

Greater Loghill Village Home & Property Owners Association
Newsletter



Spring Daffodils

Photo by Carolyn Ray

April 2021

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Presidents Letter

The long-range weather forecast for the summer is ominous. After a spotty winter, things are already quite dry and will get worse. Everyone must be on high alert for smoke or anything unusual. Alert Homeowners and our Volunteer Fire Dept. are our first line of defense. Eyes wide open.

Care of our paved roads continues to be a problem. We had a working arrangement with the last Superintendent of Road and Bridges. When he suddenly resigned that working arrangement disappeared. The Board of County Commissioners is aware of the problem and a new Superintendent is coming in. We will watch carefully. If necessary, the Board will step in as we have done before. The County has a contractual obligation to maintain these roads. We should give the new Super a chance to find his footing, but there will be no free pass to the County on this issue.

Please take good care of yourselves and your families.

Jim McCarthy, President

lhvpresident@loghillvillage.org

Street Signs

As part of your dues, LHV H&POA maintains the street signs. If you notice any street signs that have fallen over or need repair, please email:

LHVSecretary@LogHillVillage.org

Announcements

Annual Picnic

TBD – May be combined with the Annual Meeting.

Annual Meeting

TBD – Fire Boards not allowing the meeting room to be used by outside groups at this time. May be combined with a picnic at Inspiration Point in July. If you are interested in coordinating the picnic, please let the board know. Email lhvsecretary@loghillvillage.org

Road Maintenance

In the April 6 2021 BOCC meeting, Bill Frownfelter, Interim Road & Bridge Superintendent reported that they have put out requests for bids for an overlay project on the old section of Ponderosa (approximately the first 500 yards from CR-1) that has the potholes and serious deterioration. He stated verbally during the meeting that they plan to do this project within the next two months.

He also stated that they are tentative planning to do crack sealing on our paved roads but most likely not until the fall of 2021, weather and schedule permitting. R&B does have the materials out for bid. The sealing needs to be done during cool weather, so the cracks are spread open at the time they are filled. If crack sealing is done in the warm summer months, they will pull back apart when the pavement shrinks from cold weather.

Special thanks to Lynn Padgett who championed our road maintenance during this meeting.

Treasurer's Report 2020



The 2020 Membership Drive netted 185 members, most contributing the recommended amount.

The 2021 dues mailing should go out by the end of May. The suggested dues will remain \$75, with \$25 being earmarked for roads. Luckily, we have not had to use any of the road maintenance fund for several years. However, at some point in the future, the road surface will need to be either sealed or chip sealed. The funds in the roads account will not begin to cover this kind of cost, so it is not determined how this will be financed.

Last year, LHV H&POA funds were used to re-paint the mail kiosk. Some additional sealing needs to be done along the north foundation. This project is being researched.

We plan on sending out the annual renewal notices in May. If you want to save us postage and office supplies, you can go ahead and send your dues in now. As last year, the recommended amount is \$75.00, but any amount is appreciated. You can mail your check to the address below. If you are new to the area, please include your email and phone number(s), as well as your mailing address if different from your property address.

LHV H&POA
115 Ponderosa Dr
Ridgway, CO 81432

2020/2021 ACC Report

The Architectural 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 will add your name to the wait list. This year we welcomed one new member, Richard Niemeier, to replace Dave Underwood. Continuing members include Dennis Michaud, Barry Doyle, Rose Evans, Arlen Huggins, Dickson Pratt, Ted Rector, and Kevin Spooner.

New construction activity continues to increase in LHV. For 2020/21 twelve new homes were completed or in progress as well as nine minor projects such as building additions or accessory structures like garages. Also, in 2020/21 a total of six applications were submitted for new single-family homes and several smaller projects such as new garages, fences, greenhouses, and tree removal.

As a reminder, minor projects such as decks, fences, roof replacements, small accessory buildings (less than 200 sq ft) not requiring a county permit, or house painting with a change in color still require approval by the ACC prior to starting construction to ensure compliance with the covenants and the ACC Criteria and Standards. However, there is no deposit required for the smaller projects. More detailed information on the ACC Criteria and Standards and required approval forms can be found on the Loughill Village website. It is also a good idea to review the HOA Protective Covenants relative to the appropriate Unit before any construction commences.

Please note that as of May 1, 2020 Ouray County has adopted new Building Codes and new Wildfire Mitigation Requirements, both of which will affect new construction and additions to existing homes before a permit is granted. For comprehensive information on the new protocols please refer to the Ouray County Land Use Code Section 16 on the County website.

Also note that for lot owners intending to begin the process of building a new home the county requires a permit to begin grading for a driveway which includes possible tree removal, a county assessment of a safe driveway location, and the establishment of an official address for the location.

The current ACC documents available for review on the Loughill Village website are being updated to include minor changes for document formatting for clarity and continuity and a note to indicate the new County regulations. The updated documents should be online within the next month.

The ACC documents and approval forms for Loughill Village Units 1, 2, and 4 include:

- ACC Criteria and Standards (Summary of Covenants and ACC C&S)
- Pre-Construction Approval Form
- Pre-Construction/Installation Form for Approval Of Projects NOT Requiring A Deposit
- Final Approval Form

We are here to help Loughill Village residents, so please feel free to contact any member of the ACC with any questions or concerns.

Barry Doyle
Loughill Village ACC Chair
acclhv@loughillvillage.org

Loughill Village Park & Recreation District

Due to a resignation and term limits, the Parks and Recreation board has mostly new members in 2020. The current board members are: Jim Myers – President, Bill Hall – Treasurer, Cyndi Nelson – Secretary, Kristi Meyer, and Art Brazee. Contact information for the board members can be found on the Loughill Village website, under the Park and Recreation District tab.

We are currently working on the possibility of building a playground in the area. Paul Stashick, the owner of the Divide Ranch and Club, has very generously offered to supply land just to the west of the mailboxes for the Divide Ranch. This property has several advantages to any of the Park and Recreation District properties, including paved parking and proximity to restrooms. This project would be funded with a GOCO grant, private donations, and existing LVPRD funds. However, all GOCO grants for the 2020/2021 year were earmarked to help those affected by the Covid 19 pandemic. This means it will probably be 2022 before we can build the playground.

In 2020 we expanded the parking area on Ponderosa for the Escarpment trail and built a parking area for Elk Run/Meadow loop off Canyon by the Cowboy carving. Due

to problems with suppliers and the Covid virus, our plan to install new benches in some areas was delayed once again. We did install 3 metal benches last summer, one on Lupine Trail and two on the Escarpment Path. We hope to find some nicer looking stone benches for Inspiration Point. We also plan on continuing our Mullein suppression efforts in August of 2021 if needed.

The Loghill 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 are not familiar with the trail system, there are two nice full color maps on our web page. One is a street map showing the trails and the other is a satellite view.

https://www.loghillvillage.org/park_district.htm

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

Jim Myers

President

jmyerstx@aol.com

2021 Log Hill Fire Update



The Colorado Division of Fire Prevention and Control recently provided the Governor with the wildfire season prediction for 2021. Currently, the 2021 Wildfire Season is predicted to be longer than usual and weather forecasts are for below average precipitation and above average temperatures. The best way to reduce the threat of a wildfire is to reduce the sources of ignition. Cigarettes, automobiles, and unattended fires are some of the leading causes wildland fires. Please be careful with these and other sources of ignition. Last year in the district we only had one wildland fire. Additionally, we responded to mutual aid calls from both Telluride Fire (60-acre fire) and Montrose Fire (3-acre fire). Already in 2021, we have provided mutual aid to Montrose Fire for a wildland fire in early April.

The impact of the COVID pandemic in 2020 and early 2021 has affected Log Hill Fire and our firefighters in much the same way it affected many of you. Our primary responsibility is to be prepared to provide fire protection services 24/7. Since our manpower is a finite resource, we tend to err on the side of caution as we take steps to protect our firefighters' health and keep them available to respond to incidents. In 2020, we

took the same step that many fire departments across the nation took and closed our stations to personnel not associated with the department. Our stations remain closed to the public at this time as we monitor the results of increased tourist activity and renewed public gatherings and their impact on the prevalence of COVID in our region. We look forward to the time we can open our stations and socialize more easily with our friends and neighbors.

Manpower for Log Hill Fire remains a priority. Our firefighters work hard to continue to increase their level of training and proficiency and we provide training opportunities year-round for them to do so. We work with our mutual aid partners (Ridgway Fire, Ouray Fire and Montrose Fire) to find ways to provide better protection across the county. The bottom line remains that not enough people seem to step up to fill the places vacated by members who may be retiring after an admirable career or moving due to family or life changes. Should you want to volunteer or know someone who does, please contact me at

info@loghillfire.org

Since 2021 is a property tax reassessment year, we are waiting for information on real estate tax revenue that makes up most of the revenue Log Hill Fire receives. Since 2011, our real estate tax revenue has dropped by approximately 30%. Through careful planning and intense management, we have been able to weather this economic downturn in the short term. As I write this, Log Hill Fire is debt free and fiscally sound. However, mandated replacement cycles of firefighting

equipment mean we have had to spend more on replacement of personal protective equipment (PPE) that keeps our firefighters safe from the effects of fire and the carcinogens present in smoke. In 2020, we spent over \$62,000 on PPE. The largest amount of that expense was to replace 50 refillable air bottles that had reached their expiration date. I encourage each of you to look at your family budget and see if you can manage a donation of any amount to help us outfit your neighbors who respond if your family has an emergency. We work hard to keep firefighters safely equipped. They do not get the top shelf equipment with their names sewn on and things like that, but they do get equipment with all the safety features currently mandated by national standards. We accept donations through PayPal on our website at www.loghillfire.org and by check at P. O. Box 747, Montrose, CO 81402.

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

Neighborhood Crime Prevention

Sheriff Justin Perry has reached out to this HOA for help in addressing some law enforcement and security issues on Log Hill Mesa.

First some background information. At present the staffing of the Sheriff's Department stands at one Sheriff and 4 Deputies. They are mandated to enforce law and order over approximately 540 Square miles of Ouray County.

To fully understand the magnitude of this challenge, imagine the following hypothetical situation: At any one moment in time the Sheriff usually has ONE Undersheriff assigned to patrol duties for the entire county. Suppose that a serious motor vehicle incident is reported on Red Mountain Pass (something that happens frequently). While the Undersheriff is investigating, a serious security situation is reported on County Road 1 N on Log Hill Mesa. What to do?

The Board of County Commissioners is fully aware of this impossible situation. I am informed that they are in the process hiring another Undersheriff and are considering a second hire. Even this is not enough.

There has been an uptick in burglaries in unoccupied homes. Many unoccupied homes have long driveways and are hard to observe from the road. This is a bigger problem in the winter because untracked snow in the driveway is a dead giveaway that no one is currently occupying the home.

If you are going to be gone on vacation or seasonally, you need to let your neighbors know in case they see something unusual. They can then contact the Sheriff's office to investigate. Also, if your house is vacant for the winter, arrange for someone to track your driveway so it looks like the home is occupied.

There have also been cases of packages being stolen from people's driveways. When it comes to protecting parcels from UPS or FedEx, one option is to have packages delivered to Ridgway Office Supply and pick them up there.

They charge \$2 per package for this service. To take advantage of this, have your packages delivered to:

Your Name
Ridgway Office Supply & Services
631 Sherman St
Ridgway, CO 81432

The Sheriff has asked the residents of Log Hill Mesa to consider joining a national group called Neighborhood Watch for help by being his eyes and ears to any unusual situations. He is not asking any of us to become peace officers. He seeks information only. No confrontations. Basically, he is asking us to look out for our neighbors by being observant.

If any of you wish to volunteer or wish to know more about Neighborhood Watch, contact Sheriff Justin Perry or Undersheriff Tammy Stroup at 970-325-7272, who is the deputy in charge of this program. There are also two long time and very experienced volunteers living on the Mesa who can help with documents and signs: Patricia Mathews 970-249-5998 and Al Mathews 970-417-6090.

We need to look out for one another.

Jim McCarthy President
1560 Canyon Drive
Ridgway CO 81432
970 729-2548

The Pet Network



Last year was a quiet year for us – probably the quietest year since we began the Pet Network. We suspect that due to COVID-19 and less people traveling, we did not have as many lost/found pet reports as we have in previous years.

We now have the Nextdoor website running in our area where many people are posting about their pets. If you see a Nextdoor post that you think should also be posted on the Pet Network, please forward the post to us and we'll gladly repost the article to get the word out to our members. The more people who know about a missing/found animal, the better the chances of resolving the issue.

Once again, we remind you all to be pet responsible when walking your dogs. Please keep your pet on a leash at all times and pick up their poop. We continue to have complaints about residents walking their dogs unleashed on the trails which creates problems for other leashed dogs

and people who are hiking the same trail. We want everyone to enjoy the trails with their pets, so please keep your pet on a leash.

Thank you for helping our pet community. It's difficult when we lose a pet, and this community has been fantastic in responding to lost/found pets. With your dedicated help, we will continue to reunite pets with their owners.

Please contact us at the following:

Ted & Nancy Rector, 970-626-3186

Sandy Michaud, 970-626-4013

petnetwork@loghillvillage.org

IPS Beetles Are Back

What can be done? Unfortunately, the answer is "nothing much". The damage we are seeing is because of our drought conditions in previous years. Nevertheless, we would like to notify current and prospective homeowners that the piñon Ips beetle are active, and they should avoid stressing trees. Trees cut for house construction should be removed from the neighborhood immediately or chipped, and the chips spread out to dry.

A bit more on all this:

The bark beetles are a natural process. Eventually areas with dense piñon/juniper/oak forest will be thinned in one of three ways:

- 1) We will have a wildfire that will remove large patches of forest. Although a natural process, this is undesirable in a residential neighborhood, to put it mildly.

- 2) We can thin the trees ourselves, by removing large numbers of entire trees, to reduce fire danger by increasing the spacing and drastically reducing the fuel load, as well as to leave more water and sunlight for the trees and meadow plants that are left, making them healthier. Thinning is best done in winter when the bark beetles are dormant, but we have had so many wet years over the last decade that we have not had problems with thinning in summer because the trees haven't been stressed. That changed last year. In short, we have become complacent.
- 3) The bark beetles will kill stressed trees, especially in or following drought years. As with wildfire, this is a natural process. To avoid beetle kill, it is best to keep trees well-watered and to avoid damaging trees during the beetle flight season (pretty much March to November nowadays). If trees are cut, as when building a house or thinning the forest around a house, they should be removed from the neighborhood immediately or chipped and the chips spread out to dry quickly. It is the terpenes ("smell") of the damaged or stressed trees that attracts the beetles from miles around and they will then attack nearby live trees.

What does not work with the piñon *Ips confusus* beetle is to remove already dead trees. By then most of the beetles have already moved on. *Ips confusus* does not use dead trees as a host, only living trees are attacked. It does not hurt to remove the dead trees; it just doesn't help either.



What caused the recent, rapid death of some piñon pines in the neighborhood? My guess is that they were attacked last year because our dry spring and summer lowered the sap pressure and too many beetles attacked each tree (well-watered trees have the sap pressure to resist attack — stressed trees are vulnerable). The eggs and larvae then overwintered and when things warmed up this spring, the larvae started eating the layer under the bark until the trees were girdled. At that point, the tree dies very quickly, and nothing can be done to save it. Most of the adult beetles have already left the dying trees and moved on to live trees to lay eggs in the bark. The damage was done last summer and fall, and nothing can be done about it now, save for trying not to stress out the trees that remain alive. (In addition to drought, stressing the trees includes cutting live limbs ["limbing-up"] and cutting roots, as when trenching for utility lines.)

Truth be told, after the dry weather we had last year, the first in well over a decade, I was wondering if we would see a resurgence of bark beetles. It appears that the answer is "yes."

Dickson Pratt
Piñon Road East

Let's Go Plogging!

What does plogging mean?

Plogging lets you and the Earth get fitter at the same time. It's a win-win! Plogging is a Swedish exercise trend that combines jogging with picking up litter.

For the most part, we do not have a big litter problem in Loughill Village, but there is still some. Plogging simply gives you a quick break from your walk/run to pause and stretch.

Plogging is as simple as putting a plastic bag in your pocket before you leave and then picking up any litter you may see on your normal walk/run. You may want to take a pair of gloves as well.

Get fitter and reduce litter!

Bears in the Area

As most of you know, there have been bears spotted in the area. Here are some basic guidelines for living with bears:

1. Do not store garbage outside.
2. Do not put your garbage out the night before pickup.
3. Take down bird feeders and do not leave pet food outside during the spring, summer and fall when bears are active.
4. If you do not have a bear proof container for your garbage, you can have one delivered from either Bruin or Waste Management.

– OR –

Take your garbage down to the Bruin Transfer Station on Mall Rd. It only costs \$5.25 per large 30 gallon trash bag. They are open afternoons on Tuesdays, Thursdays and Saturdays. This will even save money for most folks.

I am sure you have heard the saying a "Fed bear is a dead bear". Once they start finding food in the trash cans, the next thing is they start to figure out that the trash odors came from a house. The next step is that the breaks into a house. Then the Dept. of Wildlife sets a trap to catch the bear and exterminates it. If is a sow, they exterminate the cubs too since they won't survive alone. In this area, there is no relocation program.

If you have renters, please make sure they are aware of this also.

Please be "Bear Aware".

Save the Blues!

Ridgway Ouray Community Council (ROCC) in conjunction with the US Forest Service is organizing a SAVE THE BLUES campaign for this summer. We are looking for people to sign up to volunteer at the Blue Lakes Trailhead to remind hikers of Leave no Trace ethics.

In response to unprecedented overuse of the Blue Lakes Basin last summer, ROCC is recruiting local volunteers to join our effort to prevent further damage to this popular hiking and camping area during the summer tourist season.

We're looking for members of local nonprofits and individuals to volunteer for weekend shifts at the Blue Lakes trailhead (in the National Forest at the end of CR7) mid-June through early September. Volunteers would sign up to sit at a table Fridays through Sundays during one or two separate shifts from 7 a.m. to 1 p.m. You can sign up for more than one shift if you choose.

Members of the table team will educate hikers and campers about land stewardship and how to sustainably dispose of trash and human waste. A staff member of the San Juan Mountains Association will provide training for volunteers during the first week of June.

You can sign up RIGHT NOW for the shift of your choice at: <https://signup.com/go/VxcuZHn>

Once you have provided your email on the signup.com form we will send you the time and date for volunteer training.

ROCC initiated the Save the Blues campaign with support from our Forest Service district rangers. We hope you will partner in our campaign to protect one of Ouray County's most beautiful natural treasures from careless abuse.

If you have questions about this project, please email Diane Thompson at dianet7@yahoo.com

Thank you,
The Ridgway-Ouray Community Council
Public Lands Committee

Save the Blues

Blue Lakes Basin Leave No Trace Ethics

Enjoy Outdoor Life Responsibly

The Blue Lakes Basin has been severely degraded by the many hundreds of hikers visiting this high mountain lake basin on a daily basis. In addition to the area's wildflowers and grassy areas being trampled, the improper disposal of human waste has become a disgusting problem. Plan ahead to Leave No Trace and minimize resource damage.

How to Go in the Woods

A Guide for When Nature Calls



TOILET KIT

- Trowel
- Hand sanitizer
- Toilet Paper
- Sealable plastic bags



FIND THE SPOT

- Carry toilet kit at least 200 ft (70+steps) from trail, campsite or water source.
- Dig a cat hole about 4 inches wide and 6 to 8 inches deep.



CARRY OUT TOILET PAPER

- Place toilet paper in ziplock bag and carry out.



COVER IT

- Cover the waste with the original dirt & disguise with leaves and rocks.

1

STAY ON THE TRAIL

Travel and camp on durable surfaces. Do not walk on vegetation.

2

HUMAN WASTE

Carry out if possible. Or dig a 6" to 8" cat hole at least 200/70 steps from water, camps and trails. Cover and disguise.

3

TOILET PAPER

Double bag and carry out all toilet paper and hygiene products.



CAMPFIRES PROHIBITED

Cook with a backpacking stove.

CAMPING

Camp at least 100+ feet or 35 large steps from lakes and streams in already established sites.

LIVING SOIL

Plant and animal habitat grows by the inch and "dies by the foot". Avoid damaging trees and plants by walking only on established trails.

WILDLIFE

Do not disturb wildlife. It puts you and them at risk.

Volunteer at the Blue Lakes trailhead to inform hikers about Leave No Trace ethics

<https://signup.com/go/VxcuZHn>

Contacts – Loughill Village Home & Property Owners Association

LHV H&POA Board Members

Jim McCarthy	President	970-729-2548	lhvpresident@loghillvillage.org
Rob Ashmead	Vice-President	970-626-5165	lhvvp@loghillvillage.org
Larry Meyers	Treasurer	970-626-9825	lhvtreasurer@loghillvillage.org
Austin Ray	Secretary	970-708-8551	lhvsecretary@loghillvillage.org
Dennis Michaud	ACC Liaison	970-626-4013	acclhv@loghillvillage.org
Jim Myers	LHV P&RD Liaison	970-318-0763	jmyerstx@aol.com
Barry Doyle	At-Large Member	970-626-9862	barrybdoyle@me.com
Al Lowande	At-Large Member	208-215-1346	evanslowande@gmail.com
Richard Niemeier	At-Large Member	970-964-5325	rniemeier@yahoo.com
Dickson Pratt	At-Large Member	970-497-0579	dgp_colorado@yahoo.com

Architectural Control Committee – Units I, II, & IV

Barry Doyle	Chairperson	970-626-9862	barrybdoyle@me.com
Roze Evans		208-215-1346	evanslowande@gmail.com
Arlen Huggins		775-771-4819	aw_huggins@sbcglobal.net
Dennis Michaud		970-626-4013	acclhv@loghillvillage.org
Richard Niemeier		970-964-5325	rniemeier@yahoo.com
Dickson Pratt		970-497-0579	dgp_colorado@yahoo.com
Ted Rector		970-626-3186	bonetree789@yahoo.com
Kevin Spooner		602-361-7048	kspooner1989@gmail.com

Loughill Village Park & Recreation District

Jim Myers	President	970-318-0763	jmyerstx@aol.com
Bill Hall	Treasurer	970-270-6442	uschibill@me.com
Cyndi Nelson	Secretary	970-318-0297	cyndi.m.nelson@gmail.com
Kristi Meyer		303-514-9020	krimey63@gmail.com
Art Brazee		720-560-1403	art.brazee@gmail.com

Mailing Address: Loughill Village Home & Property Owners Assn.
115 Ponderosa Drive
Ridgway, CO 81432

Web Site:
www.LoughillVillage.org