



QUARTZ CREEK
PROPERTIES

QUARTZITE

Quartz Creek Property Owners Association, Inc.
Post Office Box 513, Gunnison, Colorado 81230
Web site: www.QCPOA.org

Volume XL Number 1

May 2018

President's Corner

As the board representing the owners in this association, we have ideas and items brought to us that we study and talk through trying to put the best conclusions to you for the good of all. As a board we have seven members and with all decisions the majority vote stands, even at four-three. It has been five years since our last dues increase. Association expenses, like personal expenses, continue to go up. With the new chlorination system, mandated by the State, we also have to add more expenses to the budget. The Board has recommended an increase of \$65 to the dues making them \$235 a year. This \$65 increase is equivalent to \$5.41 a month or about two tankful of gas (for a small car) or two dinners at a restaurant in a year! Terry has worked the numbers and budget items to the bone and Dave has worked with the engineer to cut all items not mandatory for the construction of the water plant at this time. We ask for and need your approval of the new budget for 2019. Please read Terry's report: **"Why Is A Dues Increase Needed?"** on page 4.

Recently, much of our time and attention has been focused on the association water supply and distribution. As an association, we fought making changes to "the way it had always been". Then the State of Colorado, backed by the EPA, stepped in and told us how they would work with us to get us into compliance and make our water safe for human consumption. It was our only choice, short of getting personally fined huge amounts of money. Today we are in the midst of building the required water treatment plant, getting the required engineering plans and staff on board and working out the details

of the funding to keep it up and running. This project includes every single Quartz Creek property owner, whether or not you use water on the mountain. Even if you do not use the water, should you decide to sell your property, having good consumable mountain water can be a good selling point.

Dave Denison and the Water Committee of the past two years have been on both sides of that sometimes four-three vote, sometimes winning but sometimes not. This has been, and is, a huge project for us as owners to comprehend. Please give Dave's Water Committee Report your full attention. There will be an update at the Annual Meeting.

Arnie McQueary, long time road contractor and friend on the mountain, died in February after a long hard-fought battle with cancer. I am planning a small memorial service by the pond in July.

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 **Sunday, July 1, 2018, from 1:30 pm to 4:40 pm 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 a **"Meet and Greet"** with ice cream and bottled water starting at **1:00 p.m.** at the Center. Come join us for cold ice cream on a hot day and if you see someone you don't know, introduce yourself; you could meet other owners who may own property down the road from yours!

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 16, 2018.



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QCPOA was contacted last summer by Mike Tarantino, West Region Wildfire Council Mitigation and Education Coordinator, for a possible grant. As you might remember, a few years back QCP was one of the top locations in the STATE for fire danger! We have been working to lower our status one road at a time. At this time the new targeted areas are “sections” of 3 central roads: Chicago Park, Star Pointer and Soulsease. The grant will cover the cost of contractors doing the thinning, shredding and removal. There will not be any cost to the association. Some owners have voiced their opinion about the loss of visual beauty along the sides of the road. Yes, some trees will be removed, but our concern is about the possible loss of people and property in QCP. We have not had a major fire in several years but we came close two years ago. As the beetle plague has spread, more and more trees are going to burn very fast; jumping from tree to tree, over roads and, with any amount of wind, onto roof tops. Mike will attend the annual meeting in July for this presentation and to work with owners in the targeted areas.

Steve Frazier is taking on the Architectural/Pre-Construction Chair to free up Dave Denison with the now very time-consuming Water Committee. This move leaves the position of Roads Chair vacant. Steve is also filling the position of Treasurer with the recent resignation of Terry Davis. Steve is available at sf754gh@att.net for your questions. If you have recently purchased property or are finally deciding to build, be sure to contact Steve. He will give you information about permits needed before you go forward. Steve has served on Fire/Safety and Roads and now Architectural Committee so he is a valuable person to meet and know. Steve also has the information on the Road Impact Fee for those doing new construction OR additional construction on your property.

Colt Maule, Fire/Safety Chair, is going to be doing trimming and shredding on the mountain roads for the association this summer. Please drive carefully and slowly for the safety of all. Colt is also available for private contract work. He can be reached at pitkinfellers@gmail.com.

Bob Schott, rschott56@gmail.com, is the new Dumpster/Trash Service Chair. He is a year-round resident on Chicago Park. Matt Buchanan is again offering his services as Bob's

backup. Please remember to collapse the cardboard boxes or better yet, take them to a recycling center and DO NOT put household appliances in the dumpster or on the ground. The trash service charges us extra. We pay about \$4,000 a year for trash service! If you are in and out for the week or weekend, please double bag your trash and take it back with you to the curb service you already pay for. We pay for weight AND number of pickups, so the more bags and boxes that fill the container, the more times the truck comes out to empty it. Let us use that money for something important instead of “throwing it away with the trash”! The City of Gunnison has a sanitation landfill just before entering the city and a recycling center located at 195 Basin Park Drive just before the Public Works Building.

As an association in a mountain environment, there are several projects throughout the summer that need to be accomplished. If you are up on the mountain for a few days or a few weeks, check the information board at the entrance to see what is scheduled. An extra person is always appreciated. Many projects can take only an hour or two with the addition of new people, and no experience is necessary. Some members with basic carpenter skills are going to be needed this summer to construct the new water treatment plant building at the pond, saving the association about \$14,000!!! No date for construction has been set yet. If you are going to be on the mountain this summer and have some construction skills, please check with Dave Denison about the date.

I plan to be on the mountain this summer from June until October at 2600 Highline Drive.

Lawana Langston

lawanalangston@gmail.com

Cell and voicemail 214-460-2947



QUARTZ CREEK PROPERTIES

2017/2018 Board Members

President, Lawana Langston	lawanalangston@gmail.com
Vice President, Dave Denison	dd43@verizon.net
Treasurer, Steve Frazier	sf54gh@att.net
Secretary, Gary Bandy	gbandy@nyc.rr.com

Board Member Committee Chairs

Records Administrator/Member Liaison, Lucinda Lull	MayorKC@aol.com
Fire Protection/Safety, Colt Maule	pitkinfellers@gmail.com
Architectural/Pre-Construction Chair, Steve Frazier	sf754gh@att.net
Water, Dave Denison, co-chair	dd43@verizon.net
Henry Kahaneck, co-chair	henry@kahaneck.net

Non-Board Member Committee Chairs

Roads Chair, VACANT	
Quartzite, Editor/Publisher, Nancy Hand	QuartziteQCP@aol.com
Cattle Chair, Bruce Rea	brucerea3@msn.com
Dumpsters/Trash Service, Bob Schott	rschott56@gmail.com
Dumpsters/Trash Service alternate, Matt Buchanan	970-581-7458
	Answering machine
QCPOA Web site, Becka Jahelka	bjahelka@cox.net
Bookkeeper, Jo Darcy	

Roads Report

By Lawana Langston

Last year we completed the work on lower Grasshopper and Upper Chicago Park. We also completed the tree mitigation on the part of Chicago Park where the utility lines are coming up through the soil in the ditch. Due to the weather, the contractor who was supposed to cover the utility lines in the ditch was not able to complete the utility work before the end of summer last year. We expect the work to be finished in the next month.

Fire and Safety

By Colt Maule

During the 2017/18 winter our mountains only received 30% of our normal snowpack. This means our surrounding forests and vegetation have a BELOW average moisture content, creat-

ing a very dry and possibly flammable landscape. Recent studies have shown that winter snowpack has a direct correlation with acreage burned. During the winters of 2002 and 2012 Colorado experienced below average winter snowpack. Each of the 2002 and 2012 following summer months were filled with wildfires, creating a significant spike in the average of acreage burned. Predictive analysis is indicating that this year may be on par if not worse than those previously mentioned years.

Whether you are a home owner or a visitor to the Quartz Creek Properties, keeping this majestic area safe from wildfire is everyone's responsibility. This summer season I strongly urge fellow residents and visitors of Quartz Creek Properties to please make good decisions. DO NOT stoke your wood burning stove, DO NOT have a campfire with guests, DO NOT target shoot, DO NOT smoke outside, DO NOT burn a debris pile, and DO NOT run your hot engine or exhaust over vegetation during these extremely dry conditions. If heat is necessary please have proper clearance and use propane, charcoal, or wood pellets. If the NO BURNING sign is posted at the entrance of the properties, please DO NOT BURN. If you see any unusual smoke rising during these dry conditions, do your best to find the location and cause, then if needed call 911 and report the smoke. If there is a wildfire and a need for evacuation, have a Wild Fire Action Plan (<http://www.readyforwildfire.org/Wildfire-Action-Plan/>)

Let's all work together to keep this mountain safe and wildfire free!

The QCPOA has always done their best to be active in reducing the potential for wildfire spread within the Quartz Creek Properties. The QCPOA has widened roads for fire breaks and emergency vehicle access, installed signage for emergency navigation, worked with state forestry on fuels reduction projects to slow wildfire growth within our community, and has encouraged homeowners to participate in defensible space with assistance from grant programs. This year the QCPOA has been awarded a CAFA Grant to accomplish approximately 75 acres of fire mitigation at no cost to the QCPOA. The Chicago Park Road Thinning Project and Star Pointer Fuels Reduction Project will be marked in 2018 and work will take place in 2019. Representatives from the West Region Wildfire Council will be joining us at our annual Ice Cream Social to talk about these upcoming projects.



QUARTZ CREEK PROPERTIES

NOTICE OF TEMPORARY ROAD AND SPRINGS CLOSURES

Upper Armstrong Road between Charlie's Challenge and Armstrong Spring Loading station will be closed for construction May 21 - June 10, 2018.

Armstrong Spring loading station will be closed all Summer, 2018. Water will be available at all other loading stations with No Name Station located at Grasshopper and Skeleton Gulch intersection being the closest to Armstrong. Gilmore Loading Station, on Grasshopper Road 1/4 mile downhill from Chicago Park Road and Highline Road intersection, will be the closest for residents on upper Chicago Park Road.

After completion of the Water Treatment Plant construction in September, 2018, the water loading station will be at the new plant located at the dam on North Pond. Water will be available at that location year around.

Report on QCP Springs and Water Issue *By Dave Denison, Water Committee Co-chair*

The Water Treatment Plant project is progressing on schedule and we hope to begin construction in early June, pending State approval, with completion by August. Engineering plans were completed and submitted to the State Water Quality Division in late November and we are expecting final approval in May. All other associated tasks have been completed, including easements, legal, coordination with the State, etc.

We applied for a \$50,000 grant from the Upper Gunnison Water Conservancy but they denied our request. Consequently the full \$225 per claim second half of the Special Assessment was required.

Added to that disappointment, bids for the construction of the project exceeded the Engineering estimate by \$60,000. After value re-engineering, the overage was reduced to \$31,000 by having Henry Kahanek as our construction superintendent and using local subcontractors with the best bids in a competitive bids process conducted by our engineer, Williams Engineering in Gunnison. Additionally, the

Board has designed a plan to cover the cost as well as the annual operating expenses for the plant. That plan requires an increase in the QCPOA Annual Budget necessitating a dues increase. Terry Davis' report in this issue of the Quartzite further details that plan. (see below)

For the upcoming summer season, all springs except Armstrong Spring will operate as last year. PLEASE NOTE THE BOIL WATER NOTICE IN THIS ISSUE OF THE QUARTZITE.

If you have any questions I can be reached at 214-957-3722.

WHY IS A DUES INCREASE NEEDED?

by Terry Davis

As outlined above by Water Committee Co-Chair Dave Denison, projected costs for the Water Chlorination System have increased greatly since the board voted last June on a special assessment. The Board had hoped that an assessment of \$450 per property would cover all construction costs as well as operating expenses for the first year of operation, plus allow for the start of a reserve fund for future maintenance and equipment replacement.

To date, approximately \$34,000 has been spent on pre-construction costs such as design and engineering fees. Construction costs, excluding the \$34,000 already spent, and including a 10% cost contingency, are projected to be about \$162,000. First year operating costs (2019) are projected to be \$15,000 and an initial reserve fund of \$15,000 needs to be established. That brings the current total financial needs to \$192,000. Deducting costs between now and the start of construction in mid-summer, the Board expects to have approximately \$161,000 in the Public Water System account. That leaves the Association about \$31,000 short.

Your Board members have discussed various options to raise the additional funds needed and all felt that a dues increase was preferable to another special assessment. Once the water treatment plant is completed, there will be ongoing costs every year for operation including hiring a certified operator, chemicals, filters, mandated periodic water testing, state fees, and so on. There will be future equipment replacement needs, increasing State requirements, and other unexpected costs.



**QUARTZ CREEK
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The Board’s proposal is to raise dues to \$235 per year per property. This will increase the HOA income by \$26,000 per year. Initially, \$22,000 of that amount will go towards the water system expenses and \$4,000 will go to increased HOA budget costs. The additional \$9,000 needed to cover the \$31,000 deficit will be borrowed from our current Pond Reserve Fund account.

This dues increase is essential in order to complete the water system construction and to have the necessary funds to continue its operation indefinitely. Without this dues increase, which will take effect in 2019, it is very likely that another special assessment would be required in 2019.

Your Board members are focused on using dues money cautiously and prudently. The Board considers not only current financial needs but also future financial needs with the hope that it will minimize dues increases. The Board appreciates your support and patience. There are some requirements or unexpected expenses that will always be a part of being a QCPOA property owner.

teer basis, donating our time. Every year we have projects that we ask you, the members, to join in on. Maybe a few projects take a particular talent but most just need your assistance. Every three (3) years your Board members come up for election or reelection. For some on the Board this is their second time to serve or they have been on the Board for more than two (2) terms. Our Board meetings are open to all members and we invite you to sit in and become acquainted with the process of steering the Association. If you don’t want to be directly involved, pick a project of your own to do at your own speed. Pick up loose rocks on the road and/or around your property, and throw them to the side. Watch for broken limbs or fallen trees along the side of the road and alert the Road Chair or one of the Board members. Help keep the dumpster area clean. Everyone has a chance to volunteer at “something”, just pick yours and DO IT! One family donates rock from their property for the roads but it costs money to have it processed and hauled. This is beyond the money available in the budget for Roads. We all use the roads so a monetary donation to the Roads budget will help all of us now and in the future. As a property owner on the mountain don’t just “take” but find a way to “give-back”. As an association we are all part of one so please find the place where you can fit in.

Help Needed

The Quartz Creek Property Owners Association (QCPOA) relies heavily on volunteers. The seven-member Board as well as the non-board chairs all work on a volun-

Thank you,
Your Board of Directors

(Please detach here and mail with check)

DONATIONS TO QCPOA:

Road Improvements	\$ _____	Pond Reserve	\$ _____
Tailings for Roads	\$ _____	Stocking Fish Pond	\$ _____
General Fund	\$ _____	Other	\$ _____

TOTAL DONATION ENCLOSED \$ _____

Please make checks payable to QCPOA and mail to:
QCPOA
PO Box 513
Gunnison, CO 81230



**QUARTZ CREEK
PROPERTIES**

2019 PROPOSED BUDGET QCPOA *Local News*

(based on dues increase to \$235)

Income	
Dues (\$235 per property) (assumes 400 properties paid)	\$ 94,000
General Donations	\$ 1,250
Interest	\$ 650
Assessments-Late Fees & Liens	\$ 1,000
Construction Impact Fees	\$ 1,000
<u>Specified Donations:</u>	
Fish for Pond Donations	\$ 1,800
Donations for FD	\$ 900
Roads	\$ 100
Pond Donations	\$ 200
<u>Total Specified Donations</u>	\$ 3,000
Carryover from 2018	\$ 1,000

Total income: \$101,900

Expenses	
Accounting	\$ 2,200
Tax Preparation	\$ 600
Bank Charges	\$ 80
Donations (PHCA & FD)	\$ 1,200
Trash	\$ 4,000
Insurance	\$ 1,600
Legal-General	\$ 1,000
Legal-Springs	\$ 2,500
Legal-Assessment Expenses	\$ 1,000
Office Expenses	\$ 500
Postage	\$ 600
Fences	\$ 100
Stocking Pond	\$ 1,800
Signs (Springs and Roads)	\$ 400
Roads	\$ 43,070
Springs (maintenance)	\$ 950
Tree Projects	\$ 0
Property Taxes	\$ 300
PWS* Annual Operating Cost	\$ 15,000
PWS* Reserve Fund	\$ 15,000
Repay Pond Reserve Fund	\$ 9,000
Contingency	\$ 1,000

Total Expenses: \$ 101,900

*Public Water System

Calling All Artists
 Pitkin, Quartz Creek Properties, Ohio City & Parlin
 You Are Invited to Participate
 In the
Pitkin Art Show
 July 20th and 21st, 2018
 10 AM to 5 PM each day
 Newcomb Center, Pitkin, Colorado

All artwork must be original and handmade by the
 showing artist or family member
 A \$25.00 participation fee will be charged to each artist
 to pay for publicity
 For more information & to reserve your space, please call:
 Boni Meddock: 1-970-641-8975
 bonimeddock@yahoo.com

Classifieds

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Letter From The Editor

I would like to take this opportunity to once again remind everyone that 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. Without this information, we are unable to contact you directly with any important information.

Thank you,

Nancy Hand

Editor/Publisher, Quartzite



**QUARTZ CREEK
PROPERTIES**

Ballot Items for 2018 Annual Meeting of QCPOA

1. Approval of minutes from 2017 annual meeting (minutes available for review online at www.QCPOA.org)

For Approval _____ Against Approval _____

2. Election of two (2) members to the Board of Directors. The positions are for a three-year term on the Board. Additional nominations will be accepted any time before, and at, the annual meeting. Anyone running for a Board position MUST be present at the Annual Meeting.

Vote for TWO:	Lucinda Lull	_____
	John Hart	_____
	Ted Hand	_____
	Write In	_____

3. Approval of a budget for 2019

Approval of 2019 Proposed Budget (see enclosed document, page 6)

For Approval _____ Against Approval _____

Member's name _____ (print or type)

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

_____	_____
_____	_____
_____	_____

(Signature)

(Date)



**QUARTZ CREEK
PROPERTIES**

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 lawanalangston@gmail.com prior to the meeting.

Proxy for 2018 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)



QUARTZ CREEK
PROPERTIES



DRINKING WATER WARNING

QUARTZ CREEK PROPERTY OWNERS ASSOCIATION

BOIL YOUR WATER BEFORE USING

Hiervan el Agua Antes de Usarla

The Quartz Creek Property Owners spring water is not treated for human consumption. There is an increased chance that the water may contain organisms that can make you sick.

DO NOT DRINK THE WATER WITHOUT BOILING IT FIRST. Bring all water to a boil, let it boil for three (3) minutes, and let it cool before using, or use bottled water. Boiled or bottled water should be used for drinking, making ice, brushing teeth, washing dishes, and food preparation until further notice. Boiling kills bacteria and other organisms in the water.

The water may contain bacteria or other disease-causing organisms such as viruses and parasites, which can cause short-term effects, such as nausea, cramps, diarrhea and associated headaches. The symptoms above are not caused only by organisms in drinking water, but also by other factors. If you experience any of these symptoms and they persist, you may want to seek medical advice.

If you have an infant, severely compromised immune system, are pregnant, or are elderly, you may be at increased risk and should seek advice from your doctor about drinking this water. General guidelines on ways to lessen the risk of infection by bacteria and other disease-causing organisms are available from EPA's Safe Drinking Water Hotline at 1-800-426-4791.

What is being done?

The Colorado Department of Public Health and Environment issued an enforcement order to Quartz Creek Property Owners Association to establish milestones that we must meet to begin using an approved drinking water treatment system by the 2019 season.

The new drinking water treatment system will be built near Armstrong spring. When the new treatment is built, all untreated water springs and fill stations (Armstrong, Gilmore, Pitkin View, No Name and Chicago Park 3) will be limited for only non-human consumption uses. Examples of non-human consumption uses are: firefighting, landscape and plant watering, livestock and agriculture.

We anticipate resolving the problem by **June 1, 2019**. For more information, please contact **Dave Denison** at dd43@verizon.net or 214-957-3722, or P.O. Box 64, Pitkin, CO 81241. *Please share this information with all the other people who drink this water at your property (for example, visitors or renters). You can do this by posting this notice in a public place or distributing copies by hand or mail.* This notice is being sent to you by: QUARTZ CREEK PROPERTY OWNERS ASSOCIATION - CO0226620 Date distributed/posted: **May 15, 2018**.