



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

Letter from the President:

Reggie Kajer

People working together for the needs of their community are remarkable! We all share the concerns of our village and many help and have put forth so much effort that it is truly an honor to be a part of this community. In particular I would like to thank Larry Heeren for his help with the ACC and leadership with covenant enforcement; Larry and Pat have moved away and will be missed.

The new mail facility site is under construction. Last year it became evident of our need to move from the existing mail delivery location. After much research of ideal site locations, the fire district offered space on Ponderosa just west of the existing fire station. We are very thankful to the fire district board. The new mail site will be "no better". Our village will be over 450 homes someday. The new mail site will be a 90x90 paved parking area plus side parking for the mailman, a two lane access drive and walk under mail structure with new front loading mailboxes. The parking lot will accommodate various needs of the community from recreational carpool to the intended annual dumpster placed for village cleanup weekend. The HOA is covering part of the mail and facility site cost. The county approved use of our road improvement district funds to be used for gravel and paving and the postal service helped with the new mail boxes. The date for the "village clean up" will be posted after the mail site is done, "get that garage ready for winter".

Bruin Waste has offered to provide recycle service along with regular garbage service. Fifteen residents/accounts are necessary for start up; if you are interested contact Kristie Kajer at 626-4335.

We have increased dog issues in the village, or should I say issues with pet management. Covenants and county ordinances are very clear, be aware, they will be enforced.

The new fire station is to be built. The ACC and Fire District boards have worked together for the approval of site location & building features for the station located just east and above the existing fire station. Thanks to John Boughner, Fred McKnight and Janet Pritchett of the fire district and our ACC for their efforts in this. And how great, there will be a new fire station/emergency services building to help for the safety needs of all of us.

Speeding vehicles, especially delivery trucks with names displayed please take note of the name of the company and if possible the license plate # and call it in to the sheriff, the company or to me. It works!

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

Enjoy life in the mountains!

Upcoming Events:

- **Picnic:**
Wednesday, August 22nd,
4:30pm at Inspiration Point
- **H&POA Meeting:**
Tuesday, September 11th,
7-9:00pm at the Ridgway
Community Center

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Architectural Control Committee:

Jim Kennedy

The Units I, II and IV ACCs continue to be busy. Over 60 major projects have been reviewed since 2003, almost all of which are new homes. Of these, 20 are under construction at this time. Plans have been approved for one of the two recently subdivided escarpment lots on what was part of the Fire District lot 1A. Other subdivisions in "Greater LHV" also have quite a few new homes, additions or garages under construction or recently completed. The ACCs are also required to approve all new fences, exterior color changes, cutting of taller trees and other items. Contact the ACC with any questions. The Units I, II & IV ACC procedures and forms are on the Web site, www.loghillvillage.org, under "LHVH&POA." The ACC reviewers pay careful attention to height, color restrictions and view corridors to make homes blend in to the extent possible. Exterior lighting must be shielded to prevent light trespass, glare and light pollution of the night sky. See the link on the LHV Web site, Dark Sky "How To". Every homeowner is urged to evaluate his or her own lights to be sure they comply. Alterations can be easy and cheap. The Ouray County Light Ordinance applies throughout unincorporated Ouray County, including all of LHV. (continued on last page)

Treasurer's Report:

Bill Fairbairn

The homeowner's association has always operated in a fiscally conservative manner. We spend money on covenant enforcement, new street signs, mailboxes, and architectural control activities. For now, we have the necessary funds to handle these expenses.

Since its beginning, the member dues have only been a voluntary \$35 per year. Many residents and landowners faithfully pay dues to belong to the association, but many in Loghill Village do not, even though all are notified of the opportunity each year.* In the past, the dues had not been

adequate to support many activities, so for the past few years, we have been requiring deposits for new construction, remodels and additions, part of which we keep to help keep the association solvent.

Our mailboxes relocation effort is the next major expense we will incur, and hopefully we will have enough money to complete this project.

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



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

***33% of property owners in greater LHV are members of the H&POA, 10% of which are outside LHV Units I, II &**

Park Board:

Frank Starr

Two members of your Park Board have resigned their positions due to their moving from the Loghill Village area. Donna Green and Lyle Nash have been named as their replacements. Bob Neel, Alan Stapleton, and Frank Starr are the continuing members.

The community trails are proving to be a very popular success, as they are used more and more often by Village residents and their guests who enjoy a walk in the woods or along the escarpment. There have been reports of bicycles being used on some of the trails. There are innumerable places where bikes can be used in this area, so please leave the Park trails for foot traffic only.



We are in the process of acquiring the open space of Unit IV, which will

more than double the property we own, and provide the opportunity for additional out-door recreation.

We recently suffered a most disturbing destruction of Park property, someone cut several juniper trees and two pines, all sizable trees, on Park land. The land is along the escarpment to the south of the property known as "Hay Chalet" at 742 Pine Drive and owned by Susan and Peter Ward. The Sheriff's detective investigating the case is certain he knows who cut the trees and who ordered the cutting, but can not prove it because the suspects deny any involvement, and no witnesses have been located. If you have any knowledge of who was involved in this crime please contact any member of the Park Board.

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 most recently we have been discovered by a number of bears.

The visits by bears are the result of residents providing them with attractive food sources—trash, bird feeders, open garages with who knows what available in them. Once a bear learns where to find an easy meal, he (she) will return. It will now take several years of scrupulous attention by residents to removing all sources of food to convince bears that this is not a good place to forage. As Linda Masterson says in Living with Bears, "it takes a bear many hours of foraging on natural foods to get the 12,000 plus calories it can down in five minutes at a bird feeder," or the 42,425 calories provided by a 25 pound bag of Purina Dog Chow.

The increasing number of dogs in Log Hill Village is creating an additional hazard for wildlife. Dogs must be kept on an owner's property and under an owner's control at all times. They cannot be allowed to run loose without supervision and can be shot by CDOW if they are chasing big game animals, i.e. deer and elk. It is especially important that deer and elk not expend unnecessary amounts of energy in the winter when their reserves are low and must be conserved to survive until spring.

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.



Weed Management:

Dickson Pratt

As many residents are all too aware, Greater Loghill Village has a number of noxious weeds growing along the roads and in disturbed areas on lots. A photo album showing six of the weeds needing control in our neighborhood is located at

<http://www.photoworks.com/share/shareLanding.jsp?hareCode=A2E6FA28435&cb=PW>



The six included in the photos are Canada Thistle, Musk Thistle, Bull Thistle, Russian Knapweed, Diffuse Knapweed, and Oxeye Daisy. Please be aware that the native wildflower "Tracy's Thistle" also grows along our roads and is a valuable wildlife plant. While it is easy to distinguish Tracy's Thistle from the three noxious weed Thistles, if you don't know how to recognize it, please ask for identification help before cutting or spraying Thistles.

One of more widespread noxious weeds in our neighborhood is Oxeye Daisy. This is a large white daisy from Eurasia with wide ray flowers ("petals"), often seen growing along roads and in abundance on some lots. In the past, some residents planted it on purpose because "deer won't eat it". The fact that wildlife won't eat it allowed it to spread uncontrolled and displace native plants; it has become a serious problem in Ouray County. Please do not grow this plant.

Other noxious weeds that are a problem in Greater Loghill Village include Hound's Tongue, Burdock, Hoarycross (Whiteweed), Russian Thistle (Tumbleweed), and Mullein. Others, such as Cheatgrass, Bindweed, and Redstem Fillaree (Storksbill) are so widespread that control is probably impractical, although you are welcome to try. One of the more annoying plants in our area, is Stickseed, the plant with tiny blue or white flowers that produces small "Velcro" seeds that stick to shoelaces and clothing. Residents are encouraged to pull Stickseed along roads and on their lots whenever they see it.

The Ouray County Weed Manager, Ron Mabry, has sprayed some weeds, primarily Canada Thistle, along Ponderosa Drive. Other residents have done some weed control along parts of Canyon, Pine, Oak and Piñon. If you would like to "adopt a road" for weed control, please contact Ron Mabry, 626-5391 rmabry@ouraycountyco.gov for more information. If you would like help with weed and native plant identification please contact Dickson Pratt at dgp_colorado@yahoo.com

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

Covenant Enforcement:

Larry Heeren

Yes, there is Protective Covenant Enforcement in place!

Beginning in May, 2006, the Board contracted with a person to enforce the covenants in Loghill Village, Units I, II, and IV. Most of the enforcement actions have been directed to the storage of campers, trailers, RVs, boats and four-wheelers. Covenants stipulate that such outdoor storage not be visible from adjacent lots and public roadways.

The initial drive thru of the area revealed 47 such violations. Each of the residents was contacted and cor-

rective action was taken or is presently underway. The Board believes this achievement is commendable and reflects the willingness of residents to comply with covenants and maintain the appearance of the Village.

The members of the Code Enforcement Committee, Bill Hanson (626-5097) will continue to work with Jan Newell, our Compliance Officer (708-7615), in an on-going effort to enforce the covenants and improve the appearance of Loghill Village.

H&POA Membership

Annual Dues: \$35.00

Name:

LHV Address:

or

Lot #

Mailing Address (if different from LHV):

Email Address: (H&OPA Use Only)

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

Make Checks Payable to:

LHVHPOA

Mail Checks to:

Loghill Village Home & Property

Owners' Association

115 Ponderosa Drive

Ridgway, CO 81432

Membership is Voluntary

Annual Board/Member Ballot

... ACC (continued from front page):

Public Safety Center (PSC) / New Fire Station #2

The Fire District Board (FDB) determined that the previously approved site west of current Fire Station #2 had unsuitable soil conditions. Subsequently, soil tests were performed on the Fire District Lot 1A all along Ponderosa. The FDB reported to the Unit I ACC that there was only one location that could fulfill all the FDB requirements, including soil conditions. This site is back in the trees just south of the intersection of Canyon and Ponderosa, and the corners of the potential PSC are staked. Realizing that the PSC needed to be built somewhere, the Unit I ACC and Reggie Kajer representing the LHVH&POA agreed that this seemed to be the most reasonable option. The site was approved, and the Unit I ACC is awaiting final plans. The preliminary elevations seemed satisfactory, and the FDB was told to go ahead with the final design. The site, lighting and colors are important elements, just as with any home. The covenants do not allow any variances. The finished structure should be quite attractive, and will be a benefit to all.

Communications Tower

The Loughill Village Home & Property Owners' Association (LHVH&POA) Board and Unit I ACC were approached in the spring of 2006 by the Loughill Fire Protection District (FD) about the possibility of erecting a 70- 80' communications tower on the Fire District land, lot 1A. The tower was to have a 6-foot diameter conical microwave dish antenna near the top, as well as commercial cell phone antennas. The original proposal indicated that the tower might be owned and operated by a commercial tower installer who would share revenue with the FD. This tower would be part of the statewide network called Colorado Wireless Interoperability Network (CWIN). State, county and local emergency communications would also go through this tower eventually. It wouldn't be specifically or solely for the use of the Fire District.

Sites on Lot 1A proved unsuitable for various reasons, including prohibition by covenants of such commercial activity on this "government use only" lot and visual impact in the prime view corridor as seen from Ponderosa. There was also unacceptable visual impact from the point of view of the County as seen from CR 1 and CR24.

The LHVH&POA Board and Unit I ACC worked with Alan Staehle, Ouray Emergency Planning Coordinator, the CWIN project manager and the CWIN engineer who visited the site to identify alternative sites. All concurred that locating a CWIN tower at the end of Tower Road South, where several towers are currently installed, would be functionally and aesthetically superior to the potential Lot 1A sites. The Tower Road S site is higher in elevation than the FD lot 1A and the trees shorter. It is also more centrally located. The tower may have to be somewhat taller than the current towers to accommodate all necessary antennas, but, most importantly, the obtrusive microwave antenna would be at only about 35' where it would blend visually with the tree line. The neighbors most directly affected have been consulted, and photographs have been taken from all angles. The overall visual impact will be less for the LHV community as a whole, and hopefully won't add too much to that caused by existing cluster of towers for anyone. Radio interference issues were addressed early in the evaluation, but proved to be not a concern. Dallas Creek Water Co. owns the "tower" lot, and has agreed to allow the Emergency Communications tower to be installed. Negotiations are now underway with Verizon to get their support and participation. A clear precedent exists for commercial activity on this lot, with several towers installed over the years plus the water storage tanks for Dallas Creek Water. This is not the case for the "government use" lot 1A.

Ideally such a tower wouldn't be located in a scenic residential area, but the escarpment edge is a nearly ideal site for coverage of the valley and highways below and of the rest of the mesa to the north, as well as communicating with the existing CWIN tower to the northeast on Waterdog. A specific plan has not yet been submitted to the Unit I ACC for review. The Board of County Commissioners seems inclined to allow a tower to be installed. They may believe that it is within their power to approve it, over the objections of the residents if necessary. Recognizing these facts and the need for good emergency communications, the LHVH&POA Board and Unit I ACC are striving to find the best location. The tower will serve the entire Ouray community, but the visual impact will be borne entirely by the residents of LHV, especially those in Unit I north of the potential tower location.

All the residents of Greater Loughill Village, Fairway Pines, the Divide Ranch and Club and other south mesa communities owe a debt of gratitude to the residents of LHV Unit I. It is they who will be most significantly impacted by the presence of the new PSC and the new communications tower. The existing Fire Station #2, the Water Treatment Plant and the current towers and the water storage tanks also all lie within Unit I. It is the covenants of Unit I that were overridden to allow subdivision and sale of two new lots on Lot 1A to finance the PSC in the first place. The new infrastructure will benefit all the residents of this part of the south mesa, but the impact, whether traffic, visual, parking, noise, congestion, lights or other, falls exclusively on residents of LHV Unit I.

Many thanks from all of us in Greater Loughill Village.

All Home& Property Owners please vote:

Loughill Village Association Board, Vote for Four:

_____ Reggie Kajer (President)

_____ Jim Kennedy (Vice President)

_____ Bill Fairbairn (Treasurer)

_____ Beth Williams (Secretary)

_____ Other



Residents of Units I & II please

vote:

ACC Unit I & II, Vote for One

_____ Jim Kennedy (term expired)

_____ Other

Note: ACC members can reside in either Unit I, II or IV

Standing Members:

Bill Hanson Jim Kennedy

Chris Martin Jane Nash

Hans Schenk

(Contact for Units I & II: Jim Kennedy, 626-3990)

Residents of Unit IV please vote:

ACC Unit IV New Member, Vote for One:

_____ Ted Rector

_____ Other

Note: ACC members must reside in Unit IV

Standing Members:

Bill Hanson Jim Kennedy

Dickson Pratt Frank Starr

(Contact for Unit IV: Bill Hanson, 626-5097)

Please send ballot to the address listed below:

Loughill Village Home & Property Owners' Association

115 Ponderosa Drive, Ridgway, CO 81432