



QUARTZ CREEK
PROPERTIES

QUARTZITE

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

Volume XLI Number 1

May 2019

President's Corner

It has been a journey, working through storms along the way. The biggest project QCPOA has taken on in about ten years is now ready. We open the Water Treatment Plant in May! You received a letter from Dave Denison in your annual dues letter with instructions and your new key card to the water treatment plant.

We owe a great deal of gratitude to contractor/owner Ivan Mason who oversaw the construction of the water plant building and the owner/volunteers who followed through.

Henry Kahanek, Dave Denison, Steve Frazier and John Hart were the coordinators of the project and Dave was the Board liaison with the State. Their combined knowledge and willingness to share that knowledge saved QCPOA a great deal of money and time. QCPOA did not want this project, but the State of Colorado made it mandatory. Now it is ready to open and State approved!

A new bench has been placed at the pond under the trees in memory of Arnie McQueary, friend and long-time road contractor of QCPOA, who died of cancer last year. Bill and Boni Meddock arranged the purchase of the bench and plaque. Anyone wanting to help pay for the bench can make a check to Bill Meddock, Box 114, Pitkin, CO 81241, in any amount. Thank you Bill and Boni!

The Board hired Colt Maule, Fire/Safety Chair, to remove the old stumps on Silver Bluff, Fossil View and Highline last summer. He burned them over the winter during the snowy months. The roads look much better now thanks to Colt.

The West Region Wildfire and Education Council has

received funding to start mitigation work this summer on Chicago Park, Souleseat and Star Pointer. If you are an owner on one of these roads I hope you will respond favorably to their letter. It is for the benefit of those who live on the mountain full time, those who live there part time and those who vacation there that we try to cut the risks of forest fires by doing mitigation where needed.

We PAID \$5,127.15 for TRASH PICK UP last summer!!!! What is going on?? That is more money than everything else in the budget except stump removal and the new water treatment plant costs folks!!!! I certainly hope this upsets you to do something about it this summer and make some changes to correct it. This is your money you are throwing away with your trash. We are charged for the number of trips out to pick up the dumpster and the weight of the dumpster. Make bags as compact as possible by using small bags instead of contractor bags. If you are only on the mountain a short time and driving please bag your trash and take it back home to your curb where you are already paying for pick up. You can recycle plastic, glass and metal at the Gunnison Recycling Center

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 5, 2019, from 1:30 to 4:00 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. There will be bottled water at the door before the meeting. Introduce yourself to anyone you don't know. They may be a new neighbor, or one who hasn't been at a meeting for a while!

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, 2019



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off Hwy 50 west of town at 195 Basin Park Drive, one street before the Public Works Building at no charge. (A map is on the QCPOA web site for your convenience.) Electronics, furniture, mattresses and large household items must be taken to the Gunnison County Landfill on Hwy 50 just before you enter the city limits, on the left side. There is a small charge by weight. If you have just one or two small items that don't merit a trip to the landfill, bring them to me (2600 Highline) and I will see that they get put with landfill items at the end of the season. Property Owners, if you rent your cabin during the summer PLEASE leave a letter for your tenants with the dumpster limitations. Let's use our money wisely.

New construction, new driveways, new septic systems all require County permits. Our Architectural/Pre Construction Chair, Steve Frazier, has all the County specs. Whether you are doing new construction or remodeling, please see Steve about the Road Impact Fee required of all owners doing work on their property. No owner is allowed to do any work on any QCPOA road. Contact Road Chair, Ted Hand, if you think a road you travel needs to be checked and your request will be evaluated.

We are seeing more vehicles using the parking lot at the entrance staying longer. The entrance parking lot is for dropping of a vehicle and maybe a trailer while you drive your other car to your place to unload and then come back to pick it up. If you have guests who need to leave their vehicles in the parking lot the maximum stay is one week. We will call the tow service after that. This goes for anything motorized left behind the pillars too. The complete parking regulations can be found on the QCPOA Web site.

Please be respectful and courteous of the rights of others to have a place to unload too. The "parking lot area" is really Private Property we have been allowed to use for the convenience of QCPOA owners. We need to treat it as such.

Lawana Langston
lawanalangston@gmail.com
President

2018/2019 Board Members

- President, Lawana Langston **lawanalangston@gmail.com**
- Vice President, Dave Denison **dd43@verizon.net**
- Treasurer, Steve Frazier **sf754gh@att.net**
- Secretary, John Hart **jhart@acsj.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 **dd43@verizon.net**

Non-Board Member Committee Chairs

- Roads Chair, Ted Hand **thandjr@aol.com**
- Quartzite, Editor/Publisher, Nancy Hand
QuartziteQCP@aol.com
- Cattle Chair, Paul Hargrave **thehargraves@msn.com**
- Dumpsters/Trash Service, Bob Schott **rschott56@gmail.com**
- Dumpsters/Trash Service, Matt Buchanan **970-581-7458**
Answering Machine
- QCPOA Web site, Becka Jahelka **bjahelka@cox.net**
- Bookkeeper, Jo Darcy

Letter From The Editor

As many of you may know, the Gunnison County Planning Commission has conducted several hearings regarding a Land Use Change Permit Application by CRG Mining, LLC to conduct additional exploration above the Gold Links Mine to determine if further exploration and/or mining development is warranted. The application has been approved. The planning commission received feedback from QCPOA members and other property owners near the proposed additional exploration area. Out of the hearings we have learned that there will



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be no roads built for the exploration project, hiring will be done locally if possible, access to the exploration site is via Hills Gulch Road from County Road #771 (Gold Creek Road). “No access via roads within or through the Quartz Creek Properties development is contemplated, or allowed” and “drilling will only occur during standard business hours, 8 a.m.-5 p.m., Monday through Friday. The permit expires December 31, 2019. Whether you are for or against this additional exploration, I feel that those who expressed their opinions helped to minimize the impact on QCPOA owners. Ted and I attended one of the meetings and sent in two letters voicing our concerns. During the meeting we attended we met Jake Wilkinson who advised us to contact him if those owners near the exploration site experience any light and/or noise disturbances. If anyone does experience a problem, please contact Ted or myself and we will be happy to put you in contact with Jake.

One other fact that came out of these meetings is that Fossil Creek Mine is the real estate holding company and owns all the affected claims. Fossil Creek Mines, LLC also owns Silver Islet #583A and Silver Cord #975 which border QCP off the Maggie Road. While this current exploration does not involve these two claims, we do not know if there are any future plans for exploration of these claims.

I will have several copies of the Notice of Public Hearing we originally received and copies of the Gunnison County Planning Commission minutes from their March 15, 2019 meeting at the Annual Meeting if anyone is interested.

Nancy Hand

Current Road Conditions

This winter we were fortunate to receive over 150% of normal snow water, which means there is still snow on the mountain! For anyone who is planning a trip to their property, please be aware that there are still many areas in QCP that are not yet accessible by most vehicles.

As of May 12, 2019 the road from the parking lot is open to 1,000 yards past Star Pointer. Past Star Pointer, the road is still heavily snowed in, in the trees. Chicago Park Road is still snowed in down the hill with 2-3 foot drifts. At the top of the mountain along Fossil View near Islet Trail there is still 1-3 feet of snow. 770 to Pond Road and then to the treatment plant is mostly clear and passable with a standard 4

wheel drive vehicle but is a bit muddy. North Pond and Cemetery Roads are passable. The good news is, the weather is warming up and the snow is melting.

Thanks to Gavan Duemke, Gary Rogers, John Hart and Steve Frazier for the updated road conditions. More information will be available on Facebook at I Love Pitkin and QCPOA Pitkin Colorado.

Roads Report

By Ted Hand, Roads Chair

I contacted Kyle Robbins of All Weather Earthworks, Inc. of Gunnison in April. He and I are going to meet when snow cover permits to assess road conditions on Grasshopper up to the 4-way. My primary concern is doing any necessary work starting on Grasshopper first. We need to see what is needed in the way of grading, culverts, existing culvert clean-up, amount of road base to apply, building of water bars, ditching, etc. We will plan on how to do road closures, culvert locations, water bar construction, etc. when we meet. Based on the current road conditions, this will most likely happen sometime in June.

My plan is to get road base that will ensure a bit more longevity of the road work than we have experienced in the past using the red rock. I am looking at something similar to the gray road base that is in position on Chicago Park Road just above the Gregory No 4 claim and before the hairpin curve.

I am also looking for other contractors in the area in order to obtain several bids on the project. With \$43,070 earmarked for roads this year, I am trying to get the most “bang for the buck”.

Water Committee Report

By Dave Denison, Water Committee Co-chair

The new water treatment facility was substantially completed and a trial run of the system was accomplished at the end of October to verify the operation of the various systems within the Water Treatment Plant. The final startup and commissioning will be completed in mid-May, 2019, and will be available for the 2019 season by May 24, subject to accessibility (snow melt). Please make sure to bring your Water Plant ac-



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cess key-cards, which each Owner received with their Annual Dues Statement in January. Please note that your key-card will not work if your dues are in arrears, but will be reactivated once your dues are no longer delinquent.

The springs will be de-winterized and in service by May 24, 2019, subject to accessibility. The hoses have been removed from the fill stations at all springs per Colorado drinking Water Division of CDPHE. A new valve box, similar to the one at the Gilmore loading station, will be installed at the No-Name and CP3 loading stations and will be equipped with a cam-lock fitting on the outlet connection. Anyone desiring to obtain untreated water for non-domestic uses will need to provide his/her own fill hose that will match the fitting on the valve box.

Hose kits are available at Fullmers Ace Hardware in Gunnison. **YOU WILL NOT NEED THIS KIT TO GET TREATED WATER FROM THE WATER TREATMENT PLANT.** The standard kit consists of a male and female cam-lock fitting, two hose clamps and a 12-foot length of 1-1/2 inch reinforced vinyl tubing. You can preorder the hose kit by calling Fullmers Ace Hardware at 970-641-1212 and ask for someone in the plumbing department for the “QCPOA Hose Kit”. If you pre-order you can specify the length of hose you desire and ACE will assemble the components, at no additional charge, and have it ready for you to pickup. The cost of the Hose Kit is about \$112, plus tax, for a 12-foot length of hose.

A HUGE “Thank You” to the volunteers who worked long, and sometimes difficult, hours last year on construction of the QCPOA Water Treatment Facility. Those who graciously donated their time and skills to the project include Ivan Mason, Paul Mason, Matt Buchanan, Ricky Hudson, Bob Casares, Jim Jahelka, Colt Maule, Henry Kahanek, John Hart, and Steve Frazier. Additionally, QCP Owner John Srawley was our electrical contractor and did a very good job. John was awarded the contract by virtue of his very good low bid for the electrical work.

Fire and Safety

The Quartz Creek community has partnered with the Colorado State Forest Service and the West Region Wildfire Council to take proactive steps in the past years to address and reduce loss of life and property from catastrophic wildfires. For communities in the Wildland Urban Interface (WUI), it is imperative to be aware of and prepared for wildfire. In 2015, Quartz Creek created a Community Wildfire Protection Plan which assesses individual parcel level wildfire risk and offers recommendations to property owners on how to mitigate their property. This plan can be found on the West Region Wildfire Council website at www.cowildfire.org/Quartz_Creek. According to this plan and the fire professionals that helped to develop the plan, many parcels in Quartz Creek are rated at “Very High” or “Extreme” wildfire risk; the highest ratings. In the past 35 years, there have been more than 30 wildfires or ignitions near the Quartz Creek community, including the 2016 Rosebud fire. Many agencies recognize the significant wildfire risk in the area due to topography and vegetation. Because of this risk, many hazardous fuels reduction and/or forest management projects have taken place. For example, the U.S Forest Service completed a 250+ acre **fuel break** (*a densely forested area thinned out to alter wildfire behavior and reduce its intensity*) adjacent to Quartz Creek in 2017.

Most recently, the West Region Wildfire Council applied for and received grant funding to complete an additional private land fuel break in the Quartz Creek Community that will tie in with the U.S. Forest Service’s fuel break. If a wildfire occurs in the area, this fuel break will decrease the chances of the fire becoming a severe crown fire. The funding for this project is through the Community Assistance Funds Adjacent to National Forests Lands Grant (CAFA) which is made available through a competitive process via the USDA Forest Service. There are no match requirements from property owners, meaning that this project can be completed with zero out of pocket costs for landown-



ers or the POA. With the consent of the Quartz Creek POA Board, the West Region Wildfire Council has reached out to specific landowners in the Quartz Creek Community where the fuel break is planned, and have asked those landowners for consent to participate in the program. **This work will decrease fire severity and increase the stability of the surrounding ecosystem, should a wildfire occur in the community.** We have heard back from many landowners, but are still waiting to hear back from some. Foresters from the Colorado State Forest Service will be in the area this summer marking project boundaries and painting trees to be removed. The actual contracted forestry work will begin in the summer of 2020.

Representatives from the Colorado State Forest Service and/or the West Region Wildfire Council will be present at the July 5th QCPOA meeting to talk about this project and answer questions. If you have questions about this project please contact Brian Maillett at WRWC.Brian@Gmail.com or call (970) 615-7300. If you do not own property in the treatment area of this project but are interested in mitigating your home/property, please check out our Cost-Share Program at www.COWILDFIRE.org/cost-share. This program assists homeowners with up to 75% of wildfire mitigation costs on their property. The West Region Wildfire Council is a local non-profit committed to promoting wildfire risk reduction, adaptation action and

wildfire preparedness throughout Delta, Gunnison, Hinsdale, Montrose, Ouray and San Miguel counties.

Help Needed

Every year there are small projects that come up needing volunteers. The Board of Directors and non-board chairs are all working on a volunteer basis. We post projects on the Web site and at the bulletin board at the entrance. If you see a project you can help with, please show up. One or two extra people always makes it easier on all! If you cannot work on a project, monetary donations are always welcome.

Thank you,
Your Board of Directors

Dumpster Report

By Bob Schott, Dumpster/Trash Chair

The trash dumpster will arrive once the road conditions allow. Remember that the dumpster is to be used for household trash only. Construction materials, furniture, and electronics are not allowed. Please break down cardboard boxes and please make sure you replace and lock any open locks.

(Please detach 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



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2020 PROPOSED BUDGET QCPOA

Income	\$	94,320
Dues (\$240 per property)		
(assumes 393 properties paid)		
General Donations	\$	1,250
Interest	\$	650
Assessment-Late Fees & Liens	\$	1,000
Construction Impact Fee	\$	1,000
<u>Specified Donations</u>		
Fish for Pond Donations	\$	1,800
Donations for FD	\$	1,000
Roads	\$	200
Pond Donations	\$	200
<u>Total Specified Donations</u>	\$	3,200
Carryover from 2019	\$	1,000
Total Income:	\$	102,420
Expenses	\$	
Accounting	\$	2,200
Tax Preparation	\$	600
Bank Charges	\$	80
Donations (PHCA & FD)	\$	1,200
Trash	\$	4,620
Insurance	\$	1,600
Legal-General	\$	1,500
Legal-Water	\$	3,000
Legal-Assessment Expenses	\$	1,000
Office Expenses	\$	400
Postage	\$	770
Fences	\$	100
Stocking Pond	\$	1,800
Signs (Springs and Roads)	\$	400
Roads	\$	55,800
Springs (maintenance)	\$	100
Tree Projects	\$	1,000
Property Taxes	\$	250
PWS* Annual Operating Cost	\$	20,000
PWS* Reserve Fund	\$	5,000
Contingency	\$	1,000
Total Expenses:	\$	102,420
*Public Water System		

Classifieds

PITKIN FELLERS

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pitkinfellers@gmail.com

**CALL FOR ARTISTS
PITKIN ART SHOW**

Sponsored by the Pitkin Historic & Community Association

JULY 19 & 20, 2019

10:00 to 4:00

Newcomb Community Center,
Pitkin, Colorado

All work must be original and handmade by the showing artist or family member.

Spaces available inside the Newcomb Center and outdoors under the Pavilion.

Participation fee- \$ 25.00

Deadline for registering- June 15, 2019

For more information & to reserve your space, please contact:

Boni Meddock 970-641-8975

bonimeddock@yahoo.com

Pitkin Green Team

A Valley-wide **RECYCLING** program that takes it all! For more information, check out the flyer on the Quartz Creek Web site at www.QCPOA.org.



Ballot Items for 2019 Annual Meeting of QCPOA

1. Approval of minutes from 2018 annual meeting (minutes available for review online at www.QCPOA.org)

For Approval _____ **Against Approval** _____

2. Election of two 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.

Vote for TWO: **Dave Denison** _____

Ted Hand _____

Write In _____

3. Approval of a budget for 2020

Approval of 2020 Proposed Budget (see page 6)

For Approval _____ **Against Approval** _____

Member's Name _____ (print or type)

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

(Signature)

(Date)



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 2019 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)

NOTICE

QCPOA Public Water System received a Violation Notice from the Colorado Drinking Water Division of the CDPHE for failure to timely submit an LT2 Monitoring Plan by February 2, 2019. No penalty was assessed and the required plan has been submitted.