



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

Letter from the President:

Reggie Kajer

I confess.... I'm driving too fast! But now I am more often slowing down, enjoying seeing the fawns, waving to healthy walking neighbors, (instead of sending them diving for their lives). It's like cruising main street in high school. I've decided getting to County Road 1 thirty seconds quicker does not increase the quality of life.

Membership- The dues for membership have been the same, 35 bucks a year, for a long time, over 10 years. The board has determined to make it \$50 per year, to maintain our ability to do what we have always done, but accommodating the increase in cost of those items...i.e. insurance, street sign post maintenance, covenant enforcement, picnic, entrance landscape care, etc. I ask for your understanding and support of the increase, and to be a dues paying member.

Covenants-I have noticed the frequency of "covenant violation / nuisance" issues that I deal with are down, I expect thanks to the function of our covenant enforcement system and cooperation of residents. Thank you all for efforts and consideration. It's all makes the enjoyment of the village better.

Crime wise- of course we rarely hear of crime issues in our neighborhood. But do be aware, there are more incidents then we would like to think, and most would be related to theft. Gone for part of the winter with an unplowed driveway is easy to "read", and construction sites are usually "no one around" on weekends and holidays. Be smart, maybe have a neighbor be in tune to travels and the person planned to check on the home. Make note of a vehicle and plate number, and ask the neighbor if it was suppose to be there, etc.

Mail- The new mail facility is complete, well almost- more lighting is to be added before winter. I thank all the people that donated toward the project in giving their money and time. Volunteer help took part in most aspects- concrete, framing,

roofing, hauling rocks, building retaining walls, and staining. In addition, it's very enjoyable for neighbors to be working together. I also thank some suppliers and contractors for "discounted services" to help us out, Dozer Dan Excavation, Chuck's Glass, Matt Hepp Engineering, Ray Lumber, and Alpine Lumber.

Social Committee- Jane Fairbairn and Nancy Meyers have revived and are the head of the "Activities Committee". Watch for the announcements of activities at the mail bulletin board, the website and via email. A snap thanks to Jane and Nancy for doing this and good job on the picnic.

I thank Beth Williams for her efforts being a board member and HOA board secretary. Beth will be dropping off the board to apply more time with her efforts at the Library. We invite others to be involved with the board, ACC, and other committees.

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

Enjoy life in the mountains!

Reggie Kajer/Reggie@cougarwest.com/970-729-1448



BE AN H&POA MEMBER

\$50 PER YEAR

LHVH&POA

115 Ponderosa Drive

Ridgway, CO 81432

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Community Activities:

Jane Fairbairn & Nancy Meyers

Your Loghill Village Home Owners Association is happy to announce the creation of the Community Activities Committee of LHVHOA. Our goal is to provide a venue for better communications and renewed sense of community for all of our residents – through the use of our new bulletin boards to be located in the Mailbox Center and a new plan to send email notices of upcoming HOA and other community activities to those of you who are interested in receiving this kind of information.

The Community Activities Information Bulletin Board will be located on the back wall of the building and is available for notices and information regarding activities that are of interest to Log Hill Area residents. This would naturally include notices of the HOA sponsored events: Annual Picnic, New Member Coffees, and work days, but would also include notices of upcoming activities/events of local interest. This might include Ridgway Festivals, Ouray Performing Arts schedule, Weehawken Center Classes, Art Opening events at the Library, school plays and concerts, local hiking groups, etc.

While we, as representatives of the HOA Board, do not create and organize activities of local interest, we would be delighted to act as a liaison and resource for those of you who have specific interests and activities – and will try to put you together with others who have common interests. We can already imagine that perhaps some of you might like to explore local history, geology, needlework or wood-working groups, astronomy, bridge or mah jong clubs, dinner clubs, theater clubs, ski or snowshoe groups, native plants and local gardening interests. We encourage you to contact us with any questions or suggestions you have. And we are ALWAYS looking for volunteers to help us with the task – so let us know if you would be interested in helping out!

Community Activities Co-chairmen: Nancy Meyers – 626-9825 Jane Fairbairn – 626-5276 loghill-vact@ymail.com

Treasurer's Report:

Bill Fairbairn



Last year was not a good year for those invested in the stock market; however, because your association believes the money we have been entrusted to manage should be invested conservatively, we chose to be invested in CDs or T-Bills. The capital growth has been small, but safe and we remain in good financial condition.

Our largest expenditure since the last report in our newsletter has been the mailbox structure. The total cost of the structure was \$18,194.93. Due to the generosity of many people on Log Hill, we received donations of \$9,810 toward the building of the structure. These donations along with annual dues made it possible for us to build a quality mail structure.

Our next largest expense category was legal fees. The Architectural Control Committee was named as a defendant by one of our homeowners who sued a developer. The developer won the lawsuit, but we had some attorney's fees as a result. The Verizon tower proposal on Dallas Creek Water District property at Inspiration Point also cost us significant money in legal fees while trying, unsuccessfully, to defend our covenants.

Overall, with legal fees and mailbox structure expenses, we spent more than our income, but we still have a small reserve fund.

Park Board:

Frank Starr

The Loghill Village Park Board has added two loops to the existing trail system in the past year. A short path now connects the north east corner of the Fire Department lots bypass with the Escarpment trail on the east boundary of the 18 acre Park, making a loop from Ponderosa to and along the escarpment, north along the FD land, and back to Ponderosa.

The second loop is off Elk Run in the meadow between Loghill Village and Divide Ranch. Reach it from Elk Run across from the mail boxes or from where Elk Run crosses Canyon.

Each trail is marked by a sign wherever the trail crosses a road.

New Trail maps are now posted at the mail boxes and at Inspiration Point. Check them out!

We are in the process of placing six new benches, in what we feel are appropriate locations, along the escarpment trail, and on Elk Run and loop. They are intended to have good views, and offer a spot to rest and contemplate.

We are negotiating with the Fire Department, with the hope of getting permission to use the FD parking lot as access to the west end of the Escarpment Trail. Another spot to park one or two cars, that is under consideration, is where the Escarpment Trail meets Ponderosa on the east edge of our 18 acre Park just west of 895 Ponderosa.

Negotiations for the acquisition of unit IV green space should be completed this year.

Questions or suggestions call Frank Starr 626-3920 or any member of the Park Board.



Living with Wildlife in Loghill Village:

Sara Coulter

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 squirrel 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.

While we are privileged to live where much of our wildlife viewing can be done from our windows or yards, 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.
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.

Last spring, 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 prior year's cub whose mother had taught him that humans leave a lot of food about.

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Covenant Enforcement:

Barbara Seelye

We are making progress in resolving a number of issues and we would like to thank many of the homeowners for their willingness to comply with the covenants to maintain the appearance of the Village community. In reviewing the previous years' Annual Newsletters, it does appear that we continue to primarily see the same type of violation year after year. The most common violation continues to be related to the storage of campers, trailers, RVs, boats and four-wheelers. The Covenants for Units I, II and IV clearly state that outdoor storage of these items should not be visible from adjacent lots and public roadways. Additionally we have put emphasis on the issue of garbage cans put out too early or left for an extended period of time after trash pickup. Leaving trashcans where the wildlife can get into them is an oversight that puts you, your children, your pets, and the wildlife itself at risk.

As a community, we still have an issue with dogs that bark excessively. The covenants require that pets be controlled so that they do not interfere with the use and occupancy of any other property. Please respect your neighbors and keep all pets under proper control.

One final issue is most likely the result of thinning for fire management, the strong wind storms and/or the late heavy spring snow...slash piles. More and more slash piles are seen through the community and the covenants prohibit the storage of "rubbish, trash, garbage, refuse, junk abandoned property or waste." Specifically, cut limbs that aren't going to be used as firewood qualify as waste plant material and they are definitely a fire hazard. Burning of slash piles is prohibited and the slash piles should be removed promptly. Chipping slash piles is okay as the volatile compounds that attract *Ips* beetles will disperse in a week or two as the chips dry out — spreading them out in the sun will help speed that up.

Barbara Seelye, Vice President and a member of the Covenant Enforcement Committee can be reached at 626-4080 or bseelye@wraweb.com. She works closely with Jane Bennett, our Compliance Officer, who can be reached at benneduke@wildblue.net, in our efforts to enforce the covenants to ensure the beautiful environment we love in Loghill Village.

Tree Thinning:

Dickson Pratt

SLASH CHIPPING AND THE PIÑON *Ips* BEETLE

Chipping fresh slash should be ok. The volatile compounds that attract *Ips confusus* beetles will disperse in a week or two as the chips dry out — spreading them out in the sun will speed that up. It also helps to do cutting and chipping during wet periods, as opposed to times of drought, because piñons are more resistant to *Ips* beetles if they are well-watered. Trees cut during beetle season (March through October) should be hauled away or chipped right away. Freshly cut logs for firewood should be piled away from live trees because they may attract *Ips* (and away from houses and decks for fire safety). Dried out logs and slash are not a problem for attracting *Ips* beetles, although they remain something of a fire hazard. Of course, the best time of the year to cut or chip trees is when the beetles are dormant, usually November through February.

Standing dead piñons are not an *Ips* beetle hazard because most of the beetles have already dispersed by the time the tree dies, and they become less of a fire hazard than live trees when they drop their needles in six months or so. So, leaving a few large dead trees as "snags" for wildlife habitat should not be a problem. Junipers make good snags because they are resistant to decay. Live junipers are not affected by the piñon *Ips* beetle. Logs and dead trees may host wood borers, but they usually attack dead wood (and are a food source for birds, which is why you may see woodpeckers and flickers on a woodpile). Wood borers are not a risk to live, healthy, trees.

THIN, DON'T "LIMB"

I would like to discourage people from the "limbing-up" (trimming off lower branches) of piñons and junipers. It is a strategy used for ponderosas because they can sometimes survive low intensity ground fires if "ladder fuels" are removed. But it is useless on piñons and junipers: it provides minimal reduction in fire danger, it makes the forest look ridiculous, and the limbed-up trees provide poor wildlife cover and visual screening. The BEST strategy to lower fire danger in a piñon-juniper-oak forest is to THIN IT. That is, to remove entire trees to enlarge or create meadows and open areas, leaving just a few selected individual trees and clumps of trees, with an eye toward visual screening.

Thinning offers several advantages:

- 1) It **significantly** lowers the fuel load of the forest, which may reduce the heat and speed of a wildfire, possibly giving firefighters a chance to save a house.
- 2) The remaining trees and other plants get to share more sun and water and are likely to be healthier and more resistant to bark beetles. Studies have shown that a thinned forest also allows more snow to melt and enter the soil because much of the snow on trees evaporates directly into the air.
- 3) The wildlife habitat is improved. Meadow plants provide significantly more food resources for most kinds of wildlife than a dense overgrown forest, and the scattered trees and clumps of trees left in place provide enough shelter for the birds and other animals. In short, the plant and animal diversity is increased.

The natural method of thinning forests involves wildfire and bark beetles. Since fire isn't a safe option in a residential community, artificial thinning is the best approach.

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 Board Members

(All Terms Expire 2010)

Reggie Kajer—President

Barbara Seelye—Vice President

Bill Fairbairn—Treasurer

Beth Williams—Secretary

Gary Dawes—Member At-Large

Jim Kennedy—ACC Liaison

Jane Fairbairn & Nancy Meyers—Activities Liaison

ACC Board Members

Jim Kennedy—Chair

Frank Starr

Hans Schenk

Nancy Meyers

Ted Rector

Dennis Michaud

Dickson Pratt

Charles Carson



Adult *Ips confusus* beetle



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



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) 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. Unfortunately, local experience also includes bears tearing down bluebird boxes in search of eggs or young.

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.

Architectural Control Committee: *Jim Kennedy*

Only two new houses have been given pre-construction approval in Units I, II or IV since last summer. There are currently 5 home projects underway, although two seem stalled at the "clear the lot" stage. One garage project, two decks and one rock entryway have been recently approved in Unit IV. The ACCs have signed off on a couple of completed houses, reviewed several site plans, and have approved a number of fire mitigation tree thinning projects.

The Verizon tower project has been extensively but not always accurately discussed in the newspapers and on the cocktail party circuit. If you would like more information, feel free to call or email. Simply stated, the LHV Unit I covenants do not allow the ACC to approve an 80' tall commercial cell phone tower with an additional 12' antenna on top, nor are variances permitted.

Ouray County Planner Mark Castrodale determined that the proposed tower did not comply with the Ouray Land Use Code (LUC) Visual Impact Regulations, an opinion confirmed unanimously by the County Board of Visual Appeals, composed of residents from Ouray, Ridgway and Loghill Village. The existing towers were installed without LHV approval. The lot is owned by Dallas Creek Water Co., which has an easement for water utilities, but not communication towers. Tower Road is so named because of water towers.

Nevertheless, the Ouray Board of County Commissioners interpreted the Land Use Code so that they could (1) grant a variance to the Visual Impact Regulations and (2) issue a building permit without the ACC approval that is required by the LUC, Section 19.3. The LHVH&POA Board and Units I, II & IV ACCs have defended the Covenants as required by the H&POA Bylaws and have tried to protect the property rights of the residents to the extent of their limited resources.

Several residents are participating in a fire mitigation and wildlife habitat improvement project sponsored by the Colorado State Forest Service and the U.S. Department of Agriculture. The thinning should begin in the fall, and everyone will be invited to see the results of this demonstration project. The lots are in LHV Units I and IV, and on the north side of Bristlecone. The goals are to reduce danger from fire, Ips, and other threats, as well as to improve forest health and habitat for wildlife (see also report by Dickson Pratt).

The H&POA Board has supported preserving the rights of residents to vote to determine what changes might be made to their subdivision or PUD. The rule changes being discussed are in the County Land Use Code, Section 6.12. The final decision has not been made. www.ouraycountyco.gov, [Departments, Land Use & Planning, LUC.](#)

2009 Annual Picnic:

Jane Fairbairn & Nancy Meyers

As you can see from the photos, the Annual Picnic on July 8th was a tremendous success. About 80 folks from Loghill joined us at Inspiration Point for grilled chicken, brats and hot dogs, and brought along some delicious appetizers, salads and desserts to share as well. All of it was VERY well received. We've been asked to increase the number of brats next year – they were the hottest item on the menu and went fast!

One of the best parts of the event was the opportunity for us to meet many of our newest neighbors here in the Village – and of course to see old friends as well. After the excitement of John Peters winning our first-ever door prize (a 4 person picnic backpack), the evening happily concluded with ice cream sandwiches for all and a guitar and banjo serenade by Nancy Eilerts and Anthony Ramsey.

We wish all of you could have been there with us and we promise that next year's event will be even bigger and better!

