

Greater Loghill Village Home & Property Owners Association  
Annual Newsletter



*Cimarrons from the Silver Jack side*

*Photo by: Austin Ray*

November, 2016

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## President's Letter

I am pleased to report that your HOA has had another good year. I will comment briefly on some of the activities. The order of the comments reflects my priorities for the HOA.

I am glad to report that we all had a pretty good year.

We were able to successfully renew the Covenants in Units I and II. This will help insure the property rights and values for all of us. Many individuals on the Board worked extremely hard to obtain this result. Rich Niemier, Barry Doyle and Dennis Michaud were particularly effective.

The weather was kind to us this year, reducing our fire danger. The Fire Mitigation program, under the auspices of the West Region Wildfire Council, continues to advance. I do wish we could persuade our absentee property owners to participate more actively in this area. With the grant program that is available, the bang for the buck in terms of advancing property values and protecting us all from catastrophic wildfire, is hard to beat.

Road and Bridges tried to schedule crack sealing this fall, but could not work it out, due to conflicting priorities. At the last Meeting of R&B, I was able meet directly with the new Interim Superintendent. I am reasonably confident they will be able get the new sealing equipment up here next season. Your Board will continue to monitor this situation closely.

Organizations like LHH&PO A cannot perform essential functions without dedicated volunteers spending long hours serving all of us. Dennis Michaud and the dedicated members of the Architectural Control Commission deserve our grateful thanks. Parks and Recreation continued its critical and very successful work.

I am certain everyone who made it to our Annual Picnic enjoyed themselves. Nancy Meyers, e.g. is retiring as chair of Hospitality, deserves a hearty Thank You for her many years effective service.

No Board can be effective with a wise and knowledgeable Secretary. Words fail me as I try to properly express my gratitude to Austin Ray.

Best to all,

Jim McCarthy  
1560 Canyon Drive  
970 626 4306 (H)                      970 729 2548 (C)

## 2016 ACC Report

The Architecture Control Committee (ACC) for Loughill Village Units 1, 2 and 4 consists of eight volunteers from Loughill Village. Currently all positions are filled but if anyone is interested in becoming a member, let us know and we'll add your name to the wait list. Our newest member is Mike Ryan from Unit 4 replacing Charlie Carson. Continuing members include Bob Albrecht, Barry Doyle, Roze Evans, Dickson Pratt, Ted Rector, Jim Thate and Dennis Michaud.

Construction activity in Loughill Village Units 1, 2 and 4 continues to increase. In the past year we've had eight new homes in various stages of completion as well as five garages, and 3 remodels or additions. We've also had applications for 3 solar projects and 6 other small projects such as decks, fences greenhouses and storage structures.

Notices of violation have been sent to three property owners in the past year. As of this writing, corrective action was taken on two of the three properties.

Just a reminder that minor projects such as decks, fences, or roof replacements do require review and approval by ACC prior to starting construction to ensure compliance with the covenants. However, there is no deposit required for such projects. More detailed information on the ACC Standards and Criteria and required approval forms can be found on the website at

<http://loughillvillage.org/hoa.htm>

We're here to help Loughill residents, so please feel free to contact any member of the ACC with questions.

Dennis Michaud

ACC – Chair

[acclhv@loughillvillage.org](mailto:acclhv@loughillvillage.org)

## LHVH&POA Treasurer's Report 2016



### 2016 HOA Membership Drive

The 2016 Membership Drive netted 139 members, most contributing the recommended amount.

\*One foot note, starting in 2014 and continued into 2016, one third of the dues collected are set aside for road maintenance. There were no road projects so far in 2016.

## 2016 Log Hill Fire Update



Most times this report begins with the type of fire year we have been experiencing, but today it will begin with our most pressing issue – MANPOWER. As a volunteer fire department, Log Hill Fire relies on people to step forward and serve their community. As with most volunteer fire departments across the nation, we have seen a significant decrease in the number of people willing to step forward and join us as we try to keep this community safe. Despite efforts to recruit new firefighters our active list of firefighters has dropped from a high of about 35 four years ago to a current roster of 23.

This level of staffing is too low from our perspective. When you consider that at any point in time we might have firefighters on vacation or traveling for work, this number of firefighters could quickly drop to a point where our response is significantly hindered due to staffing. We work hard to alleviate this possibility through mutual aid agreements with surrounding fire departments, but the surest way to upgrade the protection we can provide this mesa is an increase in our roster.

I urge all of you who have ever considered being a firefighter to think about it and step forward to find out what it requires. We offer an organization staffed by some of the hardest working individuals in our community. We can guarantee that you will be challenged by hard physical labor in some very trying conditions, but we also guarantee that the safety of our firefighters is always our very first priority. Log Hill Fire is recognized as a professional organization with high standards of training, great co-workers and top-notch equipment and facilities. If you are interested and believe you can dedicate the time it takes to become well trained and respond to incidents, give us a call at 626-4095 or e-mail us at [info@loghillfire.org](mailto:info@loghillfire.org).

This year has been a little slow on the number of incidents mainly due to regular rain during the summer months. We have responded to a total of nine incidents. One was a lightning strike in 60-foot ponderosa where our firefighters worked well into the night to fell the tree and put out all the fire. Another was a carbon monoxide alarm and upon arrival, we detected elevated levels of carbon monoxide throughout the house. Other calls have been “good intent” calls meaning a combination of false alarms or reports of smoke that turned out to be false.

We are often asked how community members can help in our efforts to keep this mesa safe. Our first priority, as I stated above, is recruiting new firefighters.

Our second priority would be for all of our residents to take the safety of their family seriously. Work with your family to develop a plan for emergencies which includes preparation, evacuation, and communication. Fire mitigation around your home is extremely important to the safety of your family and home in the event of a large wildfire. We have numerous resources on our website, [loghillfire.org](http://loghillfire.org), which will help you in this area.

One way to increase your safety in the event of an emergency is to stay informed. Our website has links for you to sign up for emergency notification programs which will send calls or messages to your home phone or cell phone in the event of an emergency. You can also sign up for general alerts which will inform you of local conditions such as Red Flag Warnings when it is extremely important for you to be careful with fire. You can also follow us on Facebook for periodic updates on local conditions and programs in the local area.

Finally, Log Hill Fire, as with other local government agencies, is still dealing with the decrease in property values and the resulting decrease in tax revenue. We have been fortunate to be in a good position with no debt and recently modernized equipment and have been able to weather this economic downturn without reducing services. We will be participating in the Telluride Gives Campaign this December to accept donations from the local area. Please consider a donation as the year comes to a close at [telluridegives.org](http://telluridegives.org). More information will be coming soon.

Log Hill Fire also participates in the Amazon Smile program. When you purchase an eligible item through Amazon Smile, Amazon will contribute one half of one percent of the purchase price to Log Hill Fire. To sign up for this program, go to:

<https://smile.amazon.com/ch/84-0720343> .

### **Log Hill Fire Improves Public Protection Classification Rating**

On October 24, 2016, the Insurance Services Organization (ISO) announced that Log Hill Fire has improved its Public Protection Classification (PPC) Rating to 4/4Y which will be effective February 1, 2017. PPC reflects the department's ability to respond in the event of a structure fire.

The department receives a split classification because a large portion of the rating is based on water supplies available to fight a structure fire. The southern portion of the district which is served by Dallas Creek Water Company is rated a PPC 4. The northern part of the district is served by Tri-County water is rated a PPC 4Y indicating less available water and fewer fire hydrants.

Log Hill Fire has steadily improved its PPC over the last three ISO inspections. A 1999 inspection resulted in a PPC rating of 6/9. In 2011, the PPC rating was raised to 5/8B after a follow-up inspection by ISO. "We are pleased by the results of the latest ISO survey," said Fire Chief John Rogers. "The improved rating indicates our training program, pump and hose testing programs and our public education outreach program are having a positive impact on our service to the community."

Many insurance companies use the PPC rating of a fire department to help determine the cost of fire insurance. There are many factors which impact the cost of fire insurance, but an improved PPC rating may reduce the overall cost or reduce the rate at which prices for insurance increase.

Thank you,  
Tom Austin, Assistant Chief  
Log Hill Volunteer Fire Dept.

## Association of Dallas Creek Water Users

Dallas Creek Water Company (DCWC) has applied for a rate increase to the Colorado Public Utilities Commission. The application proposes a rate increase of just under 10 percent, which is the first since the PUC originally set the rates in 2006. The proposal is based on DCWC's 2015 actual expenses. The proposal would also add a half-time distribution system maintenance person to support Anthony Ramsey.

The Association of Dallas Creek Water Users, Inc., (ADCWU) and DCWC managers have had several exchanges over the past couple of months about the rate proposal and a couple of other issues, including:

- The need for some kind of alternate water supplies to handle situations when DCWC's water supplier (JKC Utilities) might not be able to supply for periods longer than DCWC's few days of storage capacity. These situations could include extreme drought or contamination of Dallas Creek due to wildland fire runoff or a hazmat event.
- The enforceability of DCWC's unique water lease agreement between DCWC and JKC, Utilities, a family-related entity. While we know of no abuses of this lease or its water pricing provisions, there is concern whether there are prompt effective remedies available to the PUC, County, or DCWC's customers to assure continued water supply in the event of a breach of this water lease.

The ADCWU has petitioned to intervene as a party in this rate proceeding to assure the rate considerations are consistent with the PUC standard of just and reasonable prices, and we will make every effort to resolve the two above-described concerns dealing with improving the reliability of water supplies. Ouray County is also petitioning to intervene as a party in the proceeding.

It is important to note that since 2013, DCWC has made significant strides reducing water losses (down from around 50 to 20 percent) and improving their emergency notification plan and system flushing procedures. In 2015 they spent considerable resources coating their storage tanks and upgrading several pressure reducing valve installations. We understand that the PUC staff has given preliminary approval for these 2015 capital expenses to be recovered over 5 years.

Dick Kreutzen      642 Marmot Drive  
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[rkreutzen@msn.com](mailto:rkreutzen@msn.com)

## Park & Recreation Update

2016 has a busy year for Park & Recreation with trail work, development and completion of a new trail and initial design for extension of the new trail.

In late May, remedial work was completed on a section of Deer Trail between Ponderosa and Pine. In order to address erosion problems a portion of the trail was rerouted to avoid the natural drainage contour on the hillside.

At the Park & Recreation District June meeting, development of a new trail was proposed. Feasibility and costs were evaluated and it was decided to proceed with construction of the new trail. The trail has since been completed and is located on the small parcel of Park & Rec land on the west side of County Road 1. At the end of the short trail is a natural stone slab bench providing views of the Cimarron's and the Sneffels Range. The idea for a trail on this parcel of land was first envisioned by past-board-president, Lyle Nash, who is recently deceased. Lyle expended significant effort working with the adjacent land owner to insure that this parcel of Park & Rec land was recognized and maintained as Park & Rec land so that a future trail might be located there. The Red-tailed Hawk was Lyle's favorite bird and they have been sighted in that location. Which led to the choice of Red-Tail Trail as the name for the new trail. New signage and inclusion on the Trails Map is in the works.

Additional new trail construction is under consideration. This would be for a connecting trail that would branch off of Elk Run trail by the foot-bridge and traverse the valley, to end up across CR1 from the new Red-tail Trail. Initial design has been completed and we look forward to making this a 2017 project.

Our suppression efforts of the invasive Mullen weed also continued this year along the Meadow Loop Trail, with volunteers and contracted help.

The Loughill Village Park and Recreation District Board meets on the first Tuesday of even numbered months. A meeting notification and agenda are posted at the mailbox kiosk bulletin board and Inspiration Point bulletin board a few days prior to the meeting. The meetings are open meetings, and all interested persons are welcome to attend.

If you're not familiar with the trail system a nice full color map of the trail system is available at:

<http://loghillvillage.org/LVPRD-TrailSystemMap.pdf>

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)

Richard Niemeier, Board President  
Loughill Village Park & Recreation District (LVPRD)  
180 Ponderosa Dr., Ridgway, CO 81432



## West Region Wildfire Council

Log Hill Village once again partnered with the West Region Wildfire Council to assist residents with their efforts to reduce wildfire risk by providing free, curb-side, coordinated chipping service. This year, the program was expanded out to residents throughout the Log Hill Mesa Fire Protection District. Also new this year was an online registration form, found at [www.COwildfire.org/chipping](http://www.COwildfire.org/chipping). In total, 100 households participated in the program this year. WRWC's contracted chipping crew chipped 339 piles which amounted to over 2,000 cubic yards (150+ dump trucks) of woody debris that was chipped. Residents reported over 1,100 hours towards making all of those piles which has a volunteer rate value of over \$30,000 (from Independent Sector).

The Community Chipping Program is just one of several services and programs offered by the West Region Wildfire Council, the Montrose based non-profit that works throughout the community to provide education and assistance with wildfire mitigation and preparedness activities. WRWC, in conjunction with the Colorado State Forest Service, also offers FREE site visits as well as a Cost-

Share Program to provide site specific recommendations and provide a financial incentive for residents to take on wildfire mitigation projects, respectively. For more information about these services and programs, please contact Jamie Gomez, Mitigation & Education Coordinator for Ouray, San Miguel and Delta Counties at (970) 615-7300 and visit WRWC on the web at [www.COwildfire.org](http://www.COwildfire.org).

Thanks,  
Jamie Gomez  
West Region Wildfire Council  
Mitigation & Education Coordinator  
O: (970) 615-7300  
C: (970) 765-0534  
[wrrwc.coordinator@gmail.com](mailto:wrrwc.coordinator@gmail.com)  
[www.COwildfire.org](http://www.COwildfire.org)



## Loghill Pet Network

Now that another fabulous summer season is over, we're happy to report that it was relatively quiet in terms of lost pet reports. We did have some reports but not nearly as many as previous summers. As residents are becoming more aware of wildlife in the area, they seem to be taking more precautions in keeping their pets safe.



As you can see from the photo, wildlife predators will adapt to our lifestyle especially when searching for food. This mom bobcat and one of her two youngsters were searching for rabbits in our fenced-in garden area. Likewise, these predators and others will climb fences to gain a meal of a fenced-in family pet. With that in mind, it's imperative that we continue to look out for the safety of our pets.

As you recall, we did have a mauling of one family dog from coyotes who entered an invisible fenced-in area. The dog did survive but had numerous bites and tears to her body.

Respecting wildlife is crucial to living up here and understanding their behaviors helps us to understand how we can peacefully live with them while keeping our pets safe.

Unfortunately, we do have a few pets still missing, most of which are cats. Although our backyards provide many trees for cats to climb, those same trees are also provided for bobcats and mountain lions to catch prey.

We urge you to continue keeping a watchful eye on your pets, and to let us know of any stray pets that you see in your area. With the combined help of many residents, we've been fortunate in finding lost pets and reuniting them with their owners.

Thanks to all who aid in finding a lost pet once an alert goes out, and thanks to pet owners for trying to keep their pets safe.

Please contact us if you'd like to join our Pet Network or if you need to report a lost or found pet at:

Sandy Michaud	<a href="mailto:englishgardengirl@outlook.com">englishgardengirl@outlook.com</a>	626-3453
Ted & Nancy Rector	<a href="mailto:bonetree789@yahoo.com">bonetree789@yahoo.com</a>	626-3186
Deb Cokes	<a href="mailto:dscokes@gmail.com">dscokes@gmail.com</a>	417-6661

## Declare your Independence from the King!



*English Style – Clockwise Pattern*

As some of you may have noticed, at times there is congestion at the entrance to the mail kiosk. This is primarily caused by a cross pattern caused by cars trying to circle past the mail boxes in the English roundabout pattern which is clockwise.



*U.S. Style – Counter Clockwise*

In the U.S., roundabouts are entered by going right and circling in a counter clockwise manner. This would eliminate the criss-cross pattern that happens at the entrance. I know this may cause drivers to walk about ten additional feet, but who amongst us couldn't use the exercise? Thanks!

## There Is No Poop Fairy!



Fortunately, the majority of our residents realize this and responsibly clean up after their pets. Yet, judging from the deposits along our roads and trails, some of our dog owners must believe in the poop fairy. We are fielding many complaints about the minority of inconsiderate owners who apparently think that their dog's "business" should be everyone else's problem.

Is it a hardship to carry a cleanup bag when you walk your dog? We think not and believe it is your obligation to your friends and neighbors to do so. The rest of us are tired of cleaning your dog's "gift" off our shoes and off garage floors via car tires (yes - the worst offenders leave their dog's poop right in the middle of the road!). So, let's all be considerate of one another and be our own poop fairies.

## Only YOU Can Prevent Roadkill



*Abert's Squirrel*

Reminder, there is a 25 MPH speed limit on all roads in Loughill Village. We have a lot of blind curves that can hide bicyclists, runners and walkers as well as the Kamikaze wildlife.

I personally, this year I have had two cases of fawns darting out in front of me. I was able to stop, but they were so close that I could not see them over the hood of the car.

Please drive carefully and be alert.

## USAA Offers Firewise Discounts

The Colorado Department of Insurance has approved filings by USAA to give homeowners insurance discounts to USAA members living in communities recognized by the Firewise Communities/USA program. This discount applies to policies issuing or renewing on or after 5/30/2015. The same discounts are available to Firewise Communities in California and Texas.

To be eligible for the discount, participants must be a current USAA member living in Colorado and must reside within the boundaries of a recognized Firewise community site. USAA homeowners policy holders living in a recognized Firewise community will automatically receive the discount at their first renewal following the discount's effective date. New USAA policies for homes in recognized communities also qualify for the discount, but homes must meet USAA's underwriting standards before a new USAA policy can be issued. (Please note that how USAA determines individual insurance rates is their proprietary decision-making.) USAA has partnered with Firewise to automatically determine if a home is located in a recognized community.

The Firewise website has a list of the recognized communities, or residents may speak to a USAA representative to find out if they qualify. Residents need to know the name of their subdivision or community. More information is available here:

<http://www.firewise.org/usa-recognition-program/usaa.aspx?sso=0>.

## Fire Mitigation in a Piñon/Juniper/Oak Forest

The LHV H&POA is very supportive of fire mitigation efforts by lot owners in our neighborhood! For those who are in Loughill Village Units I, II, and IV, the covenants require ACC approval of tree removal. This will be done promptly and may or may not need a site visit. There is no charge for ACC approval of fire mitigation plans.

And on the subject of fire mitigation:

### **Thin, don't Limb!**

Many lot owners have been "limbing-up" piñons and junipers and think that they are doing fire mitigation. The best way to reduce the fuel load in a dense piñon/juniper/oak forest is to **Thin It** (remove entire trees). Limbing-up is worthless and makes the forest look ridiculous. Limbing-up and removing ladder fuels is a strategy for ponderosa pines, NOT piñons and junipers. Ponderosas have fire-resistant bark and can sometimes survive a low intensity ground fire if ladder fuels are removed and they are well-spaced. This is usually not true for piñons and junipers.

An overgrown piñon/juniper/oak forest, which is so dense that it is difficult to walk through, should have a significant percentage of the trees removed, leaving well-chosen clumps and single trees with an eye toward visual screening. Less dense forests can have existing meadows and open areas enlarged by removing trees along the edges and by increasing the spacing of the trees and large shrubs.

**Advantages of thinning include:**

- Significant reduction of fuel load, thus slowing down a wildfire and reducing the heat generated. This may give firefighters time to stop a fire or save a house.
- Increased sun and water for the remaining trees as well as the shrubs and other plants that live in the open areas. In winter more snow will reach the ground and melt into the soil rather than evaporate.
- Increased health and vigor for the trees left, possibly helping resistance to bark beetle infestation.
- Improved wildlife habitat due to a greater variety and abundance of food plants, as well as more sun and water for those plants. Dense, old-growth piñon/juniper forests tend to have reduced biodiversity. (However, such forests do favor tree squirrels, woodpeckers, piñon jays and, of course, bark beetles, because of the stressed condition of the trees.)

In my area (the end of Piñon Road East) it has been more than 116 years since the forest burned – Yes, I counted the tree rings. Since using a natural wildfire or prescribed burn to thin the forest in a residential community is impractical, it is best to thin the trees artificially.

Thinning is best done in late fall or winter, preferably November to January, for bark beetle reasons. The piñon Ips beetle (*Ips confusus*) is attracted by the smell of stressed or damaged trees. This is why we have sometimes seen beetle attacks around construction sites in our community.



*Ips Beetle*

Healthy, well-watered, piñons are more resistant to the Ips beetle because they can generate sap pressure to push them out. The Ips beetle is typically dormant from November to February at our altitude, although recent warm winters have likely increased the length of the beetle season and reduced winter kill of beetles. Wet spring and summer weather, as we have had over the last several years, helps the trees resist attack from bark beetles. This is likely why there have been fewer trees affected in recent years than during the dry 2001-2003 period.

– Dickson Pratt

## 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:

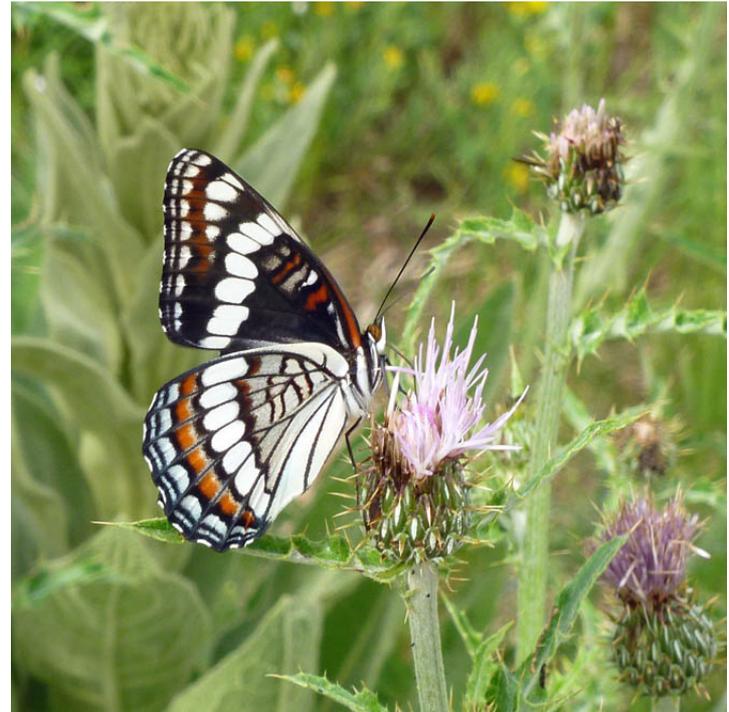
<http://nativeplantsofloghillvillage.shutterfly.com/>

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.

## Weidemeyer's Admiral on a 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

## Loughill Village Home & Property Owners Association - 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	970-626-5165	<a href="mailto:lhvvp@loghillvillage.org">lhvvp@loghillvillage.org</a>
Larry Meyers	Treasurer	970-626-9825	<a href="mailto:lhvtreasurer@loghillvillage.org">lhvtreasurer@loghillvillage.org</a>
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Richard Niemeier	LHV P&RD Liaison	970-964-5325	<a href="mailto:rniemeier@yahoo.com">rniemeier@yahoo.com</a>
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### Architectural Control Committee – Units I, II, & IV

Dennis Michaud	Chairperson	970-626-3453	<a href="mailto:acclhv@loghillvillage.org">acclhv@loghillvillage.org</a>
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James Thate		970-626-2722	<a href="mailto:ridgwayjim@earthlink.net">ridgwayjim@earthlink.net</a>

### Loughill Village Park & Recreation District

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Ridgway, CO 81432

**Web Site:**  
[www.LoughillVillage.org](http://www.LoughillVillage.org)