



QUARTZ CREEK
PROPERTIES

QUARTZITE

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

Volume XLII Number 1

June 2020

President's Corner

This year is different for all of us so some changes are being made. We have enclosed a self-addressed envelope in this newsletter for you to vote on the budget and new officers as many of you may not be traveling this summer.

The Gunnison Health Department is revising the rules weekly so as of this writing you will be able to travel to your cabin in July without quarantine time.

**ALL OWNERS ARE TO USE THE SELF-
ADDRESSED ENVELOPES TO VOTE
AND SEND BACK TO GUNNISON BY
JUNE 20th!**

If you have questions my email is: 117362060@gmail.com. Send your questions before June 15th and the Board can conference call about your questions and get back to you.

If you are going to be at your cabin July 3rd Dave Denison, VP, will preside over the annual meeting announcing the results of the mail in votes.

Last year was a shorter year than usual for some of us. The snow finally cleared enough for some guys to get our part of Highline Road open to our cabin around the first of July! I had back surgery in June and could not travel until mid July so Dave Denison, V.P., headed up the Annual Meeting for 2019. Thank you, Dave!

The water treatment plant is complete thanks to much hard work from board members: Dave

Denison, Steve Frazier, Henry Kahanik, and John Hart and, owners: Ivan Mason, who oversaw the construction of the building, John Srawley, a licensed electrician who lives on Charlies Challenge was hired to do the electrical work, Matt Buchanan, Rick Hudson and Jim Jahelka who put up the siding, and Colt Maule and Ivan's son who put the roof on.

October 8, 2019, we got the final approval from the State with "glowing reviews". We came in "under budget and under schedule" with "pristine workmanship"! Our project is probably going to be presented in an engineering magazine and is projected to last 50 years. THANKS TO ALL WHO MADE IT HAPPEN! John Hart issued user cards to all property owners last year to enable access to the water at the new plant. The procedure seemed to be working well when I was there and from the comments I have received.

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 3, 2020, from 1:30 to 4:00 pm at the Newcomb Community Center, 801 State Street, Pitkin, Colorado**, to announce the results of voting for new officers and upcoming budget for 2021 and to take action with respect to other matters that may properly come before the meeting.

Due to COVID-19 there will be no social hour or refreshments provided at 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 June 1, 2020



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CP3, NoName and Gilmore springs can still be used for non-potable water uses.

Our major project during the late summer was a road restoration on Grasshopper. Ted Hand, Road Chair, hired an area road contractor to rebuild the road. As our main trunk lines are private roads with public access we have no way of policing who uses them. Grasshopper gets the heaviest traffic from side-by-sides, motorcycles and front-wheel drive cars of visitors. We cannot close the entrances as they are also the entrances to the National Forest area. Read Ted's report on pages 3 and 4 in this newsletter for details.

Each Officer and Chair serves a special purpose for the betterment of this organization. We donate our time and knowledge for the intended enjoyment of all who own and vacation on our mountain. When you are here for a day, a week, or however long you stay, please treat it with kindness!! Pick up after yourself. As the saying goes "YOUR MAMA DON'T WORK HERE". Recycle appropriate items in Pitkin or in Gunnison, not in our dumpsters. Don't leave trash along the road. Would you have bought here if you saw bottles and cans along the roads and open areas? We all want to keep our property values up and a neat and clean appearance is the best start.

Each Officer can always use some extra help from time to time, so if you are willing to put in a few extra hours here or there contact any one of them. Email addresses are listed in this newsletter. We also have two Chair positions that are vacant. Any owner who is interested in volunteering for one of these positions is eligible to apply, you do not need to be a Board Member to serve as a Committee Chair. If you are interested please email Dave Denison at dd43@verizon.net.

Two Important Ladies:

One who isn't on the Board but pulls all this together is our Quartzite Editor, Nancy Hand. She collects all the reports, edits our writing and puts it together in a professional format. Then she prints, stuffs, stamps and mails all 344 of them, give or take a few additions or deletions. Nancy, we Thank You!

Becka Jahelka is a silent partner to the Board and the Association. Every owner can sign in on the QCPOA website for Association news and pictures. Only owners are allowed on the website and Becka checks and approves each one. Becka we Thank You for all you do to keep us informed and our website safe.
The Board of Directors

Due to continuing health issues I am not running for re-election. My Sjogren's Syndrome and two major surgeries last spring and winter have taken a toll on my ability to serve. Thank you for allowing me to be part of serving all of you.

Lawana Langston
President, QCPOA
ll7362060@gmail.com

2019/2020 Board Members

- President, Lawana Langston ll7362060@gmail.com
- Vice President, Dave Denison dd43@verizon.net
- Treasurer, Steve Frazier sf754gh@att.net
- Secretary, John Hart jhart@acsge.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, Vacant
- Water, Dave Denison dd43@verizon.net
- Roads Chair, Ted Hand thandjr@aol.com



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Non-Board Member Committee Chairs

Quartzite, Editor/Publisher, Nancy Hand

QuartziteQCP@aol.com

Cattle Chair, Vacant

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

First, I would like to thank the entire Board of Directors for their kind words about my work. It's a pleasure to put the newsletter together and I thank all the Committee Chairs for their input, this makes my job much easier.

With all the restrictions to travel and social events due to COVID-19, I am sure that many of you are wondering if you should travel to Pitkin to enjoy your property this year. I am sure you have all received mailings from Gunnison County asking you to stay away. Gunnison County is beginning to relax some of the social restrictions and as of May 22, 2020 Gunnison County has been given a variance to "open restaurants at 25% capacity and also for gatherings to expand to 25 people" while still maintaining the 6 foot social distancing. However, the "Colorado Department of Public Health and Environment (CDPHE) reserves the right to modify or rescind this variance approval as circumstances warrant". In order to help you decide whether or not to come to Pitkin, please go to <https://covid19.gunnisoncounty.org> and look for Public Health Orders in the dropdown menu under "Updates" for the latest Gunnison County information on restrictions due to COVID-19 before making plans to travel to your property.

Current Road Conditions

Information is available on Facebook at I Love Pitkin and QCPOA Pitkin Colorado. As of a week ago, it appears that most of the roads on the mountain are passable but there are places where there are still

snowdrifts if the road is mostly in the shade.

Roads Report

By Ted Hand, Roads Chair

Last year we spent upwards of \$80,000.00 to have Kyle Roberts work on Grasshopper, the access road to Armstrong Spring, Roundabout and Upper Charlie's Challenge as most of you know by now. He did an exceptional job of grading, crowning the roads, re-doing the drainage ditches, installing water bars and culverts where needed and spreading road base over Grasshopper from the bottom up to the 4-way intersection of Grasshopper, Chicago Park, Highline and Silver Bluff. The work lasted until last fall and winter when increased traffic and wet road conditions negated much of what he had done. We are back to ruts, potholes and much of the same conditions prior to Kyle performing the work. It's a never-ending battle to keep our roads in tip-top shape and its very expensive to do so. The work we did last year pretty well cleaned out the roads budget so we must now begin accumulating funds to start the process all over again by the end of the summer, if need be.

As of this writing, I haven't been able to get up there to actually see what shape the roads are in but have received reports from several full-time residents that they're starting to deteriorate once again. As soon as weather and COVID-19 conditions allow and I can get up to my cabin, I'll be able to have a look-see myself and assess what we'll need to do this year. In the meantime, we ask that rear wheel drive NOT be used at all times when climbing the steep grades on Grasshopper, Charlie's, Silver Bluff, Fossil View, Highline and Chicago Park Roads but rather use 4wd and/or front wheel drive when driving up there. The same holds true when descending. Also we ask that speeds be kept down as this also contributes to deterioration of the road surfaces.



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We also had an issue last year with a non-Board approved person (not an approved contractor) doing road work on North Pond Road at the request of a property owner wanting a culvert installed. Please keep in mind that we have **ONLY** one approved road contractor and that's Kyle Roberts. If any owner wishes to have road work done to their property where such work entails disturbing any portion of our road system, it **MUST** have Board approval and Kyle **MUST** be the contractor doing the work. Pricing can be directly negotiated between the owner(s) and Kyle. The Board has no involvement in that process other than to approve and inspect the work.

Stay safe and healthy everybody and I look forward to being up on the mountain in a few short weeks!

Water Committee Report

By Dave Denison, Chair

The Water Treatment Plant was started up for the 2020 season on May 20. All springs were scheduled to be opened by May 29, subject to accessibility. Please use the Water Treatment Plant for your domestic water supply as the springs are no longer tested or considered potable water.

Most of the 2019 season was spent working the glitches out of the Water Treatment Plant. Our state inspection went well but identified three minor violations which have since been corrected. Required notice of these violations is included in this mailing. Hopefully, our 2020 season will be a smoother operation. Remember, hoses for accessing the non-potable spring water are available for purchase at Ace Hardware in Gunnison. Ask for a Quartz Creek POA hose kit. This hose IS NOT needed for the water treatment plant.

For water problems or questions call Dave Denison at 214-957-3722.

Fire and Safety

By Colt Maule

I contacted Mike Tarantino with the Colorado State Forest Service about a month ago asking him to write up a brief narrative about the Fuels Reduction project that he is working on for the Quartz Creek Properties. His response when I contacted him again was that he was too busy to write anything up, however, he may have a contractor showcase this summer to bid the project and cutting may or may not begin this fall.

Request for updated info when Property Is Sold

MEMBERS of QCPOA. Please note that it is up to you personally, should you sell your property during the year, to contact the bookkeeper Jo Darcy at Jdarcy32@yahoo.com or member liaison Lucinda Clauter-Lull at MavorkC@aol.com with the new owners information of name, address, email, property purchased and so on. Each year Jo has hours of research to do in the County records to try to find out new ownerships. Since the County records are anywhere from 3-6 months behind, it's an almost impossible task. It just can't be done without your cooperation and courtesy.

Thank you,
Jo and Lucinda

Dumpster Report

By Bob Schott, Dumpster/Trash Chair

The trash dumpster was delivered May 13, 2020. The dumpster is to be used for household trash only. No building material or electronics are allowed. The lock combination has been changed. Property owners can get the new combination from the QCPOA.org website.



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Obituaries

Jim Jahelka

Jim Jahelka, a full time resident on the mountain the last few years died of a heart attack in his cabin this winter. He and his wife, Becca, who manages our QCPOA website, bought Terry and Judy Davis' house on the top of the limestone bluffs. Jim served as Dumpster Chair and helped with construction of the water plant last summer. Becca spends her summer on the mountain and winters in Kansas.

Bruce Councilman

Bruce Councilman died April 26, 2020. He and wife, Kitty, were long-time residents at the upper corner of the 4-way. Bruce died of lung cancer from Agent Orange from his time in Vietnam. He was an active owner serving as Road Chair and he always showed up for "work days". He will be truly missed.

Letter From A Member –Gavin Duemke Septic Problems With The County?

A county-mandated septic system for your small cabin or even travel trailer can now easily cost more than \$40,000. Having looked at this problem in a little more detail, I am convinced we would be able to bring down the cost significantly if all member who are in the process of building or will have to be building a septic teamed up and could negotiate wholesale pricing. If you wish to explore this, please contact me at 303-241-3851 or gduemke@gmail.com.

Bios

Since you will not have the opportunity to meet those individuals running for a position on the QCPOA Board, Gavin Duemke and Jo Buchanan each have provided us with a short bio for you to get to know them. Please see their bios on page 6.

(Please detach and mail with check)

DONATIONS TO QCPOA:

Road Improvements	\$ _____	Pond Reserve	\$ _____
Tailings for Roads	\$ _____	Stocking Fish Pond	\$ _____
General Fund	\$ _____	Other	\$ _____
Pitkin/Ohio City Fire Dept "pass the hat"		\$ _____	

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
Total Income:	\$	101,420
Expenses	\$	2,500
Accounting	\$	625
Tax Preparation	\$	55
Bank Charges	\$	1,200
Donations (PHCA & FD)	\$	4,600
Trash	\$	3,500
Insurance	\$	1,500
Legal-General	\$	3,000
Legal-Water	\$	1,000
Legal-Assessment Expenses	\$	290
Office Expenses	\$	500
Postage	\$	100
Fences	\$	1,800
Stocking Pond	\$	400
Signs (Springs and Roads)	\$	53,000
Roads	\$	100
Springs (maintenance)	\$	1,000
Tree Projects	\$	250
Property Taxes	\$	20,000
PWS* Annual Operating Cost	\$	5,000
PWS* Reserve Fund	\$	1,000
Contingency	\$	
Total Expenses:	\$	101,420

***Public Water System**

Gavin Duemke

I was born and grew up in Germany, spent 6 years in the military in Western and Eastern Europe. I earned a BA from a German and an MBA from a British University. I have been working in finance for the past 20 years in a variety of roles such as institutional trading, product structuring and fund management in Germany, the UK and the US. As a hobby, I have taught finance at a number of Universities in the UK and the US. I am married to my wife Joy and we have three children together. My motivation to help out on the board of the QCPOA is that I believe in public service and board member rotation for unpaid roles that rely on volunteers who are willing to donate time and effort. My main position in our HOA revolves around how to keep the dues as low as possible while protecting what we as owners have created for our and for future generations.

Jo Buchanan

I grew up in a small town in Illinois and received a Teaching Degree from Illinois State University. I worked with Special Needs Children for 19 years before moving to Colorado. During that time I met and married my husband Matt. We loved the outdoor lifestyle and traveled to Colorado many times.

We purchased our property here in Quartz Creek in 1995 hoping we would live here one day! We were able to move to Colorado in 2003, at that time we purchased a home in the Town of Pitkin and eventually built our home in Quartz Creek Properties. We live here year round and enjoy spending any extra time hiking, biking, skiing and snowmobiling. I also work part time at the Pitkin Post Office.

I have volunteered for some projects in the Properties in the past and am happy to volunteer for the board. Hopefully my input from being a year round resident will be helpful in the future.
Thanks, Jo Buchanan



Ballot Items for 2020 Annual Meeting of QCPOA

1. Approval of minutes from 2019 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. Lawana Langston and Steve Frazier’s terms are expiring. 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: **Gavin Duemke** _____

Jo Buchanan _____

Write In _____

3. Approval of a budget for 2021

Approval of 2021 Proposed Budget (see page 6)

For Approval _____ **Against Approval** _____

Member’s Name _____ (print or type)

Current Email Address _____ (print or type)

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

(Signature)

(Date)

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Quartz Creek Property Owners Association PWS

Record Keeping Requirements Not Met

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

Our water system recently violated a drinking water requirement. Although this situation is not a public health risk, as our customers you have a right to know what happened, what you should do, and what we are doing to correct this situation.

Violation #1 - Turbidity monitoring locations were not located where CWQCD wants them. Customers were not advised to take any action since violation caused no unsafe conditions. Monitoring locations were moved to CWQCD recommended location on May 5, 2020.

Violation #2 - Operational logs were not submitted showing proper verification of online chlorine analyzer. Customers were not advised to take any action since we were keeping logs (they had just not been submitted to CWQCD). Operational logs have since been submitted.

Violation #3 - We didn't have a Backflow Prevention and Cross-Connection Control Program. Customers were not advised to take any action since those safeguards had been designed and built into the system. We have since developed a Program and submitted it to CWQCD.. We were required to keep complete drinking water records, but we failed to do so. We realize the importance of keeping complete records to document the quality of the water we provide and the efforts we take to ensure the water is safe to drink.

What does this mean? What should I do?

There is nothing you need to do at this time. If a situation arises where the water is no longer safe to drink, you will be notified within 24 hours.

What is being done?

Record keeping system has been designed and will be implemented upon 2020 system startup on May 20, 2020

We anticipate resolving the problem by **May 20, 2020**. For more information, please contact **David R Denison** at **dd43@verizon.net** or **2149573722**, or **328 Catlin Circle, Highland Village, TX 75077**.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). 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 PWS - CO0226620
Date distributed: **June 1, 2020**