	970-586-9194	ep.mjlogan@yahoo.com	1360-C Raven Circle Estes Park, CO 80517
Rhonda Cates	Secretary	2021	719-836-1442	rgcates54@gmail.com	P O Box 191 Como, CO 80432
Harry Hill	Director	2020	719-836-1442	hhiii3@msn.com	1230 S Ivanhoe Way Denver, CO 80224
Chad Wilcox	Director	2022	719-836-1442	racing3111@g.com	12932 W 80th Place Arvada, CO 80005

Samantha Bertin	Business Manager	-----	719-836-9043	impoa01@hotmail.com	-----
IMPOA Contacts	-----	-----	www.impoa.net	impoa01@hotmail.com	P O Box 196 Jefferson, CO 80456

IMMD BOARD OF DIRECTORS CONTACT INFORMATION

Name	Position	Phone	Email	Mailing Address
Bev Bushaw	President	303-990-0459	bmbushaw@gmail.com	P O Box 450 Como, Co 80432
Bret Crouch	Vice President I	719-836-3431	bcrouchk@gmail.com	P O Box 171 Como, CO 80432
Glenn Haas	Vice President II	970-498-9350	glennehaas@comcast.net	3403 Green Wing Court Fort Collins, CO 80524
Karen Goodman	Treasurer	303-912-1063	kkmbg1@comcast.net	-----
Marcia Logan	Secretary	970-586-9194	ep.mjlogan@yahoo.com	1360-C Raven Circle Estes Park, CO 80517
Samantha Bertin	Business Manager	719-836-9043	indianmtn@hotmail.com	-----
IMMD Contacts	-----	indianmountain.info	indianmtn@hotmail.com	P O Box 196 Jefferson, CO 80456

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