



The Bent Tree Log

The Bent Tree Property
Owners' Association
Newsletter

January 2001

Volume 12 Number 1

The Annual Meeting

The Annual Meeting was held October 22nd at the Cactus Rose Restaurant in Gleneagle. Ron Britt, President of the Bent Tree Property Owners' Association (BTPOA) Board of Directors, welcomed the 80 to 90 attendees and extended special thanks to Velda Schleufer and Shirley Britt for setting up the meeting and decorating the room. He also thanked Laura Colon for her efforts on behalf of the Property Owners Association.

ELECTION OF BOARD MEMBERS - The first order of business was election of two directors to succeed Ken Barber and Rick Schleufer. The candidates were Bob Grieser, John Heiser, and Tom Hughes. After Ron gave background information on Bob Grieser (who was unable to attend the meeting) and statements were made by Tom Hughes and John Heiser, ballots were cast and proxies were collected. Chet Sulewski, Vice President of the Board, counted the votes and announced that Tom and John were elected.

COMMITTEE REPORTS - Ron Britt thanked the Bent Tree committees for their work and contributions during the year and circulated a sign-up sheet to encourage additional committee participation by property owners. Ron then introduced the following series of reports.

ARCHITECTURAL CONTROL COMMITTEE (ACC, Chet Sulewski, Chair) - Chet reported that in Bent Tree I and II, five homes are under construction in various stages. In Bent Tree III, four homes are under construction. In Bent Tree IV, twenty homes are underway from preliminary design through occupancy. Also, owners are improving their homes with additions, extra garages, new facades, and landscaping improvements. The inventory of available lots is being reduced and lot prices are escalating. As a result, to keep selling prices down, the average size of new houses has declined somewhat.

BEAUTIFICATION AND TRAILS COMMITTEE (John Heiser on behalf of Francy Lingel, Chair) - John reported that accomplishments of the Committee this year include scrapping and mowing the Bent Tree Trail along Higby and Roller Coaster; mowing the sides of the roads; and mowing, weeding, and watering the entrance landscaping. The Committee is working on the final extension of the Trail from the North Charter Pines Entrance to the recently completed Queensmere Entrance. The Committee is currently soliciting bids for ongoing maintenance of the Trail and entrances. Property owners were encouraged to remove any trash they see. We cannot keep Bent Tree beautiful and property values high without community involvement.

FOREST COMMITTEE (Ron Britt, Chair) - Ron reported that the pine beetle survey conducted last year indicated there is no significant infestation so far. Some infestation of turpentine beetle has been found. The Committee will conduct the survey again this year. Please return the enclosed postcard.

29 new houses are under construction in Bent Tree. 20 of those are in Bent Tree IV.

WATER AUGMENTATION (Ron Britt, Bent Tree Representative) - Ron Britt reported that Bent Tree IV lots 197 through 232 are to be equipped with water meters to aid in determining the proper amount of augmentation. Homeowners on those lots are encouraged to return the bi-annual postcards with meter readings. The Great Divide Water Company that implements water augmentation for Bent Tree as well as other developments in the area must report the results to the State to show that we are operating in accordance with Water Court rulings. Ron reported that he has been elected to the Board of the Great Divide Water Company. Steve Fuhrmann offered the following definition: "Water augmentation is the pumping of water from deep aquifers to replace the water we draw from our wells."

WELCOMING COMMITTEE (Susan Kilgore, Chair) - Sue reported that the Committee is busy welcoming 31 new families. With 29 homes under construction and 7 existing homes for sale, many of the new and

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The Annual Meeting

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existing homes will have new residents in the near future. The Committee provides a variety of helpful information on Bent Tree and the Tri-Lakes area including protective covenants, copies of past *Bent Tree Logs*, *Bent Tree Family Directory*, Forest Committee packet, Trail information, information on the Bent Tree committees, Tri-Lakes guide, septic maintenance brochure, utility handbook, brochures for local shops, and the gift of a birdhouse. To receive this valuable information, new families are encouraged to call Susan at 481-1154. Residents are asked to notify Sue when new neighbors move into Bent Tree. Property owners interested in meeting their new neighbors are encouraged to join the Welcoming Committee.

COVENANT COMPLIANCE COMMITTEE (Tim McLaughlin, Chair) - Tim reported that the following continue to be problems:

- Garage doors left open and vehicles left out overnight (Covenant #19). Many homeowners are repeat offenders. Trailers, RVs, boats, etc. must be parked to the rear of the property out of sight from the neighbors and not visible from the street.
- Barking dogs and animals not kept under control (Covenant #21).
- Refuse and rubbish (Covenant #15). Garbage cans must be retrieved the same day they are emptied.
- Speeding within Bent Tree. This is not addressed in the covenants but the speed limit is 30 MPH. Many speeders are observed daily. Many are residents.

Tim described the incremental process used for covenant enforcement. He strongly encouraged all property owners to become active in the self-policing necessary to ensure covenant compliance and maintenance of property values. Contact Tim at 488-3406 with questions or comments.

NEWSLETTER (John Heiser, Editor) - Three editions of the *Log* were published since last year's Annual Meeting. Property owners are encouraged to submit ideas, articles, or news items. Help is also needed to stuff envelopes.

FIRE PROTECTION AND EMERGENCY RESPONSE (Ron Britt, President, BTPOA) - Ron briefly reviewed the results of the investigation into ways to improve service and reduce insurance costs through switching fire protection districts or encouraging consolidation of fire districts. For details, see the lead story in the July 2000 issue of the *Bent Tree Log*. Another article in that

issue also suggested the possibility of homeowners pooling their money for installation of cisterns to provide fire fighting water. Names were collected of those who are interested in participating. If you wish to obtain more information, contact John Heiser at 488-9031.

PAVING OF CUL DE SACs (Ron Britt, President, BTPOA) - Several homeowners expressed concern about the condition of the unpaved cul de sacs within Bent Tree. Ron reported that he has had correspondence with the County regarding the County's paving policy. Currently, none of the Bent Tree cul de sacs are scheduled for paving; however, if homeowners pool their money to pay for paving, the County will take care of maintenance. Ron said the Board will continue discussions with the County on this issue. For further information, contact Ron at 481-0860. A copy of the County's paving policy is posted at www.coalitiontlc.org/el_paso_county_paving_policy.htm

TREASURER'S REPORT (Ken Barber, Treasurer) - Copies of the Treasurer's Report shown on the next page were made available. Ken reported that the water augmentation expense will increase as more houses are built. The report was accepted without objection.

*Bob Moore and Bent Tree:
"The Best Developer and
Development in Colorado"
- John Jones, Resident and
Past Chair of the BTPOA*

FAREWELL CELEBRATION (Ron Britt, MC) - Ron announced that Bob Moore and Ken Barber have completed the last Bent Tree filing and will be moving on to other projects. Since Bob has been the managing partner for Bent Tree, much of the evening was spent recounting anecdotes about Bob.

Bob's wife, Pat, highlighted the following points:

- Bob was born in Nashville in 1924 as the middle of five brothers. His mother was a college professor of English. One of her favorite authors was Robert Burns. Bob's full name is Robert Burns Moore.
- Bob was President of his high school senior class. He graduated from West Point Military Academy in three years and went to the San Antonio flying school where he learned to fly all-weather night fighters.
- During that time, he met and married Pat, his wife of 52 years. They honeymooned at the Broadmoor in Colorado Springs. Impressed with the beauty of the area they vowed to return.
- Bob served in the Korean War and was stationed on Okinawa. During this time, their daughter and son were born.
- After the war, Bob was assigned to the Air Force Academy. In 1956, he and some partners developed Colorado Estates.

Ken Barber then recounted how he first met Bob one

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midnight at the Base Officers Quarters on Okinawa. Ken was also a graduate of West Point. Ken and Bob have been friends since then and land development partners for the past 42 years. Another early partner was Jack Logen who worked with them on Arrowwood and many other projects. Ken recalled how the land for the Arrowwood project cost \$150 per acre. At that time, Woodmoor land was considered too expensive at \$225 per acre.

During the evening, many quotations were attributed to Bob including:

- "I do what makes me feel good, what seems right."
- "Whenever you hire a workman to do work always pay them as soon as they are done. Always be prompt in everything you do."
- "There is a money trail to everything."
- "At my age, it is good to be seen."
- "A turtle never makes progress except when its neck is out."

Steve Fuhrmann reported on Bob's generosity and involvement in the community right from the earliest days of Bent Tree. This included gifts for new residents and support of the neighborhood youth. Steve presented Bob with a Bent Tree birdhouse made of top quality oak with brass fittings.

John Jones cited Bob and Bent Tree as the "Best Developer and Development in Colorado."

Bob told of once being asked whether he was in the war. When he said yes, the questioner asked "Were you for the North or the South?"

Bob expressed his heart-felt thanks to everyone and unveiled a mock-up of his tombstone with the epitaph "Just One More Subdivision".

There being no further business, Ron Britt thanked everyone for their attendance and participation and adjourned the Annual Meeting.

Board Meeting

Following the Annual Meeting, a short Board meeting was held. Since Rick Schleufer was the Secretary and Ken Barber was the Treasurer, both of those positions needed to be filled. John Heiser was appointed as Secretary/Treasurer.

The next Board meeting will be held in February. One goal of that meeting will be to establish a 2001 budget. Committee chairs are requested to provide their budget estimates to the Board by January 29th.

TREASURER'S REPORT

	Details	Totals
Beginning Balance (9/24/99)		\$37,404.49
Expenditures		
Landscaping, Trail, Entrances	\$280.00	
Entrance Lights	\$261.23	
Cleanup, Maintenance, Mowing, Watering	\$6,165.00	
Water Augmentation	\$3,175.00	
Clerical and Accounting Services	\$1,045.00	
Printing, Copies, Postage, Office, Materials	\$2,052.55	
Meeting Expense	\$1,288.35	
Gifts (New Resident, Wreaths, Birdhouses)	\$0.00	
Legal	\$0.00	
Fees (T-Bills, Corporate Report)	\$0.00	
1999 Federal and State Income Taxes	\$114.00	
Forest Management	\$0.00	
Total Expenditures		(\$14,381.13)
Receipts		
Initial Assessments	\$2,811.87	
Annual Dues	\$18,077.00	
Interest Earned on T-Bills	\$500.40	
Total Receipts		\$21,389.27
Ending Balance (10/22/00)		\$44,412.63
Treasury Bill	\$30,000.00	
Checking Account	\$14,412.63	
Total		\$44,412.63
Covenant Enforcement Account		
Beginning Balance (9/24/99)		\$17,487.76
Expenditures:		
Refunds of Builder Compliance Fees	\$4,500.00	
Check Charge	\$0.00	
Total Expenditures		(\$4,500.00)
Receipts:		
Initial Assessments	\$1,500.00	
Builder Refundable Fees/Plan Review Fees	\$14,350.00	
Total Receipts		\$15,850.00
Ending Balance (10/22/00)		\$28,837.76
Refundable Builder Deposits being held	\$13,050.00	

The Nature of Bent Tree

What To Plant On Your Lot

by Chuck Loeffler

Reprinted from the February 1992 Bent Tree Log

Although we're still in the middle of winter, spring will be here before we know it. That will bring thoughts of doing some landscaping on our lots particularly near houses where ground has been disturbed by building. When deciding what to plant, don't rush out to your favorite nursery and buy whatever is on sale. In order to maximize plant survival and also provide some benefit to our local wildlife, consider the following suggestions:

What to Plant

There are many attractive plants available at nurseries, but some are not suited to the climate and/or soils in Bent Tree. As a general rule, try to plant species that are native to Colorado's ponderosa pine ecosystem, or at least adapted well to the natural conditions. Avoid planting

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What to Plant on Your Lot

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exotic species. They will not grow as well here, require more care than natives, and, if they do survive, will disrupt the natural look and composition of the native ponderosa pine forest. We live in a beautiful natural forest setting and we should try to maintain what nature has created. Having some flower boxes or a small garden with your favorite exotic flowers near the house is OK, but let the native flowers have the rest of your lot. When revegetating disturbed areas around a newly built house, use a native grass mix (available at many nurseries), and transplant some clumps of native ground cover from undisturbed parts of your lot.

The dominant tree in our area is, of course, the *Ponderosa Pine*. Adding some other species of trees is a good idea in terms of enhancing appearance and creating some ecological diversity. Here too stay away from exotics. Recommended species of trees include *Douglas Fir*, *Blue Spruce*, and *Aspen*. The fir do well on most sites, while the spruce and aspen will do better at lower sites that collect additional moisture.

In general, there is not much shrubby vegetation in Bent Tree. Although too much low, shrubby cover can create additional fire hazard and security problems, some patches of it here and there are very beneficial to wildlife and can be aesthetically pleasing. There are several shrub species that are suited for use in our area, including *Mountain Mahogany*, *Gambel's Oak*, *Serviceberry*, *Chokecherry*, *Caragana*, *Cotoneaster*, *Wild Rose*, *Kinnikinnik (Bear Berry)*, and *Potentilla*. The rose and kinnikinnik are already quite common in our area and can be transplanted to disturbed areas from other parts of your lot.

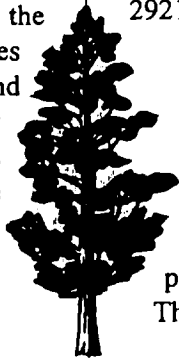
Where to Plant

When deciding where to plant new trees and shrubs you will want to consider appearance and function. In some cases you may want to place trees and shrubs in locations where they will provide screening for privacy. In most cases, place the new plants in a natural pattern, rather than in straight rows. Try to make them blend in with the natural look of the area. An exception to this would be something like a row of small shrubs that line the walk to your front door. Don't plant too many large woody shrubs too close to your house. This can increase fire hazard and provide hiding cover for prowlers or burglars. Also, remember that most shrubs and some trees will

grow better in locations where natural drainage will provide them with extra moisture. Don't plant too close to the road. The right-of-way, which extends 30 feet from the center of the road, is mowed every summer, so keep plantings at least 20 feet back from the traveled portion of the road.

Seedlings of many of the species mentioned above are available from the Colorado State Forest Service at very reasonable cost. For price and ordering information, contact the State Forest Service at 687-2921.

The State Forest Service will hold a free workshop on planting and care of shrubs and trees on Tuesday, January 16th, 7 p.m. to 9 p.m. at the Woodmoor Barn, 1691 Woodmoor Drive. For more information, call 687-2921.



Choose species that are native to Colorado's ponderosa pine ecosystem.

Neighborhood Notes

- The BTPOA annual assessment of \$72 per lot was due at the end of December. If you have any questions, please call Laura Colon at 632-3299.

- Please return the enclosed postcard regarding the prevalence of Mountain Pine Beetle in Bent Tree. The information will help the Association cope with this serious threat.

- Also enclosed is a form to revise information for the *Bent Tree Family Directory*. Please return it as soon as possible. Contact Sue Kilgore at 481-1154 if you have questions or comments.

- Some recent events: The County Commissioners approved rezoning to allow five acres of commercial development on the northeast corner of Knollwood and Highway 105. They also approved the Struthers Ranch Sketch Plan (125 dwelling units, 3.5 ac. of commercial space on 107 ac. south of Baptist Rd. near I-25) and the Misty Acres Sketch Plan (400-500 dwelling units, 8.5 acres of commercial space on 125 ac. in north Woodmoor near County Line Rd.). If you have questions about these or other events in the area, please contact John Heiser at 488-9031.
- Wood-burning stoves and fireplaces generally produce large amounts of air pollution. Their use should be minimized out of consideration for the children and others in the area who have breathing problems. Conversion to natural gas greatly diminishes pollutants.
- Best wishes for a happy and healthy New Year.

If you have questions or comments regarding this newsletter please contact John Heiser, Editor, (719) 488-9031, Fax (719) 488-3455, j.heiser@ieee.org.
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