



QUARTZITE

Quartz Creek Property Owners Association, Inc.
Post Office Box 39, Pitkin, Colorado 81241
Web site: www.QCPOA.org

Volume XXXVII Number 1

May 2015

President's Corner

"Sinkholes and Ice Cream"

Each year the members of the Board of Directors joke about how we have to be prepared for the unexpected, or as we say "Expect the Unexpected". Over the years we have learned that every year there are one or more issues that arise that we had not been able to anticipate in advance, no matter how hard we might try.

In 2015 the unexpected came early and in a big way. On about April 12 a large "sinkhole" was discovered on Chicago Park Road about 2.2 miles up from the entrance, located in the road at the first major switchback. The hole was actually an old vertical mine shaft from the Continental Mine and initially was estimated to be about 15' in diameter and 100' deep. Immediately we recognized the safety hazard and the potential costs involved to correct this.

A special assessment of our membership appeared likely as the magnitude of the problem became clearer. Fortunately, with the help of our VP/President Elect, Lawana Langston, we were able to secure assistance from the State of Colorado. The Division of Reclamation, Mining and Safety was contacted and they quickly responded and evaluated the situation. The shaft was determined to be about 12' x 16' at the surface and 150' deep. The state determined the best way to fill the shaft and issued a 32 page spec sheet seeking contractor bids to handle the work. Using funds from the Inactive Mines Reclamation Fund, the complete cost of the project will be covered. Work should begin in early May and be completed around the beginning of June. Over 1400 cubic yards of various fill materials will be used as well as a 4' thick concrete plug, topsoil, and reseeding. The fill material is very specific and stumps cannot be used. Once the shaft is filled, we will need to reroute the road for future safety reasons. It is likely that moving the road will be a cost paid by the Association.

This is one unexpected issue that looks to have a happy ending and we are very grateful that the collapse occurred when it did and no one was killed or injured.

Please note that **Chicago Park Road will be CLOSED at that area** until the shaft is filled in and the road rerouted. For your safety PLEASE abide by this closure! Thank You!!

What's not to like about ICE CREAM? Prior to this year's annual membership meeting we will have the first ever **QCPOA Ice Cream Social**. The date is Friday July 3rd and the time is 1:00 p.m. This will be an opportunity to socialize with your mountain friends and meet other Association members, all while enjoying delicious ice cream. The event is at the Newcomb Community Center at 801 State Street. The annual meeting will be in the same location and will follow the Ice Cream Social. Remember, the ice cream is at 1:00 p.m. and the meeting begins at 2:00 p.m. We hope to see all of you there!

After ten years as president of QCPOA, I will be stepping down at the annual meeting on July 3rd. Lawana Langston will be taking over as QCPOA President. I will become Past President for one year and may need to also assume the chair of some committee. We are always short on volunteer committee

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 **Friday, July 3rd, from 2:00 pm to 4:00 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. The meeting will be preceded by the first ever **QCPOA ICE CREAM SOCIAL at 1:00 p.m.** at the center. Come and join us for delicious ice cream and great socializing!

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, 2015.



chairs and committee members and are actively seeking more help from our membership. We ask that you consider becoming involved at some level if at all possible. This is a volunteer organization run by volunteers for the benefit of our members. No officer or committee member is paid...we all volunteer our time and our efforts. Right now we have two Board terms expiring and so far only one person has agreed to run. Please consider running for a three-year term on the Board. Everyone has a busy life filled with family, work, or numerous other commitments, but remember that we all have the same numbers of minutes in our days. Use your minutes wisely and make a difference for Quartz Creek Properties. Email me and let me know how you would like to help us!!

Thank you!

Terry Davis
 President QCPOA
QCPOA@comcast.net

2014/2015 Board Members

President, Terry Davis QCPOA@comcast.net
 Vice President/President Elect, Lawana Langston Lawmclan@gmail.com
 Treasurer, Don McKinney donrmckinney1@gmail.com
 Secretary, Kitty Councilman bruceandkitty@hotmail.com

Board Member Committee Chairs

Roads Chair, Lawana Langston Lawmclan@gmail.com
 Records Administrator/Member Liaison, Lucinda Lull MayorKC@aol.com
 Fire Protection/Safety Chair, Steve Frazier sf754gh@att.net
 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 brucerea3@msn.com
 Water and Springs Chair, Henry Kahanek henry@kahanek.net
 Dumpsters/Trash Service, Ken Blackwelder b4farms@yahoo.com
 Dumpsters/Trash Service alternate, Rick Coffman skeleton567@gmail.com
 QCPOA Web site, Ethel Coffman www.QCPOA.org
 Bookkeeper, Jo Darcy

Letter From The Editor

Just in case you were wondering, you did not miss the email notification from me for the Winter/Spring edition of the Quartzite; I did not publish a Winter/Spring edition for 2015. This past year was a tough year for me having lost both my parents the day I brought the Spring/Summer edition of the Quartzite to the printers on May 10, 2014. Their passing was quite sudden and unexpected so it has been a year of prayers and healing for me.

Since the mailed version is only done once a year, I would like to take this opportunity to thank Lucinda Lull for coordinating the efforts last May to get the Quartzite out to everyone and Terry and Judy Davis for stepping up to pick up, insert and mail last year's Quartzite for me. Thank you also to all the Board Members for their expressions of sympathy.

You may have noticed that the Web site address for QCPOA has changed. You can go directly to the Web site by using www.QCPOA.org. On this site you can view general news and information about QCP (Quartz Creek Properties) which is updated when new information is available, however, you will need to register and login to view the information specific to QCP residents and owners. You can still get to the QCPOA Web site link by going to <http://www.pitkincolorado.com>, and this is also a good Web site to get to The Pitkin Miner which is published by Suzy Metzler and has news and information about the people and happenings in Pitkin. The Spring Edition of The Pitkin Miner has information regarding the Reverse 911 link for cell phone users who have homes in the area, OHV Permit Information and the *Pitkin to Parlin Revisited* Cookbook Fundraiser which benefits the Pitkin Volunteer Fire Department.

You may also want to join us on Facebook at the group [QCPOA Pitkin Colorado](https://www.facebook.com/QCPOA-Pitkin-Colorado) as another 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

By Steve Frazier

The recent moisture is very welcome, although forecasters are calling for a dry summer. We will all need to do all we can to keep the mountain a safe and fire-free place for everyone to enjoy. Road widening, thinning projects, new road signage have all helped to make Quartz Creek Properties a safer and more enjoyable place.

The U S Forest Service has completed their thinning efforts along FS 879 on the west side of West Mountain. There is a stretch of about .4 mile from the end of this thinning project to Fossil View Drive. The Forest Service has proposed extending their thinning to Fossil View, which would extend protection along the entire west side of the Properties.

Much of the success of wildfire mitigation is up to individual property owners. Maintaining defensible space around structures and using fire resistant construction materials are vital for effective wildfire mitigation. Representatives of the West Regional Wildfire Council and the Colorado State Forest Service are available to discuss specific wildfire reduction recommendations and may have access to cost sharing funding. WRWC can be reached at 970-615-7300 or www.COwildfire.org/grants. We all need to become familiar with alternate escape routes in case the main roads are inaccessible.

Editor's Note: The QCPOA Web site contains maps of QCP with roads for any new owners who may be unfamiliar with the roads in QCP. While some of the roads may not be exactly accurate, it can help you locate some of the major egress roads that are near your property so you can explore different routes out of the Properties. Also, Gunnison County has a link to an interactive map at www.gunnisoncounty.org where you can search for your property and you can locate the roads near your property.

Roads Report

By Lawana Langston

Last summer we finished the roadwork on Highline Drive, Fossil View Road, Armstrong Gulch Road, North Pond Road and Silver Bluff Trail that had been started in previous years. The addition of gravel and tailings has made these roads more

serviceable. We also reworked and improved the intersection at upper Roundabout and Charlie's Challenge.

Due to the massive deterioration of Charlie's Challenge we have begun a project to improve the upper section of the road from the Highline Drive intersection down to the upper Roundabout Loop intersection. Trees were removed from both sides of the road along this entire section. All brush was chipped and the logs were either hauled away or left for the property owners that requested the firewood.

We also began a project on lower Chicago Park Road from the entrance up to the Starpointer intersection. This section had been identified as a potential egress bottleneck in the event of a wildfire. Last fall, trees were cut along both sides of the road, brush was chipped, logs were hauled away, and stumps were buried along the roadsides. This was in anticipation of road improvement. The roadwork along this stretch of lower Chicago Park Road was begun this April and the bulk of the work should be completed by the end of May. Final grading will be accomplished later this summer. We have secured a state grant to help with the reclamation of vegetation as needed.

Springs Report

By Henry Kahanek

Last year, the Gilmore Loading Station was repaired from substantial winter damage; a broken fill line to the No Name Loading Station was also repaired; and the holding tank at the CP3 Spring was replaced, with the help of several of our members. The spring runoff was higher than in previous years, saturating the ground and resulting in ground water seepage into the Western Star holding tank. This spring was not placed into service last year.

This summer, a watertight riser will need to be installed on top of the Western Star holding tank to prevent ground water infiltration, which results in contamination. Also the holding tank at the Pitkin View Spring will need to be replaced with the new holding tank, which has already been purchased. And, of course, any current winter damage will need to be repaired.



The letter below is from Scott Morrill, Gunnison County Emergency Manager, and is addressed to all Association Members and the Board of Directors. In the letter he congratulates us on the work done to complete our Community Wildfire Protection Plan (CWPP) and emphasizes the need for us to continue to improve our roads and road signage for safety reasons as well as the need to continue roadside thinning and fuels removal. Please take a minute and read the letter....I think you will find it enlightening.-
Terry Davis



Office of Emergency Management

April 14, 2015

Quartz Creek Property Owners Association
Board of Directors and Association Members
PO Box 513
Gunnison, CO 81230

Dear Board Members and Association Members,

Congratulations on the completion of the Quartz Creek Community Wildfire Protection Plan (CWPP). These plans require a lot of work and effort, but their value equates to a safer community. A CWPP is an extremely valuable tool in mitigating wildfire danger by identifying community-wide thinning and individual defensible space projects. Implementation of these projects make the community more resistant to the effects of wildfire and helps to improve forest health.

I'd also like to commend the Board and the Property Owners for the road improvement work that has been done in the Quartz Creek community, as well as the thinning and fuels removal that has occurred along the roadsides. Having adequate, well-signed roads makes the jobs of first responders much easier, whether they are responding to a wildfire or to a medical emergency. There are many examples around the country of needless tragedies due to first responders being unable to get to an emergency scene due to poor roads and/or inadequate road and address signage. It is not an exaggeration to state that improved roads and signage could save lives of citizens in need.

In wildfire situations, adequate roads enable firefighters to work more effectively, and of greater importance, properly improved roads make a dangerous endeavor a little bit safer for firefighters and medical emergency responders.

Thanks again to all of you for the good work you are doing. It makes the Quartz Creek area safer for everyone, and enhances forest health.

Respectfully,

Scott Morrill
Gunnison County Emergency Manager

510 Bidwell St. Gunnison, CO 81230 ~ 970-641-2481 ~ Fax: 970-641-7649
smorrill@gunnisoncounty.org



QCPOA PROPOSED BUDGET 2016

Income:

Dues: (\$170 per property)	\$ 69,360
(assumes 408 members)	
General Donations	\$ 200
Interest	\$ 200
Assessments-Lien & Foreclosure	\$ 500
Construction Impact Fees	\$ 1,000

Specified Donations

Fish Pond Donations	\$ 1,600
Donations for FD	\$ 400
Roads	\$ 500
Pond Donations	\$ 600

<u>Total Specified Donations</u>	\$ 3,100
Carryover from 2015	\$ 3,000

Total income: \$77,360

Expenses:

Accounting	\$ 2,000
Bank Charges	\$ 150
Donations (PHCA & FD)	\$ 600
Trash	\$ 3,200
Board Gas Allowance	\$ 600
Insurance	\$ 1,600
Legal-General	\$ 1,730
Legal-Spring Compliance	\$ 1,300
Legal-Assessment Expenses	\$ 500
Office Expenses	\$ 1,200
Postage	\$ 400
Fences	\$ 250
Stocking Pond	\$ 1,600
Road Signs	\$ 3,000
Roads	\$ 38,000
Springs	\$ 600
Tree Projects	\$ 12,900
Property Taxes	\$ 230
Building Projects	\$ 0
Reserve Fund (Includes Interest Earned)	\$ 5,200
Contingency	\$ 3,000

Total Expenses: \$77,360

Net Income \$ 0



**QUARTZ CREEK
PROPERTIES**

News From The Mountain

We received some sad news that Lucinda Lull's Dad, Art Clauter, a long time summer resident of QCP passed away on December 21, 2014.

Our heartfelt condolences go out to his widow, Hazel, and his children Lucinda Lull, Dean Clauter and Bruce Clauter and their families.



Obituary

Arthur J. Clauter Jr., age 96 of Geneva passed away peacefully on December 21, 2014 with his family by his side. He was born on February 13, 1918, the oldest child of Arthur and Rose Clauter of Chicago, IL.

Arthur graduated from Morgan Park H.S. in 1935 and continued his education at The University of Chicago, earning his B.S. in Business in 1939, where he met his wife Hazel. He completed his Masters Degree in Business Administration with an emphasis in Statistics from Northwestern University. Following school, he started working for the William Wrigley Jr. Company. Arthur left his employment to serve in the Army during WWII. Upon his return to Chicago, he resumed his career with Wrigley's for a total of 44 years, retiring in 1983 as Vice President of Sales. He and his wife Hazel travelled throughout much of the United States and Europe, but had a special love for their beloved "Chalet" on top of Islet Mountain near Pitkin, Colorado.

Arthur's hobbies included every aspect of trains; from building model trains, to steam locomotives and he was a Trolley Car operator. Other interests included photography, The Boy Scouts of America and his children and grandchildren. As a youth, he attained the rank of an Eagle Scout in October, 1931 while with Troop 608 in Chicago. As an adult, he received the Silver Beaver Award for his lifelong dedication to scouting leadership. Under his direction he guided Troop 37 and always kept his passion for scouting and youth.

He was an active member of The Geneva United Methodist Church, Pioneer Sholes School at LeRoy Oaks Forest Preserve, Geneva Historical Society, Preservation Partners, as well as many other local civic organizations and boards.

He is survived by his wife of 73 years; Hazel (Lindquist), sons Dean Clauter of Melbourne, FL., Bruce (LaRue) Clauter of Bexley, OH., daughter Lucinda (Rodger) Clauter-Lull of Pitkin, CO., six grandchildren; Arthur and Peter Clauter of Melbourne, FL., Jody Clauter of Laramie, WY., Andrea (Amber) Clauter of Columbus, OH., Sarah (Roby) Lull-Castillo of Tallassee, FL., Jacob Lull of Pitkin, CO., several nieces and nephews and two great-great nephews.

He was preceded in death by his brother, Thomas Clauter.

Burial was at Oak Hill Cemetery, Geneva, IL. Contributions may be made to: The Boy Scouts of America – Three Fires Council, The Geneva United Methodist Church, Pioneer Scholes School or a charity of the donor's choice.

To leave an online condolence for the family, visit the funeral home's obituary page at: www.yursfuneralhomes.com. For more information, please call Yurs Funeral Home of St. Charles, 630-584-0060 or like us on Facebook.

Classifieds

Lawana's Chipping:

Commercial size machine, up to 12" trees
 \$500 per day for 1 person and machine
 \$60 per hour for 1 person, 2nd person @\$25 hr additional
 \$75 for transport and diesel any place on mountain
 \$250 for property owner leasing chipper for a day
 providing diesel, transport and labor

Lawana Langston
 2600 High Line
 P.O.B. 185
 Pitkin, CO 81241
 cell message: 214-460-2947
 email: lawmclan@gmail.com



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 513
Gunnison, CO 81230

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

Proxy for 2015 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)