

July 28, 2008



115 Ponderosa Drive, Ridgway, CO 81432 www.loghillvillage.org

Letter from the President:

Reggie Kajer

I have enjoyed being president (perhaps I need serious therapy). Interacting with so many really great people, people on the boards and committees, residents, future residents, and working on needs for our village... it's an honor.

We have two residents, Gary Dawes and Barbara Seelye, willing to help expand involvement on the board. If you would like to partake in some area, please call.

"You've Got Mail" The new mail facility west of the fire station is now in use, paving is complete. The paved portion had to be a bit smaller due to asphalt (oil) cost increase. The final effort will be the construction of the roof/enclosure structure along with some erosion control rock placement along the parking area and uphill of the mailbox structure. The structure will happen in 2 phases: 1) the timber frame and roof 2) the wall panels, glass, and solar powered lights. We will be recruiting volunteers for some of this effort. Keys and mailbox number can be obtained by contacting the Ridgway Post Office.

There is a "resident's effort" for donations for the structure. The hope is for phase 2 to happen before winter. Donations can be noted and mailed to the LHVH&POA address.

I'm not sure which is leading in "complaint calls" pet management (barking & running loose), speeding or visual storage (trailers to garbage cans). Covenants and county ordinances are very clear, be aware, they will be enforced. Rayna, my Doberman, advised she is willing to take care of speeding trucks if we want her to.

The new fire station is complete, and is "headquarters" for the district. A well done project, appropriate setting, accommodating. The fire district accomplished the construction without the need of any tax burden on any of us. Many have put forth a lot of effort, thanks.

No open burning, let me say it again, **NO OPEN BURNING!**

Reminder, speeding vehicles, especially delivery trucks with names take note of the name of the company and if possible license number and call it in, to the company, me, or the sheriff. It works!

Please be cautious driving or walking near blind corners, we love our treed/ curvy road community, and some curves are overgrown.

Always feel free to contact me or a board member with particular concerns, covenant issues or ideas for the village.

Enjoy life in the mountains!

Reggie Kajer - president
reggie@cougarwest.com
970-729-1448

Jim Kennedy – vice-president
Bill Fairbairn – treasurer
Beth Williams – secretary

Upcoming Events:
H&POA Annual Meeting:
 Wednesday, August 13th,
 6:30-8:30pm at the Fire
 Headquarters Station

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Architectural Control Committee:

Jim Kennedy

Pace of building has slowed recently, with only 15 homes currently underway. Up to 5 of these appear to be complete or nearly complete, but they have not yet asked the ACC for final review. This is a welcome relief compared to the hectic building over the past few years, and there may even be fewer construction trucks driving or racing our roads.

There are several additions underway as well. Applications for fences, decks, color changes, cutting of taller trees and other smaller projects have also been reviewed in the past year.

The Board of the LHVH&POA and the relevant ACCs have taken public positions on matters of interest and concern to our community. Included in brief are several examples:

- Improved emergency communications network – *Favor*
- 80' commercial Verizon cell phone tower with very large antenna arrays at 80' – *Oppose*
- Protecting the right of residents to preserve their PUD/subdivision – *Favor*
- Giving the BOCC the right to approve additionally subdividing or altering an existing PUD irrespective of the wishes of the residents – *Oppose*

Please note the agendas of the Ouray Planning Commission and the Ouray Board of County Commissioners meetings so that you can attend and comment on issues of community interest. The Commissioners listen to your input, and letters in advance of the meeting are of special importance. The agendas are in the paper, and you can get on the mailing list by contacting: Linda Munson-Haley lmhaley@ouraycountyco.gov for BOCC - Mark Castrodale, Associate Planner mcastrodale@ouraycountyco.gov Planning Commission.

A link to the key county government contacts and elected officials can be found on our website – www.loghillvillage.org/community.htm

Treasurer's Report:

Bill Fairbairn

This year the homeowner's association has spent your money on covenant enforcement, legal fees, posts for street signs, mailboxes, and architectural control activities. The mailbox structure we will soon build has also been supported by donations, thanks to Frank and Penny Starr who took it upon themselves to initiate a fund raising campaign. As of now, we have gratefully received over \$1000. The road base and paving of the mailbox site is almost totally being paid for with leftover funds from the Loghill Village Improvement District which was the means by which we paved our roads.

Member dues are only a voluntary \$35 per year. Many residents and landowners faithfully pay dues, but unfortunately, many in Loghill Village do not, even

though all are notified of the opportunity each year. We are fortunate that a significant number of individuals outside of Loghill Village Units I, II & IV pay dues to belong to the association in recognition that we support a larger area. The mailbox project is one such example.

Historically, the dues have not been adequate to cover our expenses, so for the past few years, we have been requiring deposits for new construction, remodels and additions, part of which we keep to help keep the association solvent and to give us some reserve in the case of unexpected expenses, such as legal fees.

We thank all those who have faithfully paid their dues each year, and encourage everyone to be a member by paying \$35

dollars each year. Remember, by being a member, you can have a voice in how we conduct our affairs.



Please consider sending an additional \$25 with your Annual Dues to help cover the building costs of the Mailbox Structure

Park Board:

Donna Green

Carl Schwenk joined the park board this June, replacing Bob Neel. The Board acknowledges with appreciation Bob's service—his expertise in mapping, boundaries and plats has been invaluable. Alan Stapleton, Frank Starr, Lyle Nash and Donna Green continue as board members. Lyle Nash is president, Frank Starr secretary and Carl Schwenk treasurer.

Several actions have been taken to enhance park lands and trails. The Board is considering the addition of a loop trail north of Canyon Drive along the golf course (pending research to determine park boundaries in the area). And a new short loop

trail will be added on the Park's lot 18 (between Ponderosa Drive and the Escarpment Trail). We are hopeful that with the documents now finalized, the transfer of Unit 4 open space to the Park District will be completed within a few weeks. Also, benches will be added along trail routes, particularly in scenic spots along the escarpment.



From time to time non-conforming actions occur on park land, usually as a result of misunderstandings and misinformation. Recently a landowner's encroachment on park land near the escarpment has been resolved with a release and settlement agreement that clarifies boundary lines and land use issues. Still pending is final resolution of the district's 2.3 acres of open space along County Road 1 that is to be unfenced and reopened to the public. Trees have been cut and damaged near Elk Run trail north of Ponderosa, seemingly to create a survey sight line. Landowners are asked to be vigilant of park boundaries and remind workers of park boundaries.

Signs have been posted at certain trail heads to remind bicycle riders that "No wheels means no bikes." The board expresses its appreciation to bikers for heeding this safety caution. Many walkers enjoy the trails with their dogs and they are reminded to leash their pets for pet and walker safety.

ENJOY THE BEAUTY AND RECREATION OF YOUR PARK LANDS

Living with Wildlife:

Sara Coulter

We are privileged to live in wildlife habitat where much of our wildlife viewing can be done from our windows or yards. However, this privilege is accompanied by a responsibility to **keep wildlife wild**. This means that **we must not feed wildlife**, either intentionally or accidentally. Natural sources of food are healthier for wild animals. They need to learn where to find natural sources and not become dependent on people. Becoming habituated to humans endangers their lives. We are being selfish and irresponsible when we lure them into our yards with food for the pleasure of watching and photographing them. It is also illegal to feed big game animals.

DEER

Some reasons **why you should not feed deer**:

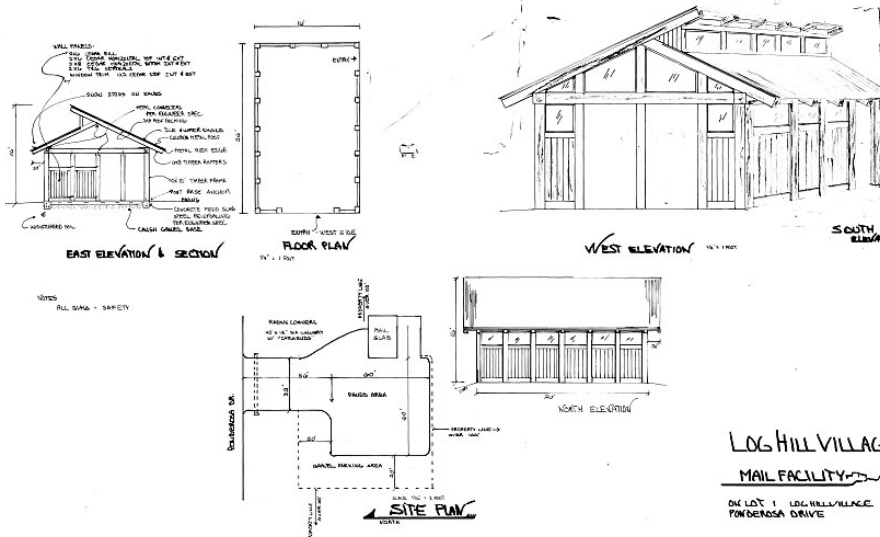
1. Deer need high protein food of the kind provided by native plants. They naturally produce the micro-organisms that allow them to digest native plants. Corn is a low protein high carbohydrate food, which deer will eat readily as children will eat candy, but deer are not able to digest corn until they manufacture, over a period of weeks, special micro-organisms for that purpose. This is an additional stress, and some may die from the imbalance grain causes to their system. Even those that adjust to a corn diet are not getting the kind of food they need to sustain health.

2. Artificial feeding makes deer move more than they would normally in the winter, using up fat reserves for low quality food. It makes them abnormally competitive so that only the most aggressive get fed, and the weaker deer and fawns, while using energy to follow to the food source, will get little or none. Moving regularly to a food source makes deer more vulnerable to predators and attracts predators to your yard. Disease is spread more easily when deer crowd together and feed from a single source. Research has established that wasting disease is spread through saliva. (continued on last page)



Visit the Loghill Village Web site: www.loghillvillage.org

Mailbox Structure



Tracy's Thistle:

Dickson Pratt

Some residents have been killing Tracy's Thistle along neighborhood roads, in the mistaken belief that all thistles are noxious weeds. Tracy's Thistle (*Cirsium tracyi*) is a native wildflower and valuable wildlife plant. The flowers are used by hummingbirds, butterflies, and bumblebees and the seed heads are a major food source for goldfinches.

Tracy's Thistle is easily distinguished from the three noxious weed thistles found in Greater Loghill Village (Canada, musk and bull thistle). It has wavy gray-green leaves with spiny edges and is a biennial, that is, it forms a rosette of leaves the first year and puts up a flower stalk the second year, before dying. It spreads solely by seeds, not underground roots as does the weed Canada thistle. When flowering, the plants range from about one foot to three feet in height, depending on growing conditions.



Like the alien weed thistles, Tracy's Thistle prefers to grow in disturbed areas, which is why it is often seen along roads, especially where the natural gas lines were buried. The flower heads are light pink and about one to two inches across, which is quite a bit larger than the flowers of Canada thistle. The flower cup has bracts (spine-tipped "shingles") that each have a distinctive white line on them. Tracy's thistle flowers several weeks earlier than any of the weed thistles; it is the first thistle to be seen flowering in the late Spring.

Pictures of Tracy's Thistle can be seen in an internet photo album here:
<http://www.photoworks.com/photo-sharing/shareLanding.jsp?shareCode=A53DD02C5D7&cb=PW>

Pictures of six noxious weeds found in our neighborhood, including the three weed thistles, can be seen here:
<http://www.photoworks.com/photo-sharing/shareLanding.jsp?shareCode=A2E6FA28435&cb=PW>

Pictures of many of our native wildflowers can be viewed here:
<http://www.photoworks.com/photo-sharing/shareLanding.jsp?shareCode=AD263C2310D&cb=PW>

All trash should be in a secure lidded, if possible bear proof can and put out only the morning of pickup and brought back in that evening. Lids on recyclables would be helpful as well.

H&POA Membership

Annual Dues: \$35.00

(Membership is Voluntary)

Name:

LHV Address:

or
 Lot #

Mailing Address (if different from LHV):

Email Address: (H&OPA Use Only)

I'm interested in participating in LHVH&POA Board activities

Make Checks Payable to:
 LHVHPOA

Mail Checks to:
 Loghill Village Home & Property
 Owners' Association
 115 Ponderosa Drive
 Ridgway, CO 81432

\$25 Included to be used towards the building of the Mailbox Structure

Annual Board/Member Ballot

All Home & Property Owners:

Loughill Village Association Board, vote for six

- Reggie Kajer (President)
- Barbara Seelye (Vice President)
- Bill Fairbairn (Treasurer)
- Beth Williams (Secretary)
- Gary Dawes (At-Large Member)
- Jim Kennedy (ACC Liaison)
- Other

LHV Units I, II & IV Architectural Control Committees:

The ACCs of Units I & II have functioned as a combined body for many years. This has facilitated uniform application of architectural standards and continuity of coverage. The ACCs of Units I, II & IV have recommended that Unit IV be further integrated with Units I & II for the same reasons and to broaden community participation in decision-making. There is considerable overlap already, with three long-standing members of the Unit IV ACC also serving on the Units I & II ACCs.

Residents of Unit IV:

- Approval of Integration



Residents of Units I, II & IV:

ACC Members, vote for eight

- Jim Kennedy
- Nancy Meyers
- Dennis Michaud
- Chris Miller
- Dickson Pratt
- Ted Rector
- Hans Schenk
- Frank Starr

Please send ballot to the address listed below:

Loughill Village Home & Property Owners' Association
115 Ponderosa Drive, Ridgway, CO 81432

... Wildlife (continued from page 2):

3. Artificial feeding is likely to increase the extent to which deer feed on your plants and browse your native shrubs. They are drawn to your area for the corn and will supplement their diets while there, waiting for the next hand out. Simultaneously, they will not be locating the areas of better forage that they really need to survive and thrive. Habituated deer can be aggressive toward people and can become dangerous.

BEARS

While the harm we do to deer by feeding them is not obvious or dramatic, luring bears to our property by careless storage of food and trash or feeding birds during the summer produces major, eventually lethal, problems.



Once bears learn to associate people with food, it is very difficult to dissuade them from pillaging around human dwellings, trash dumps, and campsites. Habituated sows teach their cubs that humans are a convenient source of high calorie food, so the problem continues from one generation to the next.

This spring on Log Hill, a healthy young male bear had to be shot by DOW because he had invaded a home and seemed habituated to finding food around houses. Perhaps he was a last year's cub whose mother had taught him that humans leave a lot of food about.

Use only bear resistant trash cans. These are available for retail purchase or from your trash collector.

Store all food, including pet food, inside your house or garage. Do not leave garage doors open when you are not in the garage.

No bird feeders, inc. nectar, from May to November. While accepting trash and food storage as a fundamental responsibility, many of us had hoped that we might be able to continue feeding birds, especially if we brought the feeders in at night. This is, unhappily, not the case. CDOW's Chris Parmeter describes what happens when feeding birds leads to feeding bears (available on LHV website: www.loghillvillage.org/nature.htm) and explains why there is no alternative but to save your bird feeding for November to May. He suggests, however, that a birdbath or water feature and planting bird friendly plants can provide summer benefits.

Fall feeding frenzy. If food is available in the wild, we may have only an occasional summer visit by bears, but in late summer and fall, they enter a feeding frenzy, called hyperphagia, during which they are putting on fat for hibernation and may eat 20 hours a day to obtain as much as 20,000 calories. They will definitely take advantage of any human carelessness at this time.

So, if you really care about wildlife, keep them wild and keep your food sources securely stored for yourself.

Contact CDOW, 252-6000, for any questions, comments, or concerns regarding wildlife.

A monthly series of presentations called *Living with Wildlife*, sponsored by the San Juan Corridors Coalition hopes to educate people about the needs of wildlife and thereby reduce human wildlife conflicts. For more information, contact Sara Coulter 626-4496, scoulter@towson.edu.

