



QUARTZITE

Quartz Creek Property Owners Association, Inc.
Post Office Box 39, Pitkin, Colorado 81241

Web site: <http://www.pitkincolorado.com/QCPOA/index.htm>

Volume XXXVI Number 2

May 2014

President's Corner

Each year as I write this column, it is early spring and Quartz Creek Properties is covered in a deep blanket of snow, but by the time you read this, the snows will be mostly a memory and summer will be returning to the mountain.

2014 promises to be a busy and productive year for QCPOA. We started the year with new regulations from the state of Colorado regarding HOAs. We were required to write a new collection policy and to mail it to all owners. We included this new policy with our dues invoice mailing in mid January. Part of the new policy requires us to offer a one time only payment plan for delinquent owners. The payment offer must be mailed by certified-return receipt mail. To offset the cost of this new requirement, we now charge a late fee on all accounts delinquent as of the March 15 due date. We heartily thank all of the owners-the vast majority-that consistently pay the dues on time...you make our volunteer job much easier!

This summer we will be making significant improvements to several of our springs and water loading stations. Henry Kahanek, our springs chairman, covers more information on the plans in the Springs Report on pages 4 and 5.

In June we have tree contractors scheduled to finish our major thinning project along the last mile of Fossil View Road. This multi year project was done in cooperation with the Colorado State Forest Service and the Western Regional Wildfire Council (WRWC). A significant portion of the cost of this project is being offset by a grant through WRWC.

Grant money is still available for property owners interested in mitigation around their cabins and for community chipping projects. The Board of Directors is also planning additional

tree removal projects for this summer in conjunction with our continuing road improvements.

Numerous road projects are scheduled and more details are available in Bruce Councilman's Road Committee report on pages 3 and 4.

One major long-term road project that is being proposed is to improve Charlie's Challenge. A letter has been sent to all owners in the Charlie's area asking for their input on the project and the results of that survey will be an item of discussion at our annual meeting. Please consider attending the meeting. This is your opportunity to learn more about QCPOA, to have input into future work, to be part of our community, and to have a chance to consider actively joining us to improve our mountain.

A survey of all owners in attendance at last years annual meeting indicated the following priorities, from most important to least important:

1. Protecting water rights (includes legal expenses related to water rights), maintaining springs, and renovating spring infra-structures.

Annual Meeting of QCPOA

To the members of Quartz Creek Property Owners Association, a Colorado corporation:

This is notice that the annual meeting of the members of the corporation will be held on **Thursday, July 3rd, from 1:00 pm to 3:00 p.m. at the Newcomb Community Center, 801 State Street, Pitkin, Colorado**, to elect directors to hold office until a successor has been elected and qualified and to take action with respect to other matters that may properly come before the meeting.

Only members of record with all dues, fees, and special assessments paid in full as of the commencement of the meeting will be entitled to vote at the meeting and any adjournment of the meeting.

Dated May 15, 2014.



**QUARTZ CREEK
PROPERTIES**

2. Improving and maintaining the **major Public Access Roads** for emergency vehicle access, owners egress, and increased fire safety (utilizing matching grant money when possible). Includes tree removal, some tree thinning, and road widening, grading, road base material.

3. Legal expenses-legal fees related to protecting Association and owner rights, protecting road easements, and collecting unpaid dues.

4. Funding the Pond Reserve Fund annually. The reserve fund is to provide funds for a future dredging of the pond that will be state mandated when the silt reaches a certain depth.

5. Trash service (dumpsters at the main entrance)

6. Improve and maintain the **lesser used Public Access Roads**. Includes tree removal, road widening, grading, and some road base material.

7. Stocking the pond with fish.

8. Improving road intersection signage on the mountain for emergency responders.

9. Improve and maintain the **Private Access Roads** (the smaller secondary roads). Includes some tree removal, widening in areas, and grading.

10. Cattle-maintaining and improving fences to prevent cattle from entering QCP.

The Board is utilizing the results of this priority survey to guide us in our project planning and budget considerations.

Please attend our annual meeting on Thursday July 3 at 1 pm at the Newcomb Community Center in Pitkin.

Thank you!

Terry Davis
President QCPOA
QCPOA@comcast.net

2013/2014 Board Members

President, Terry Davis QCPOA@comcast.net
Vice President, Spencer Nicholl spencer.nicholl@bighornministries.org
Treasurer, Don McKinney donrmckinney1@gmail.com
Secretary, Kitty Councilman bruceandkitty@hotmail.com

Board Member Committee Chairs

Roads Chair, Bruce Councilman bruceandkitty@hotmail.com
Records Administrator/Member Liaison, Lucinda Lull MayorKC@aol.com
Fire Protection/Safety Chair, Spencer Nicholl spencer.nicholl@bighornministries.org
Architectural/Pre-Construction Chair, Dave Denison dd43@verizon.net

Non-Board Member Committee Chairs

Quartzite, Editor/Publisher, Nancy Hand QuartziteQCP@aol.com
Cattle Chair, Bruce Rea
Water and Springs Chair, Henry Kahanek
Dumpsters/Trash Service, Ken Blackwelder
QCPOA Web site, Ethel Coffman
Bookkeeper, Jo Darcy

QCPOA Web site: <http://www.pitkincolorado.com/QCPOA/index.htm>

Letter From The Editor

If you did not receive an email notice from me about the Winter/Spring edition of the Quartzite in March, please provide Lucinda Lull with your email address so that she can update the QCPOA records. The Winter/Spring edition is an online only edition and can be viewed at the QCPOA Web site.

ADDITIONALLY, IF YOU HAVE ANY CHANGES IN MAILING ADDRESS, EMAIL ADDRESS OR PROPERTY OWNERSHIP, PLEASE NOTIFY LUCINDA LULL AT MAYORKC@AOL.COM OR ANY BOARD MEMBER AND PROVIDE YOUR NAME, THE CLAIM NAME AND ANY CHANGES.

You may also want to join us on Facebook at the group [QCPOA Pitkin Colorado](#) as the best way to keep up-to-date on all things related to QCP.

Thank you,
Nancy Hand
Editor/Publisher, Quartzite



QUARTZ CREEK PROPERTIES

Fire and Safety

-Reprinted from COEmergency Update

When Thunder Roars Go Indoors: Colorado Severe Weather Awareness Week

Posted: 18 Apr 2014 07:00 AM PDT

Thunderstorms produce some of the most dangerous weather on earth including tornadoes, flash floods, large hail and destructive straight-line winds. However, the most dangerous aspect of thunderstorms in Colorado is usually lightning.

Since 1980, lightning has killed and injured more people in Colorado than any other thunderstorm hazard with an average of three fatalities and 13 injuries each year. These numbers are probably higher as studies indicate that many lightning casualties, especially injuries, are not reported. In 2013, there were no documented lightning fatalities in Colorado. However, 22 people were struck by lightning within the state and all survived.

In addition to producing human casualties lightning also ignites most forest and rangeland fires in the centennial state. Many of these wildfires occur when lightning is generated from thunderstorms which produce little or no rainfall. This type of lightning is commonly referred to as dry lightning.

The safest thing for you to do if you are outside and lightning or thunder begins to occur is to immediately get inside a substantial building such as a house, a store or a church. A hard-topped vehicle such as a car or truck also offer excellent protection from lightning. Once inside a substantial building or hard topped vehicle keep all windows and doors closed and do not touch any metal inside the vehicle. It is then recommended that you wait at least 30 minutes from the last rumble of thunder before returning outside.

A recent lightning safety study has shown that 95 percent of the people who were struck by lightning while outdoors had a nearby substantial building or vehicle nearby. Remember, there is no safe place outdoors when lightning is occurring. Do not seek shelter under picnic shelters, dugouts, porches, tree, carports or tents. These types of structures are not safe when lightning is occurring.

Once inside a substantial building, stay off corded telephones and away from electrical appliances since the electrical discharge can travel along the telephone lines and electrical wires

to produce fatal results. Stay away from water such as showers, tubs and sinks. Even indoor swimming pools are not safe when lightning is occurring. It is also recommended that you unplug sensitive electronics such as computers when lightning is expected to occur nearby.

The best defense to protect yourself against a lightning strike is to plan ahead and avoid being caught where you might be vulnerable. Check the weather forecasts prior to venturing out especially if you are heading into the mountains. Plan your outdoor activities for early in the day before thunderstorms typically develop. Stay tuned to NOAA all hazards weather radio and check the national weather service forecasts at www.weather.gov.

It is very important that all sports leagues and other outdoor groups have a lightning response plan that is understood and consistently applied for the safety of the participants. Part of the plan would include a designated weather watcher at each outdoor event with the authority to postpone or cancel the event due to the threat of lightning.

Remember, if thunderstorms threaten seek shelter in a substantial building or in an enclosed metal roof vehicle.

For more information on lightning safety please check out the web site www.lightningsafety.noaa.gov.

For more information about lightning in Colorado please go to the Colorado lightning resource webpage at www.weather.gov/pub/ltg.php.

Roads Report

By Bruce Councilman

The following Roads Report is reprinted from the Winter/Spring Quartzite:

2013 was a relatively productive year for road work and fire mitigation. Without the help of our wonderful volunteers, we simply could not have made it all happen. Our volunteer team including most of our Board members provided assistance with everything from installing the new road signs to tree cutting and chipping on the association-owned Paleozoic 5 property.



QUARTZ CREEK
PROPERTIES

Accomplishments for 2013 included:

- Hauled and spread tailings on all of North Pond Road. Some minor grading in places remains and will be addressed early this summer.
Contractor \$8,235. Materials donated.
- Graded Grasshopper Road from Gilmore Spring to the 4-way intersection to eliminate wash boarding.
Contractor \$285.
- Repaired the Grasshopper Road intersection at Skeleton Gulch and Maggie Roads to improve visibility and access.
Contractor \$1,000.
- Widened and improved the road to Armstrong Spring from Chicago Park Road to the Loading Station. Some minor grading/crowning will be addressed early this summer.
Contractor \$7,000.
- Completed clear cutting of trees along the last mile of Fossil View Drive from the Silver Bluff Trail intersection to the QCP boundary in preparation of future widening of that portion of road.
Contractor \$2,200. Note: some of the cost was off-set by Forest Service grant.
- With the help of many volunteers, we installed CDOT approved standardized road signs at a total of 29 intersections along Chicago Park Road, Grasshopper Road, and Highline Drive. Trees were thinned and brush chipped at several of the sign locations to allow for better visibility. Thanks to all the volunteers who helped with this project over several work days!
Materials \$5,145. Labor by volunteers.
- With the help of our volunteers, we completed more cutting and chipping on the Association owned Paleozoic 5 property.
No cost, all volunteer work.

Plans for the 2014 season include:

- Installing additional standardized road signs along Fossil View Drive, Geneva Loop, North Pond Road, Upper Highline at Terrible Mountain Road, and Lower Charlie's Challenge. We'll need volunteers again this year to help with the installation.
- Completion of the last mile of Fossil View Drive from the Silver Bluff Trail intersection to the National Forest boundary and adding road base tailings along the entire length of Fossil View Drive.
- Touch-up grade and crown the road to the Armstrong

- Spring Loading Station and add road base tailings.
- Touch-up grading on the northern Roundabout Loop intersection and where needed along other roads.
- Plans are underway to begin improving Charlie's Challenge road. Prior to commencement, we will be seeking input from all the property owners who either own property directly along the road or need the road for access to their properties. This will be a multi-year project in order to finance the work using annual dues.

I look forward to working together with all of our members to continue improving the safety and enjoyment of our "mountain" and I invite any of our property owners to contact me with any of your concerns and ideas.

Bruce Councilman

Springs Report- Henry Kahanek

We have five developed and functional springs serving the QCP: Armstrong Spring, Gilmore Spring, Pitkin View Spring, Western Star Spring and CP3 Spring. It's in our mutual interest to have a safe and reliable water supply available for QCPOA members and last year, being my first year to open, test and maintain the springs, I recommended to the QCPOA Board that we budget for infrastructure improvement in 2014 in addition to the usual maintenance normally needed in the Spring to repair any damage occurring during the Winter. Development of a spring consists of a collection box, storage tank, and a loading station with interconnecting piping and valves between each. In the Fall, we drain the storage tanks and allow the springs to run free to keep the pipes and storage tanks from freezing. Most of the time we are successful, but sometimes some of the lines freeze or get broken by cattle or wildlife walking over the exposed pipes. The collection box must be constructed so that spring water is collected from the underground source before any surface water has a chance to enter and contaminate the underground source. We test the water each Spring and periodically during the Summer to make sure the water is free of coli forms or E. Coli. The presence of either would indicate surface water contamination at the collection source or contamination in the holding tank.

Both Pitkin View and CP3 have white polyethylene storage tanks and if any of you have water haul tanks made of this material, you probably have experienced the growth of green algae in the water if the tank is exposed to sunlight. Last spring, both Pitkin View and CP3 were full of algae requiring both to be power washed and the algae pumped out. Most of the al-



gae was removed, but it was impossible to remove all of the algae and it didn't take long before the stored water was again covered with the green stuff. This doesn't necessarily mean the water is contaminated, but it provides an environment for bacteria to grow if any should enter the supply.

This summer we plan to purchase and replace the storage tanks at both Pitkin View and CP3 with 1500 gallon tanks made of black or green polyethylene which will keep the algae from growing in the tank. And the interconnecting piping and valves will be replaced in the process. The collection box at CP3 is very near the surface and subject to surface water infiltration. We also plan to replace the collection box and replace the interconnecting piping and valves to the storage tank. We are contemplating using the 1500 gallon storage tanks removed from CP3 as an emergency supply of fire suppression water storage near CP3 should it be needed by fire trucks to suppress a fire in the upper claims. The Gilmore Spring has a fire hose connection purpose for the lower claims.

WE NEED YOUR HELP!

We are in need of donations of building materials so that we can construct a 10x12 storage building on the small property the Association owns (Paleozoic 5). The storage building will be used to house Association materials that include numerous road-work signs, posts, tools, and other equipment.

Do you have any leftover construction materials that you can donate to QCPOA?

Items that would be useful include the following:

- *Exterior siding
 - *Dimensional lumber such as 2x4's, 2x6's, joists, rafters, plywood, etc. -These need to be in good useable condition
 - *Finish boards
 - *Crushed stone or gravel for subfloor
 - *Wire mesh for concrete slab
 - *Rebar
 - *PT sill plates
 - *Metal roofing or other roofing material
 - *Solid wood or metal door/s
 - *One or two windows, also in good condition
 - *Hardware
- Anything else that could be useful in constructing a storage building

If you have any of these items that you are willing to donate, please call or email Terry Davis at 303-618-1795 or QCPOA@comcast.net.

We also need volunteer labor to help with the construction. If you are unable to donate materials or labor, please consider a monetary donation!

Let us know how you would like to see your money used, or you can make an unspecified donation to be used where the Board sees the most urgent need. Any donation you can afford would be another step in our continuing efforts to improve our mountain and our community.

Thank You!
Your Board of Directors

(Please detach here and mail with check)

DONATIONS TO QCPOA

SPECIFIED DONATIONS:

- Road improvements \$ _____
- Stump removal \$ _____
- Springs \$ _____
- Stocking Pond with Fish \$ _____
- New Association 10x12 Storage Building \$ _____
- Other _____ \$ _____

UNSPECIFIED DONATION FOR GENERAL FUND \$ _____

Please make checks payable to QCPOA and mail to:

QCPOA
PO Box 513
Gunnison, CO 81230

TOTAL DONATION ENCLOSED: \$ _____



QCPOA PROPOSED BUDGET 2015

Income:

Dues: (\$170 per property) (assumes 4 non-payers)	\$ 66,980
General Donations	\$ 2,100
Interest	\$ 25
Assessments-Lien & Foreclosure	\$ 6,000
Construction Impact Fees	\$ 2,500

Specified Donations

Fish Pond Donations	\$ 1,600
Donations for FD	\$ 550
Roads	\$ 500
Pond Donations	\$ 480
 Total Specified Donations	 \$ 3,130
Carryover from 2013	\$ 3,000

Total income: \$83,735

Expenses:

Accounting	\$ 1,250
Bank Charges	\$ 180
Donations (PHCA & FD)	\$ 750
Trash	\$ 3,000
Board Gas Allowance	\$ 600
Insurance	\$ 1,700
Legal-General	\$ 200
Legal-Spring Compliance	\$ 300
Legal-Assessment Expenses	\$ 6,000
Office Expenses	\$ 400
Postage	\$ 500
Fences	\$ 250
Stocking Pond	\$ 1,600
Road Signs	\$ 2,000
Roads	\$ 44,355
Springs	\$ 500
Tree Projects	\$ 11,000
Property Taxes	\$ 150
Building Projects	\$ 1,000
Reserve Fund	\$ 5,000
Contingency	\$ 3,000

Total Expenses: \$83,735

Net Income \$ 0

ROAD CONDITIONS AND SNOWMELT

UPDATE-5-8-14 by Terry Davis...The spring snowmelt continues to progress somewhat slowly due to cooler spring weather and cold nights. Pitkin is forecast for some snow today. Road conditions are as follows: Grasshopper has been plowed only up to just below No Name water station. No further access via Grasshopper at this time of which I am aware. Chicago Park Road (CPR) has been plowed from the entrance to the 4-way intersection at the top of the meadow. The road is clear and dry up to just above the Western Star water station. Beyond that point, the road is ICE covered and requires 4WD to the 4-way. Silver Bluff (SB) has been plowed BUT is ice covered and slick. Please avoid for at least one week to prevent road damage. Fossil View (FV) has been plowed from the SB intersection to the end at the USFS boundary. This plowing on FV has been done for contractor access. Around June 2nd, we will have tree contractors beginning to complete a large thinning/chipping project AND our roads contractor will be starting a widening project on the last 1 mile of FV. (Expect construction, short delays, and a bit of a mess for the first part of June.) ALL other roads are NOT open yet, including any of Highline, or anything beyond Highline, as well as the first mile of FV to the Silver Bluff intersection. The meadow has about 1-2 feet of snow with a few scattered bare spots beginning to appear. Above the meadow and along FV there are still 2-4 feet-yes 4 feet-of snow on the ground. Although CPR, SB, and part of FV have been plowed, keep in mind that you may not be able to access your driveway yet and your property is likely still deep in snow. I will do additional updates as I receive information and I do plan to drive/hike to my cabin on Memorial Day Weekend and will have more frequent info after that until all the roads are open. As much as I know you all want to get up the mountain, this is the time to have patience if possible.

This update and future updates from Terry can be found on Facebook at the group QCPOA Pitkin Colorado.



NOTE: Please complete and return either this proxy or the ballot on the reverse side. DO NOT DO BOTH! If both are filled in, only the ballot will be valid.

Instructions:

1. Fill in all blanks on the proxy **OR** the ballot.
2. If designating another member to vote your proxy, be **sure** that they will be attending the meeting in person.
3. Your signed proxy or ballot can be brought to the meeting by another person or can be sent in advance of the meeting (**must be received prior to start of meeting**) to:

QCPOA
PO Box 39
Pitkin, CO 81241

OR you may email your signed proxy or ballot to **QCPOA@comcast.net** prior to the meeting.

Proxy for 2014 Annual Meeting of QCPOA

The undersigned, being a member of Quartz Creek Property Owners Association, a Colorado nonprofit corporation, appoints:

Check one:

another QCPOA member _____ **Who I know will be in attendance**
(fill in name)

OR

the Board of Directors

To be my lawful proxy and represent me at the annual meeting of the members of the corporation, and at any adjournment of the meeting, and to vote and act for me on any matter that may come before the meeting and take any other action which I would presumably take if present at the meeting.

Member's name _____ (print or type)

Member's QCP claim name/s _____ (print or type)

(Signature)

(Date)

