



QUARTZ CREEK PROPERTIES

QUARTZITE

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

Volume XLIV Number 1

May 2022

President's Corner

HOWDY to all QCPOA Members! I trust you all had a healthy and enjoyable winter.

Around June 20, the Western Wildfire Council's fuel elimination project is scheduled to begin.

A good number of property owners on the lower mountain are participating. The project involves removal of "fuel" trees within the large aspen grove at the bottom of West Mountain, a project to reduce wildfire danger within Quartz Creek Properties.

The aspen grove provides a natural fire break when the fuel trees (conifers) are removed. Colt Maule, Fire and Safety Chair on the QCPOA Board, is our liaison for the project. The project is planned for completion by mid-October, 2022. For more information or issues, please contact Colt at 970-901-9204.

The Armstrong Water Treatment Plant will be in service by May 25. Our road projects this year will include grading and drainage improvements on Highline Drive, completion of lower Grasshopper drainage improvements, grading and drainage on Porpenn Road and grading of the roads affected by the Wildfire Project construction including lower Chicago Park Road, Lower Grasshopper, Cemetery Road (part), Soulsease and Star Pointer.

Fish have been ordered for the Pond and will be stocked around June 1, or before. Fish now cost us \$5.30 each and 12 inch rainbows are all that were available this year. The fish are paid for by donations from Members. **PLEASE LIMIT**

YOUR CATCH TO 3 FISH PER DAY. If the hook is not swallowed, consider catch and release. Remember, the fish are primarily for your entertainment, not your daily meals!

The dumpster will be in place before Memorial Day weekend. Check the QCPOA Website for lock combination. (continued on page 2)

Notice

The Western Wildfire Project is scheduled to begin around June 20, 2022.

Completion is planned by October 15, 2022

See President's Corner and Fire & Safety Report for more information

Or call Dave 214-957-3722 or Colt 970-901-9204

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 1, 2022, from 1:30 pm to 4:00 pm at the Newcomb Community Center, 801 State Street, Pitkin, Colorado**, to elect directors to hold office, to vote on the budget for 2023 and to take action with respect to other matters that may properly come before the meeting.

Come join us for an ice cream social at 1:00 pm prior to 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 20, 2022



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We have had several complaints about certain contractors working in QCP. We strongly recommend you check local references on any contractor before hiring them.

THE ANNUAL MEETING IS FRIDAY, JULY 1, AT 1:30 P.M. IN THE NEWCOMB CENTER IN PITKIN. An ice cream social will precede the meeting at 1:00 p.m.

I will be abroad until the first week of July and in Pitkin around July 6. If anyone has QCPOA issues or need help during that time, please call John Hart, QCPOA V.P. at 970-270-8123.

Have a great summer!

Dave Denison (214)957-3722

2021/2022 Board Members

President, Dave Denison dd43@verizon.net
Vice President, John Hart jhart@acsgj.com
Treasurer, Gavan Duemke gduemke@gmail.com
Secretary, Jo Buchanan mjbuchanan64@gmail.com

Board Member Committee Chairs

Records Administrator/Member Liaison, Lucinda Lull
MavorKC@aol.com
Fire Protection/Safety, Colt Maule pitkinfellers@gmail.com
Acting Architectural/Pre-Construction Chair, Dave Denison
dd43@veriszn.net
Water, John Hart jhart@acsgj.com
Roads Chair, Steve Smith stevesmith73055@gmail.com

Non-Board Member Committee Chairs

Quartzite, Editor/Publisher, Nancy Hand
QuartziteQCP@aol.com
Cattle Chair, Vacant
Dumpsters/Trash Service, Kristi Haner 518-598-7174
QCPOA Web site, Bobby Slack
mountaingaucho@gmail.com
Bookkeeper, Jo Darcy

Current Road Conditions

By Gary Rogers (taken from Facebook Group QCPOA Pitkin Colorado)

QCP Road Report 5/14/22 - Warm temperatures finally - melting pretty fast now! Gathered a few reports from others. Entrance up to 4-way above Chicago Park on Chicago Park/Grasshopper clear. Chicago Park road snow still near 4-way. Chicago Park road to pond and Cemetery Road to pond open as well as Upper Pond road and 770 from town open. Above 4-way still fair amount of snow, especially on tree covered and North facing roads. Warm weather should open most roads by Memorial Day weekend I would think. If I hear more on upper roads I will let you know or others who venture up can chime in. Beautiful day today, that's for sure!

Editor's Note:

Since current conditions are changing rapidly, please check the Facebook Groups: "I Love Pitkin" and "QCPOA Pitkin Colorado" for the most up to date information.

Roads Report

By Steve Smith, Roads Chair

Last year we made improvements to Grasshopper Road and installed several culverts to help with drainage issues. We also re-worked Maggie Road.

In 2022 we will begin with re-hab work on roads affected by the Wildfire Management Team. Lower Chicago Park, Grasshopper, Cemetery, Star Pointer and Sousease Roads are some roads that may be affected. We will grade upper Highline, near Geneva Loop and address drainage issues. Porpenn Road is also slated to be graded.

Feel free to contact me about road issues and plans for future improvements.

Steve Smith

Email: stevesmith73055@gmail.com

Mobile: 936-596-6901



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Fire and Safety

By Colt Maule, Chair

As homeowners in the Quartz Creek Properties we are ranked within the top three subdivisions in Gunnison county rated with a severe wildfire threat, we need to be prepared for wildfires! Wildfire mitigation is the act of preparing your mountain home and surrounding land to stand a better chance of surviving a wildfire sweeping through the area, as well as providing buffer zones for your neighbors and firefighter crews working in the area. Wildfire mitigation is something you can do yourself on your own time, or you can hire a local Wildfire Mitigation Specialist in the area to consult with and complete the work for you.

Being prepared also means having a plan if and when a wildfire is in the Quartz Creek area. Know how to prepare your cabin for the imminent approach of a wildfire. Make sure you and your guests have an evacuation route planned for yourself and your precious belongings to get off the mountain and into a safe area.

In addition to being prepared for a wildfire, let us not be the cause of a wildfire. Pay attention to the weather, red flag warnings, and adhere to local fire restrictions as well as letting your visiting guests know that wildfire potential exists on the mountain and the same rules and regulations apply to them. Whether yours or a guests, make sure all quads, motorcycles, side x sides, chainsaws, and everything of the sort has a USFS approved spark arrestor. In addition, make sure to have some kind of spark arrestor on any chimney or wood fired stove pipe. Only have burn piles on days approved by local fire authorities and make sure you have a means of suppressing that fire if the wind picks up or the fire becomes larger than you expect. Let us keep our mountainsides green, **please report any suspicious smoke in the area to Gunnison County Dispatch at 970-641-1113. BETTER SAFE THAN SORRY!!**

We are also working as a community to prepare for local wildfires. We have had many fuels reduction

projects in the past creating more and more defensible space for our mountain community. In 2018 the Quartz Creek Home Owners Association was approached by West Region Wildfire Council and the Colorado State Forest Service with a large scale fuels reduction plan and a grant to pay for it all, no expense to the participating homeowners. All landowners in the fuels reduction scope of work area had a choice to participate or to not participate. In all, 17 landowners agreed to participate at no expense to them. A contractor was selected last year and work is scheduled to begin this year on June 20 and is expected to end work for the season in October. The West Region Wildfire Council has set up a nifty website which has all the most up to date info about this project including maps, a Plan of Operations and Scope of Work, as well as a link to our recorded community ZOOM meeting on May, 11 2022. All of this information can be found at www.cowildfire.org/quartz_creek.

I have been designated Primary Community Liaison, please contact me with any questions or concerns 970-901-9204
or coltsemail@hotmail.com.

Dumpster Report

By Kristi Haner, Dumpster/Trash Chair

Only household trash is to be put in the dumpsters. Also, if the dumpster is full, do not leave trash outside of the dumpster, it attracts bears! The recycle center is located outside Gunnison on your way to Hartman Rocks. Their address is 195 Basin Park Dr, Gunnison, CO 81230 and their phone number is 970-641-0044.

Please do not take the dumpster locks, this was a problem last year. The lock combinations can be found on the QCPOA website at QCPOA.org. Let me know if you have any questions!

Kristi Haner
518.598.7174
Kristi.Haner10@gmail.com



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Request For Updated Property Info

By Lucinda Lull, Member Liaison

2021 was a great year for selling on the mountain. Which means many of our friends have left and now we get to make new friends. This also means that sometimes your property information gets lost. Not all Realtors know what to do and For Sale By Owners don't worry about it either. So, to help us out, I'm asking that all Owners who have purchased their property in the last year to send me, as Member Liaison, your complete contact info including property name (Claim), Owner name, mailing address for owner, email address and telephone number(s). That is, if you don't mind sharing. Also, anyone who has changes to their information, please keep me updated. This information is not for publication and is only used as the board may need to from time to time.

It is easy for you to email me, MavorKC@aol.com, with the information, or call me at 970-596-1042. It is such a HUGE help and we appreciate it greatly.

We would also like to be able to have a way to contact our members immediately should something come up that needs instant attention. Sort of a "constant contact" type of program I believe it is called. So if you would please, send us your email and a good phone number. Sometimes things happen on the mountain too, and if you are not there you may not be in the loop. We also post information on our web site at www.qcpoa.org, but not everyone is affiliated with that site. We will not sell or distribute your information, it's only for association use, thank you.

If you have any questions, please do not hesitate to get in touch with me. Being the member liaison is why they keep me on the board!! :). Best wishes and I look forward to seeing you on the mountain.

Happy Trails, Lucinda Clauter-Lull (Paleozoic 2, 3 & 4 with my two brothers, Bruce and Dean Clauter).

Lucinda

PO Box 159 (610 Main St)
Pitkin CO 81241
970-641-3475 (h) 970-596-1042 (c)
MavorKC@aol.com
www.qcpoa.org

Water Committee

John Hart, Chair

To obtain water at the water plant, you must have a key card. If you lose or need additional key cards for the water plant, please contact John Hart and cards will be provided (**Quartz Creek Property Owners only**).

The springs and loading stations, including Armstrong, No Name, Gilmore, CP3 and Western Star, will continue to be maintained for non-potable water supply.

The springs/loading station managers are as follows:

Armstrong: Henry Kahanek (512)426-8880

No Name: Steve Frazier (956)330-7821

Gilmore: Paul Fischer (620)285-5657

CP3: Steve Smith (936)596-6901

Lester Kinsey (830)220-1094

Western Star: Position vacant – **need**
volunteer

To report any problems with the springs/loading stations, please call the appropriate manager listed above.



Classifieds

PITKIN FELLERS

Protect your mountain cabin from the threat of wildfires!

WE SPECIALIZE IN: FIRE MITIGATION, HAZARD TREE REMOVAL, CHIPPING & FIREWOOD.

Call or email for a free consultation:

970-901-9204

pitkinfellers@gmail.com

PITKIN COLORADO REAL ESTATE

Looking for the only local Realtor that knows the mountain, is a property owner (since the 70's) and probably knows too much at times? Contact Lucinda Lull, 970-596-1042, 610 Main St., in Pitkin or email MayorKC@aol.com. Thanks, I hope you're glad you did! 38 years & counting in real estate. www.pitkincoloradorealestate.com

Letter from the Editor

Each year we ask for project volunteers and donations from our generous members. Your donations beyond your annual dues are vital to the operation of our Association. If you or your family members enjoy fishing for trout in the community pond or if you would like to support our volunteer fire departments, we ask that you consider making a donation beyond your annual dues. Each and every donation and volunteer is appreciated and helps your board members to continue to maintain "our mountain" and protect the serene beauty we all enjoy! Thank you!

(Please detach and mail with check)

DONATIONS TO QCPOA:

Road Improvements	\$ _____	Pond Reserve	\$ _____
Tailings for Roads	\$ _____	Stocking Fish Pond	\$ _____
General Fund	\$ _____	Other	\$ _____
Fire Departments (1/2 to Pitkin and 1/2 to Ohio City)			\$ _____

TOTAL DONATION ENCLOSED

\$ _____

Please make checks payable to QCPOA and mail to:

QCPOA

PO Box 513

Gunnison, CO 81230



2023 PROPOSED BUDGET QCPOA

Income		
Dues (\$240 per property)	\$	94,080.00
General Donations	\$	1,500.00
Interest	\$	1,000.00
<u>Specified Donations</u>		
Fish Pond Donations	\$	1,500.00
Donations for FD	\$	1,500.00
Ponds Donations	\$	500.00
Specified Donations-Other	\$	500.00
<u>Total Specified Donations</u>	\$	<u>4,000.00</u>
Total Income:	\$	<u>100,580.00</u>
Gross Profit:	\$	<u>100,580.00</u>
 Expenses		
Accounting	\$	1,850.00
Tax Preparation	\$	1,000.00
Bank Charges	\$	60.00
Donations (PHCA & FD)	\$	1,500.00
Trash	\$	7,500.00
Insurance	\$	3,000.00
Legal-General	\$	500.00
Legal-Water Compliance	\$	1,500.00
Supplies	\$	100.00
Office Expenses	\$	340.00
Postage	\$	600.00
Cattle Fence	\$	400.00
Stocking Pond	\$	1,800.00
Signs	\$	100.00
Roads	\$	53,500.00
Springs	\$	250.00
Property Taxes	\$	300.00
PWS* Annual Operating Cost	\$	<u>24,580.00</u>
Total Expenses:	\$	<u>100,580.00</u>
*Public Water System		
 Net Income	\$	 <u>0.00</u>



Ballot Items for 2022 Annual Meeting of QCPOA

1. Approval of minutes from 2021 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** _____

Steve Smith _____

Write In _____

3. Approval of a budget for 2023

Approval of 2023 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)

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 dd43@verizon.net prior to the meeting.

Proxy for 2022 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)