

Greater Loghill Village Home & Property Owners Association  
Annual Newsletter



*Photo by Carolyn Ray*

August, 2012

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## President's Letter

I want to start by drawing your attention to those friends and neighbors who so selflessly contribute their time and resources to serving this community. The officers and members of the Board of Directors come immediately to mind. This year Barbara Seelye deserves our particular thanks. She is retiring from her post as Secretary, having served diligently and with great skill for several years. Thanks Barb for all your good work. It has been a pleasure serving with you.

Austin Ray has stepped forward to assume the post of Secretary. I'm sure that I speak for the Officers and Board members when I tell you I have been more than impressed with Austin's skill and diligence. Welcome indeed!

I would be remiss if I did not mention the contributions of the AAC, chaired by Ted Rector. He and his colleagues spend more time and effort than most of us could imagine in maintaining the high standards of this Association.

For many years this community has been blessed by the presence of two people who have consistently given their time and resources. Dickson Pratt is our super volunteer. Among many other things, he is our street sign and post man. Most of you will recall that vandals removed almost all of the road signs in our subdivisions around Thanksgiving 2009. Most don't know that Dickson had personally painted and installed those more visible signs a few years prior to that at the request of the Board. When they were stolen Dickson took it upon himself to replace them again, including painting, lettering and installing.

Dickson is currently working with Dr. Jim Kennedy and several others to revise and renew the expiring Covenants of Units II and IV. The space available here could not support a recitation of the services of these two and all of our dedicated community volunteers over many years.

We are indeed lucky to have all of them.

Most of you have noticed that the cracks in our paved roads were sealed this spring. This was done by your Association, since the County, by its Board of County Commissioners and Road and Bridges Committee, has been candid enough to admit that, given the limited resources available, road repair in our subdivisions is so far down the priorities list that it would never be done. You will be hearing more about this issue in the near future.

Wildfire remains the primary threat to this community. We dodged a bullet recently when an exceptionally alert homeowner notified our fire department of a fire just north of Canyon Drive. A quick and skillful response by these volunteers eliminated this threat. As has been true for many years we owe these folks an enormous debt of gratitude.

Greater Log Hill Mesa is on the verge of becoming the first Firewise Community on the western slope of Colorado. Your Association has joined with our neighbors in the Divide and further north along CR 1 to form this organization. You will be hearing much more about this in the near future.

Several grant programs are still available for wildfire mitigation. You should contact Lilia Coulter at the West Region Wildfire Council in Montrose for more information.

I won't presume to give tax advice but it has come to my attention that some expenses for wildfire mitigation and defensive perimeters may be considered as deductions. If you have undertaken any of these measures, please consult your tax advisers.

All in all it has been a pretty good year.  
Jim McCarthy, President, LHVH&PO Assoc.

## Log Hill Mesa Wildfire Prevention Plan Completed



The Loghill Mesa's Community Wildfire Prevention Plan (CWPP) is available for your review on the Log Hill Fire website, [www.LogHillFire.org](http://www.LogHillFire.org). Click on Community and follow the link to the Log Hill CWPP. Among other things, an approved CWPP makes property owners eligible for tax deductions and grants for fire mitigation expenses.

Of particular interest to property owners, the CWPP:

- Contains a wildfire risk assessment for every residential structure on the Mesa. Each home is rated from low to extreme risk. Appendix A, starting at p. 47 lists each residence by street address.

- Lists by street address the parcel-specific recommendations for reducing wildfire risk. See Appendix D, starting at page 67. Also see Appendix C, which contains the Key for interpreting the parcel-specific recommendations.
- Describes the methodology and elements used in the assessment (Pages 15 – 18). You are urged to consult the CWPP for your property and review the recommended measures for reducing fire risk and making it easier for firefighters to defend your property. These include adding reflective addresses to enable responders to find your property, assuring your driveway provides adequate access to fire department apparatus, removing dead vegetation, pruning lower tree limbs, thinning heavy vegetation near homes, and increasing defensible space.

Appendix B of the CWPP provides a helpful graphic describing things property owners can do to reduce wildfire risk and improve the chances for defending homes.

*- Preceding article courtesy of Loghill Volunteer Fire Dept.*

## LHVH&POA Treasurer's Report



July 17, 2012

### Income since last meeting:

HOA	8,642.59
ACC	<u>2,000.00</u>
Total	\$10,642.59

### Expenses since last meeting:

Signs & Maintenance	1,719.50
Insurance	1,089.00
Legal	2,649.00
Acctg. & Prof. Fees	1,002.75
Paving Patch	7,400.00
Misc.	<u>540.00</u>
Total	\$14,400.25

### Net Cash July 16, 2012:

HOA	10,804.00
ACC	<u>5,901.44</u>
Total	16,705.44

## LHV Units II and IV Covenants Renewal

The Covenants for Units II and IV expire in early 2013 and need to be renewed before the end of this year. A working group composed of representatives from Units II and IV and the Loghill Village ACC and Board, with the help of an attorney from Montrose and other residents, has reviewed the expiring covenants and offered necessary and appropriate revisions. The revised covenants are intended to clarify or eliminate vague or obsolete provisions in the old covenants, update vital fire mitigation standards, harmonize sections from Units II & IV where possible, make covenants consistent with accepted LHV practices and simplify the renewal process for the future.

Provisional drafts of the proposed revised covenants and the current expiring covenants are posted on the Loghill Village Home and Property Owners Association website: [www.loghillvillage.org](http://www.loghillvillage.org) or can be obtained by emailing: [LHVcovenants@gmail.com](mailto:LHVcovenants@gmail.com)

Community members have offered good suggestions already, and with the additional input obtained by email above and from the informational meeting August 2, a final draft will be prepared for review by the LHVH&POA Board and ACC.

The final versions will be mailed to all Unit II & IV property owners for approval shortly after September 1, with a self-addressed stamped ballot.

Approval by 51% of the total valuation in the Unit as determined by the County Assessor is required to keep our covenants in force, so your vote is very important. Thank you.

Loghill Village Covenants Renewal Working Group  
Jim Kennedy, Ted Rector, Dickson Pratt,  
Al Lowande, Jim McCarthy

## Log Hill Fire Update, 2012



2011 was a relatively quiet year for fire on Log Hill Mesa. We had a total of 9 incidents. Most were alarm activations which were not emergencies. We had two structure fires in October and November which were caused by chimney fires and resulted in significant damage to both structures. The 2012 wildland fire season got off to an early start with a 1 acre wildland fire along Canyon Drive. 17 firefighters responded to the 3:45 am call and extinguished the fire before it could threaten any homes. Another fire at the intersection of Ponderosa and County Road 1 on June 20 further points out the fire danger this summer. On July 16 we had two lightning strike fires farther north on the mesa indicating we are not out of danger despite recent rains

The danger of wildland fires this year has mitigated somewhat with recent rains. We maintain a current list of fire restrictions on our website at [loghillfire.org](http://loghillfire.org). We ask that all residents remain careful with fires of all types to continue to reduce the risk of wildfires.

I want to take this opportunity to encourage residents to register all cell phones, satellite phones and voice over internet protocol (VOIP) phones in the Target Notification System (TNS) database. TNS is a reverse 911 type of notification system that will be used during emergencies in Ouray County. We will use it to attempt notification of residents if evacuations are needed. All landline phones are automatically registered, but satellite, cell and VOIP phones require the resident to go to the TNS website to register. You can register at

<http://www.loghillfire.org/notifications.php>

You will not receive any routine notices after you sign up for TNS. It will only be used in the event of an emergency.

Log Hill Fire has recently started using the **Ready, Set, Go!** program to alert residents of ways to prepare in advance for a threatening wildland fire. The Ready, Set, Go! Action Guide is available at:

<http://www.loghillfire.org/references.php>

Please use this guide to help prepare your family and home for emergencies.

The fastest way to summon all types of emergency response (fire, medical and law enforcement) is to dial 911. The 911 operators are trained and staffed to receive and dispatch emergency calls to the appropriate agency and have the communication equipment to rapidly call for emergency services. Calling your local firefighter just increases the amount of time it takes to respond and reduces the effectiveness of the response because an

emergency operator cannot get all the needed information from the reporting party.

Thanks to all district residents who support us through your taxes, donations, mitigation and watchfulness. Without your support, we could not continue to help protect this wonderful place we call home.

Tom Austin  
Assistant Chief  
Log Hill Fire

## 2012 ACC Report

Current committee members are: Charles Carson, Roze Evans, Jim Kennedy, past chair, Nancy Meyers, Dennis Michaud, Dickson Pratt, and Ted Rector, chair. All have been very responsible in attending the various reviews the committee conducts. We try to always have at least two members involved except in very straight forward situations. (E.g. replacing a wood shingle roof with a steel roof of an appropriate color.) We are looking for new members, especially from Units I and II and have one new volunteer from Unit IV. Please contact any committee member if you are interested in becoming a member of the ACC.

The ACC had a moderately busy year with solar panel installation (1), fences (2), and fire mitigation (4) and roof replacements (3). There were 8 other fire mitigation projects conducted under the auspices of the Colorado Forest Services. The ACC has requested information prior to the completion of these projects in the future.

One house was completed and given final approval on Pine and pre-construction approval has been granted for a new house on Canyon. Two garage projects were given final approval and one has pre-construction approval to be completed this summer. One request to build a large equipment garage was denied without plans for a house to be constructed concurrently, or before the garage.

Dickson Pratt and the Chair spent several hours with the Unit II and IV renewal committee discussing the changes appropriate for the covenants prior to renewal. Other committee members have reviewed and commented on the suggested renewal documents. An attempt has been made to bring the covenants in line with present practice of the ACC along with a multitude of other changes designed to update the covenants which will be addressed by others elsewhere in this newsletter.

Respectfully submitted,  
Theodore W. Rector, Chair  
15 July 2012

## Activities Committee

The LHV Annual Picnic was a success again this year with about 50 residents in attendance. The picnic is regularly scheduled for the second Tuesday in June, so mark your calendar, next year's picnic will be June 11<sup>th</sup>.

New to the area? New residents notebooks are available from Nancy Meyers at 626-9825 or Jane McGrath at 626-2653.

## Park & Recreation Update



It has been a year of transition for the Parks Board due to the resignations of our secretary, Pam Conrad and our president, Lyle Nash. Many thanks to both of them for their hard work and dedication on behalf of our community. Their expertise and enthusiasm will be missed. Pam and Lyle have been replaced by two very capable new members, Shan Zane as secretary and Michael Cassidy as treasurer. Larry Meyers has moved from treasurer to be the new Board president. The other Board members are Rob Ashmead and Al Lowande. Feel free to contact a Board member with any questions or concerns about our park lands and trails (we also accept compliments).

We have three new initiatives under way right now:

- 1) All of the old trail signs (about 40 of them) are in the process of being replaced with more attractive and more readable ones made by Dennis and Pam Conrad. We also replaced the tired-looking signs at Inspiration Point picnic area and are adding new signs at some confusing parts of the Escarpment Path.

- 2) Last year we built a set of stairs across from the mailboxes to make it easier to navigate the steep bank down to Elk Run trail. We got a lot of positive remarks on this, so we are adding two more sets of stairs on similarly steep banks.
- 3) The Elk Run/Meadow Loop area of the trail system has several infestations of the noxious weed mullein. We will be attempting to control those areas with a hand cutting program before they go to seed.

In addition to these specific projects, a constant ongoing job for the Board is trail maintenance. Members volunteer their time at such tasks as trimming encroaching oak brush, cutting low tree branches, repainting trail blazes, rebuilding cairns, eliminating unauthorized trails, etc.

Reminder, if you are planning an event with 10 or more attendees at the Inspiration Point Picnic Grounds, a reservation is required. The availability schedule and reservation procedures can be found at [http://www.loghillvillage.org/park\\_district.htm](http://www.loghillvillage.org/park_district.htm).

Not familiar with the trail system? A nice full color map of the trail system at:

[www.loghillvillage.org/LVPRD-TrailSystemMap.pdf](http://www.loghillvillage.org/LVPRD-TrailSystemMap.pdf)

All in all it has been a busy year.

Larry Meyers, Board President

Loughill Village Park & Recreation District (LVPRD)

180 Ponderosa Dr., Ridgway, CO 81432



## LHV Pet Network



Several residents have formed a Pet Network to create awareness of pets that are lost or found. Residents interested can join the email list to receive notifications by email. When a pet is missing or found, the Pet Network will send an email out to everyone on the list. As residents drive the neighborhoods or take walks, they can be aware of a missing pet and contact the owner should they spot the animal.

The Pet Network is working with the Second Chance Humane Society (SCHS) in this endeavor. There's also a group of 40 or so residents in Fairway Pines that are members of the Pet Network. Since animals know no boundaries when they are outdoors, it's important to alert as many residents on Log Hill as possible.

The aim of the Pet Network is to have a majority of full-time and part-time residents sign up for this community service. The more “eyes” that are looking for a pet, the better the chances of the animal being found and reunited with its owner.

The Pet Network asks that if you see an unidentified animal in your yard, please check with your neighbors to see if it's theirs. Try to befriend it by giving it water and see if it has a collar and tag. You can then contact the owner directly. If there's no tag, please call the Pet Network about the animal. Many animals get lost up here and need our help to find their way back home. By calling the Pet Network, a description of the unidentified animal will be sent out to everyone and SCHS will check their records to see if a report has been filed on the animal. Humane groups across the country are asking us to “Think Lost, Not Stray” whenever an unidentified pet is seen in our yards. It's hoped that this way of thinking will create more awareness for lost animals and reunite more pets with their owners.

To become a member of the LHV Pet Network, please call:

- Sandy Michaud      626-3453
- Ted & Nancy Rector    626-3186
- Debbie Cokes at      626-3099

## Living with Wildlife



*“Does my winter coat make my butt look fat?”*

The residents of Log Hill Village are both privileged, and sometimes burdened, by the rich wildlife in our backyards and on our roads: deer are numerous, cougar are occasionally sighted, wild turkeys are often plentiful, elk may arrive in the winter, coyotes are heard and sometimes seen from time to time, a growing number of the rare Abert’s squirrels are making themselves at home, a large variety of birds arrive and depart with the seasons, and in recent years we have been discovered by a number of bears.

However, our presence is the greatest long-term problem for wildlife because we are just one instance of the general loss of wildlife habitat that has resulted from growth encroaching on their traditional territory in many

places throughout the world. Here at the south end of the Uncompahgre Plateau, we have built our houses right in the middle of prime habitat. That is why we have so much wildlife. They were here long before we arrived. We did not intend to be a problem, and we cannot do anything to restore their habitat to its original condition—indeed growth will consume more and more of it, but we can co-exist in ways that do less harm:

**Bears:** keep all food sources securely stowed away. Use bear resistant trash cans available from your trash collection company, keep pet food in the house, and limit bird feeders to the months when bears are hibernating—December to April. Once bears have discovered a food source, they will return and teach their cubs to return, and they will eventually have to be killed by CDOW in order to protect you.

**Deer:** do not feed the deer at any time. Native plants are healthier for them, and deer have evolved to put on enough fat by November to live through the winter if their energy is not wasted by moving to artificial feeding areas or running from dogs. Also, watch for deer on the roads and highways, especially during the fall and spring migration seasons.

**Dogs:** must be on your property or under your control at all times. Dogs cannot be allowed to chase big game animals because it wastes the energy of the wild animals and may change their habits to their detriment. During the fall mating season, bucks are a danger to both dogs and people; during the spring fawning season, does are a danger to dogs in the area of their fawns.

**Cats:** owners should do what they can to reduce predation by their cats, perhaps providing a bell on their collar to give prey a better chance. Cats do an enormous amount of damage to the bird population, especially when the young birds are just learning to fly. Chipmunks and ground squirrels also suffer. Free roaming cats are at risk from bobcats, coyotes, and cougars. So, if you really care about wildlife, keep them wild and control your pets.

For more information about wildlife, consult the CDOW web page <http://wildlife.state.co.us> or contact the CDOW office in Montrose, 970-252-6000.

For immediate emergencies, call 911.

- Sara Coulter

## Wildflowers and Other Plants



*Claret Cup Cactus*

If you would like to identify that mystery wildflower on your lot, I have pictures of many of the native plants of Greater Loughill Village here:

<http://nativeplantsofloghillvillage.shutterfly.com/>

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Pictures of seven of our major noxious weed species are here:

<http://noxiousweedsofloghillvillage.shutterfly.com>

Control of these plants is required by state and county law.

### Tracy's Thistle



Please don't assume that all thistles are noxious weeds; there are about two dozen native thistles in Colorado, although Tracy's thistle is the only native found in our neighborhood.

More pictures of Tracy's thistle, a native wildflower and valuable wildlife plant, are here:

<http://tracysthistle.shutterfly.com/>

- Dickson Pratt

## Cover Photo

The cover photo was taken by Carolyn Ray, who lives near the intersection of Juniper & Ponderosa. She said the bobcat came by her house for a visit this last winter. It actually played on the back patio for about 2½ hours while she stood inside and watched and took pictures. It would drag a piece of perforated drainage pipe up an embankment and watch it roll back down to the patio. Then it would come down and look inside the pipe. It would take a break and lay in the snow for a bit and start dragging the pipe around again. It sure seemed to be having fun.

Hopefully it will help you think cool!

As most of you know, we have a section for Loughill Village photos on our website. We plan to enhance this section to include more photos taken in Loughill Village. If you have photos you would like to have included on the web page, please email them to [lhvsecretary@loghillvillage.org](mailto:lhvsecretary@loghillvillage.org). While these photo do not need to be high resolution, please do not resize them below 1024 pixels on the longest dimension.

## Email Addresses

In the past, the LHV H&POA database was not structured to easily handle multiple email addresses for the same property. However, many couples now have their own personal email addresses, not just one for the household. The database has now been enhanced to easily handle multiple email addresses. So if you were not personally emailed about this newsletter, and would like to be included in future emails, please send your contact information and email address to:

[lhvsecretary@loghillvillage.org](mailto:lhvsecretary@loghillvillage.org)

Regards,  
Austin Ray  
LHV H&POA Secretary

## Loughill Village Home & Property Owners Associations - Contacts

### LHV H&POA Board Members

Jim McCarthy	President	970-626-4306	<a href="mailto:lhvpresident@loghillvillage.org">lhvpresident@loghillvillage.org</a>
Rob Ashmead	Vice-President		<a href="mailto:lhvvp@loghillvillage.org">lhvvp@loghillvillage.org</a>
Larry Meyers	Treasurer		<a href="mailto:lhvtreasurer@loghillvillage.org">lhvtreasurer@loghillvillage.org</a>
Austin Ray	Secretary	817-992-8530	<a href="mailto:lhvsecretary@loghillvillage.org">lhvsecretary@loghillvillage.org</a>
Ted Rector	ACC Liaison		<a href="mailto:acclhv@loghillvillage.org">acclhv@loghillvillage.org</a>
Nancy Meyers	Community Activities Chair		<a href="mailto:lhvactivities@loghillvillage.org">lhvactivities@loghillvillage.org</a>
Jim Kennedy	At-Large Member		
Al Lowande	At-Large Member		
Jane McGrath	At-Large Member		

### Architectural Control Committee – Units I, II, & IV

Ted Rector	Chairperson	970-626-3186	<a href="mailto:acclhv@loghillvillage.org">acclhv@loghillvillage.org</a>
Charles Carson			
Roze Evans			
Bill Hanson	Emeritus		
Jim Kennedy	Consultant		
Nancy Meyers			
Dennis Michaud			
Dickson Pratt			

### Loughill Village Park & Recreation District

Larry Meyers	President	970-626-9825	<a href="mailto:lhvtreasurer@loghillvillage.org">lhvtreasurer@loghillvillage.org</a>
Michael Cassidy	Treasurer		
Shan Zane	Secretary		
Rob Ashmead			
Al Lowande			

### Mailing Address:

Loughill Village Home and Property Owners Assn.  
115 Ponderosa Drive  
Ridgway, CO 81432

### Web Site:

[www.LoghillVillage.org](http://www.LoghillVillage.org)