



# The Bent Tree Log

The Bent Tree Property Owners' Association Newsletter

April 2002

Volume 13 Number 1

## The Annual Meeting

By John Heiser

The Annual Meeting was held September 9th at the Woodmoor Improvement Association Barn. John Heiser, President of the Bent Tree Property Owners' Association (BTPOA) Board of Directors, welcomed the approximately 50 attendees.

**APPROVAL OF MINUTES** - The first order of business was approval of the minutes of the October 22, 2000 annual meetings. The minutes were approved unanimously without change.

**RECOGNITION OF LAURA COLON** - Past President Ron Britt introduced Laura Colon to the audience, and thanked her for all of her hard work for the association. Ron Britt presented Laura with a Pankratz gift certificate as a token of appreciation for her many years of service.

**ASSOCIATION INSURANCE** - John Heiser reported that the association has purchased an insurance policy to cover liability and workers compensation.

**CONFIRMATION OF DIRECTOR GRIESER AND ELECTION OF BOARD MEMBERS** - John reported that Tom Hughes who was elected at the 2000 annual meeting resigned from the Board of Directors. The Board appointed Bob Grieser to fill the vacancy. A motion to confirm that appointment was unanimously approved. The completion of Chet Sulewski's term and the resignation of Bob Moore from the Board, created two vacancies. In response to a request in the meeting notice, two residents had contacted John and volunteered to serve as directors - Keith Figgins and Maggie Foresee-Griese. Two additional names were included on proxy forms received just before the meeting but neither of the proposed candidates was present at the meeting to confirm that they were willing to serve. Both will be contacted to see if they would be willing to be candidates at the 2002 election. There being two vacancies and two confirmed candidates, it was moved, seconded and unanimously approved to accept Maggie Foresee-Griese and Keith Figgins to fill the two vacancies.

**COMMITTEE REPORTS** - John 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. John then introduced the following series of reports.

**ARCHITECTURAL CONTROL COMMITTEE (ACC, Chet Sulewski, out-going Chair)** - Chet reported that six homes are under construction. The state of the economy; cost of lots, and the scarcity of available lots in Bent Tree have caused a decline in construction.

**BEAUTIFICATION AND TRAILS COMMITTEE (John Heiser on behalf of Francys 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 final extension of the Trail from the North Charter Pines Entrance to the recently completed Queensmere Entrance has been completed but a couple of sections must be moved further from Roller Coaster. The Committee is currently soliciting bids for on-going maintenance of the Trail and entrances.

**COVENANT COMPLIANCE COMMITTEE** - John reported that after 10 years of much appreciated service on the Covenant Compliance Committee, Chair Tim McLaughlin has resigned. Since Tim was unable to attend the meeting, John relayed the following ongoing problems:

- Garage doors left open and vehicles left out overnight (Covenant #19). 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.

(Continued on page 2)

### inside...

Treasurer's Report .....	Page 3
Board Meetings September 9 and February 17 .....	Page 3
Architectural Control Committee Requirements for Homeowners .....	Page 4
Neighborhood Notes .....	Page 4
Fire Protection in Bent Tree .....	Page 5
Water Augmentation "in a Nutshell" .....	Page 6
Detention Ponds .....	Page 6
The Nature of Bent Tree - What Kind of Squirrels are Those? .....	Page 7
Forest Committee Corner .....	Page 8

# The Annual Meeting

(Continued from page 1)

John emphasized the importance of enforcing the covenants and encouraged residents to serve on the Committee and do what they can to ensure that the covenants are observed. Additional volunteers are needed to help with the Covenant Compliance Committee.

**ENGINEERING COMMITTEE (Bob Grieser, Chair)** - A condition imposed as part of County approval of the various Bent Tree filings assigned responsibility to the Association for maintenance of the drainage facilities including the detention ponds. Bob reported that a survey has been done of the drainage facilities and some maintenance is needed. A contractor is being sought to make the needed improvements. The Committee needs members to help oversee this work.



**FOREST COMMITTEE (Gail Wittman, Chair)** - Gail was unable to attend the meeting. Committee member Ron Britt distributed copies of Gail's written report and gave a summary. The 2002 survey cards indicated that noxious weeds are a primary concern.

Arrangements have been made with a local contractor to do spraying. Past spraying has improved the situation. Dwarf Mistletoe is a problem in some areas of Bent Tree. Trimming, removing badly infested trees, and incorporating a mix of species is the primary solution to this problem. Recently, two cases of mountain pine beetle have been found in Bent Tree. The Colorado State Division of Forestry will inspect your property for a modest fee. To arrange an inspection, call 687-2921. The Committee will conduct the survey again in 2002. Please return the enclosed postcard. The Forest Committee is in need of additional members.

**NEIGHBORHOOD WATCH/SECURITY** - Chair Herb Wetzel has resigned from the Committee. John Heiser distributed copies of the County crime statistics for the general area (See the table below) and solicited members to help with the Committee.

**SECTOR 1901 (GLENEAGLE)**

Includes Bent Tree

	June 2001	2000	1999
MURDER	0	0	0
RAPE	1	1	0
ROBBERY	0	0	0
ASSAULTS	4	19	14
BURGLARY	15	24	27
THEFT	43	54	55
MOTOR VEHICLE THEFT	2	7	2
CHECK FRAUD/FORGERY	1	0	3
WEAPONS VIOLATIONS	0	2	0
OTHER SEX OFFENSES	2	1	4
DRUG VIOLATIONS	4	3	4
LIQUOR VIOLATIONS	0	5	0
DUIs	1	12	8
VANDALISM	53	72	70
<b>TOTAL</b>	<b>126</b>	<b>200</b>	<b>187</b>

**NEWSLETTER/DIRECTORY (John Heiser, Editor)** - Two 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. Another effort is to automate production of the *Family Directory*. [Editor's note: We are in need of someone to take over as editor of the *Log*.]

**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. Ron reported that meter reading will be done in the next month. 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 reminded everyone that the covenants allow irrigation of a maximum of 2,000 square feet.

**WELCOMING COMMITTEE (Susan Kilgore, Chair)** - 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. Residents are asked to notify committee members when new neighbors move into Bent Tree. Property owners interested in meeting their new neighbors are encouraged to join the Welcoming Committee.



**TREASURER'S REPORT** - Copies of the Treasurer's Report shown on the facing page were distributed. The report was accepted without objection.

**APPEAL PROCESS** - In response to questions regarding the proper process for appealing committee decisions, John said that any member of the Association can send a letter to the Board requesting a review. The Board will investigate the situation and send a written response. Members were also encouraged to contact any of the Board members if they have questions or comments.



**PAVING OF CUL DE SACS** - Several homeowners have expressed concern about the condition of the unpaved cul de sacs within Bent Tree. John reported that there has been 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. John said the Board will continue

(Continued on page 3)

TREASURER'S REPORT	Details	Totals
<b>Beginning Balance (10/22/00)</b>		<b>\$44,412.63</b>
<b>Expenditures</b>		
Landscaping, Trail, Entrances	\$970.54	
Entrance Lights	\$248.41	
Cleanup, Maintenance, Mowing, Watering	\$332.50	
Water Augmentation	\$3,175.00	
Clerical and Accounting Services	\$450.00	
Printing, Copies, Postage, Office, Materials	\$1,040.67	
Meeting Expense	-\$17.36	
Gifts (New Resident, Wreaths, Birdhouses)	\$275.47	
Legal	\$75.00	
Fees (T-Bills, Corporate Report)	\$25.00	
Federal and State Income Taxes	\$61.00	
Forest Management	\$88.60	
<b>Total Expenditures</b>		<b>(\$6,724.83)</b>
<b>Receipts</b>		
Initial Assessments	\$204.72	
Annual Dues	\$18,391.00	
Interest Earned on T-Bills	\$1,928.88	
<b>Total Receipts</b>		<b>\$20,523.88</b>
<b>Ending Balance (9/9/01)</b>		<b>\$58,211.68</b>
Treasury Bill	\$30,000.00	
Checking Account	\$28,211.68	
Total	\$58,412.68	
<b>Covenant Enforcement Account</b>		
<b>Beginning Balance (9/24/99)</b>		<b>\$28,837.76</b>
<b>Expenditures:</b>		
Refunds of Builder Compliance Fees	\$9,850.00	
Check Charge	\$0.00	
<b>Total Expenditures</b>		<b>(\$9,850.00)</b>
<b>Receipts:</b>		
Initial Assessments	\$0.00	
Builder Refundable Fees/Plan Review Fees	\$6,050.00	
<b>Total Receipts</b>		<b>\$6,050.00</b>
<b>Ending Balance (10/22/00)</b>		<b>\$25,037.76</b>
Refundable Builder Deposits being held	\$8,600.00	

(Continued from page 2)  
 discussions with the County on this issue. For further information, contact John at 488-9031. Note that a copy of the County's paving policy is posted at [www.coalitiontlc.org/el\\_paso\\_county\\_paving\\_policy.htm](http://www.coalitiontlc.org/el_paso_county_paving_policy.htm)

**FIRE PROTECTION AND EMERGENCY RESPONSE –**  
 John reported that the Woodmoor-Monument Fire Protection District and the Palmer Lake Volunteer Fire Department have undertaken a joint study. [Subsequently, in response to residents' concerns, the Tri-Lakes Fire Protection District joined in the study.] The possibility of homeowners pooling their money for installation of cisterns to provide fire fighting water was also discussed. Names were collected of those who are interested in participating. If you wish to obtain more information on either of these topics, contact John Heiser at 488-9031.

**BEN LOMOND MOUNTAIN -** John reported that a group of local residents is collecting money to purchase Ben Lomond Mountain near Palmer Lake for preservation as publicly accessible open space. There being no further business the Annual Meeting was adjourned at 8:45 pm.

## Board Meeting September 9

Following the Annual Meeting, the Board of Directors held a short meeting.

The Board decided to open one or more new accounts at Wells Fargo Bank and transfer BTPOA assets to the new account(s). It was also decided that the BTPOA officers authorized to sign checks are the President, Vice-President, and the Treasurer and that for amounts over \$500, two signatures be required. The officers were confirmed as follows: John Heiser, President; Ron Britt, Vice-President, Keith Figgins, Treasurer, and Maggie Foresee-Griese, Secretary.

Rework of the western Colonial Park entrance was discussed. Ron Britt agreed to take an action item to consult with Bob Moore as to the legal liabilities with the present position of the entrance structure. Ron also agreed to obtain additional bids for making the changes.

Committee liaison responsibilities are as follows:

- Architectural Control - Keith Figgins
- Beautification and Trails - John Heiser
- Covenant Compliance - Maggie Foresee-Griese
- Engineering - Bob Grieser
- Forestry - Ron Britt
- Neighborhood Watch/Security - Bob Grieser
- Newsletter/Directory - Bob Grieser
- Water Augmentation - Ron Britt
- Welcoming - Maggie Foresee-Griese

Maggie Foresee-Griese agreed to coordinate one or more meetings of the Covenant Compliance Committee to discuss their procedures.

## Board Meeting February 17

The Board decided to plan a "Meet your neighbor" open house in the form of a BBQ. It is tentatively scheduled for July 13 from 10 am to 3 pm.

The Board approved the following budget for 2002:

Annual Meeting (room and food) .....	\$300
Beautification Committee .....	\$9,300
Covenant Compliance.....	\$250
Flood Control.....	\$1,000
Forest Committee.....	\$3,610
Newsletter, Directory and meeting notice .....	\$1,388
Neighborhood Watch / Security .....	\$100
Welcoming Committee .....	\$1,500
Water Augmentation .....	\$3,750
Insurance .....	\$2,600
Administrator .....	\$4,200
<b>TOTAL .....</b>	<b>\$27,998.</b>

The Next Board meeting is scheduled for May 19, 2002.

## Architectural Control Committee Requirements for Homeowners



After eight years, Chet Sulewski has retired from the Bent Tree ACC. His contribution the community is greatly appreciated. The new committee Chair is Keith Figgins. The other members of the committee are Joyce Blutt, and Steve Stannard. Their phone numbers are noted below. The committee is also looking for additional members.

### Process for existing properties in Bent Tree

As the community begins to fill in and the number of open lots is reduced, Bent Tree owners will want to make improvements or additions to their existing home/property. It is incumbent on the homeowner to get ACC approval before beginning the project. Examples are: new structures, new attached/detached garages or buildings, mailboxes, house color changes, septic relocation, fences, new satellite dishes, driveway changes in location or paving, flagpoles, changes in roofing material, major re-grading or landscaping affecting view corridors, significant tree removal. etc. When in doubt, review your particular covenants or call a member of the committee.

Any changes to approved plans/site improvements must be re-submitted to the ACC. This will reduce the problems whereby owners have initiated projects for their homes without ACC approval resulting in the owner having to make expensive changes that could have been avoided. There is no fee for changes to existing properties. Forms are available from any ACC Committee Member and must be signed off by at least 2 ACC members before work commences.

### New Process for New Construction Approval by ACC

Owner/builders will now be required to complete all ACC paperwork prior to initiating any construction/site improvements. If not done, work will be halted immediately until necessary paperwork has been completed.

Previously, new construction was initiated without completed paperwork or approval; or builder/owners would elect to change major aspects of the construction (e.g. house color, septic systems, driveway placement, exterior design, etc.). This can no longer be permitted. Changes from approved plans must be submitted and approved by the Committee, prior to the change or construction may be delayed.

Thank you for taking the time to read this. By working together, we can make sure Bent Tree remains a community we can be proud to live in.

### Bent Tree Homeowner ACC

**Keith D. Figgins, Chair**  
(481-8928; kfiggins@mdisinc.com)

**Joyce Blutt**  
(559-0557; JBlutt@nsr.com)

**Steve Stannard**  
(487-1878; steve\_stannard@comperserve.com)

**Mark Warren**  
(487-8497; mwarren@metafloor.com)

## Neighborhood Notes

- The BTPOA annual assessment of \$72 per lot is due. If you have any questions, please call Angela Kuntz at (719) 650-4475
- Please return the enclosed postcard regarding the prevalence of Mountain Pine Beetle and noxious weeds 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.

The Covenant Committee would like to remind anyone that has a renter on their property, that they are responsible to ensure the renters receive a copy of the covenants. They are of course, expected to adhere to them same as an owner.

# Fire Protection in Bent Tree

By Steve Stannard



Those of us who live in rural areas like Bent Tree should be aware of the special problems that we face regarding emergency fire and medical services. There are two primary issues; response time and water supply.

Response time is critical for medical and fire emergencies. Contrary to what many people believe, the firehouse that serves Bent Tree is not on Woodmoor Drive near the middle school, that's Woodmoor-Monument FPD. Our fire department is the Tri Lakes Fire Protection District (TLFPD) whose only manned firehouse is 0.6 miles West of the Safeway on Route 105. A typical response time from there to Bent Tree is about 14 minutes!

This time can become much longer if traffic is backed up on the I-25 bridge where there is no room for cars to clear a lane for emergency vehicles. Imagine how bad it will get when construction starts on the new I-25 bridge and interchange.

Have you noticed that there are no fire hydrants in Bent Tree? If your house is on fire, where will the water come from to fight it? With no ponds or streams in Bent Tree, the answer is – whatever the fire trucks can carry. Tri-Lakes FPD can carry a total of 2500 gallons of water to the scene of a fire. Mutual aid from nearby fire departments will help, but Woodmoor-Monument (our closest department) can only carry 750 gal. For a house involved in a substantial fire, it takes about one gallon of water per square foot of structure to put out the fire. How big is your house? In the event of a fire, once tankers are empty they will perform a relay to hydrants in Woodmoor, about a twenty minute round trip.

The current Tri-Lakes FPD board of directors (only one of which lives east of I-25) does not seem very concerned about these issues. When confronted at a recent board meeting, the chief (addressing Bent Tree residents) was heard to say "We didn't tell you to buy a house on the west side of the interstate."

What can we do? Tri-Lakes FPD is considering improving and manning a firehouse at the intersection of 105 and Roller Coaster Roads. We should pressure them to see that this happens as soon as possible. As seats on their Board of Directors become available, we should elect residents from our neighborhoods that will respond to our concerns.

The Bent Tree Home Owners Association has funds that could be used to install water storage cisterns throughout our neighborhood. These will serve as the fire hydrants we don't have. We should encourage our own board members to begin this project immediately.

Volunteer! The Tri-Lakes FPD is comprised of eleven paid and twenty-five volunteer members (none of whom lives east of I-25). They are currently looking for able-bodied volunteers. Men and women are welcome and you don't have to be an athlete to join. I can tell you from personal experience, it can be a very interesting and rewarding endeavor.

If you have any questions or comments about emergency services in Bent Tree, contact the Tri-Lakes Chief, Keith Jensen at 481-2312 or me (Steve Stannard) at 487-1878.

## Water Augmentation "in a Nutshell"

By Ken Blutt  
Water Augmentation Committee



We (Bent Tree) do not own the water we use. Instead, it is owned by downstream users, then replaced or augmented for it by a plan developed by legal experts and written into law by the courts.

The Augmentation Plan worked out by the Bent Tree developer and the Water Court uses calculations based on established consumption rates for a standard household. Of the water used within your house, 90% is returned to the soil and underground stream through the septic system. Of the water used to irrigate sod, only 20% is returned to that underground stream. This is the reason there is so much concern when a homeowner has irrigated sod in excess of 2,000 sq. ft. This violates the agreed upon water usage augmentation requirement and may violate the water rights of the downstream water rights owner. Also entering into the calculations are the water requirements for pools and gardens.

The Great Divide Water Company was created to fulfill the water augmentation requirement. Based on the number of Bent Tree households and above-mentioned calculations, water from two different deep well pumps is used to replenish the "used up" water we individually use.

Water rights and Colorado water laws are very complicated, and is one of the basic reasons why as a Bent Tree homeowner, you are required to belong to the Bent Tree Homeowners Association - to comply with the law and maintain your water rights now and in the future.

## Detention Ponds (Drainage easements)

By Bob Grieser  
Engineering Committee

Detention ponds are located in Bent Tree III and IV. "Construction of the detention areas was required by the County to reduce the possibility that storm water runoff from Bent Tree might damage downstream properties. Maintenance of them is the legal responsibility of the Bent Tree Property Owners Association.

In Bent Tree III a large detention area is located on lots 158, 159, and 161. Additional drainage easements exist on lots 146, 157 and 181.

In Bent Tree IV detention ponds are located on the following lots: 199, 204, 206, 211, 213, 216, 217, 222 (pond adjacent to Roller Coaster Rd.), 229 (pond adjacent to Queensmeer Dr.), 230 (pond adjacent to Queensmeer Dr.), 234 (pond adjacent to Roller Coaster Rd.), 235 (pond adjacent to Roller Coaster Rd), 243 (pond adjacent to Queensmeer Dr.), 245 (pond adjacent to Queensmeer Dr.) 251 (pond adjacent to Queensmeer Dr.)

Following is an excerpt taken from section 8H of the Bent Tree Covenants:

*No structures, landscaping or other materials shall be placed or permitted to remain within any easement area which may rechannel, obstruct or retard the flow of water to the detention areas. The easement area of each lot and any structure on it shall be maintained by the owner of said lot except for the detention structure which shall be the responsibility of BTPOA to inspect and maintain. Said structures and easement area shall also be used for water augmentation purposes and Declarant, the BTPOA and their successors and assigns reserve the right to enter upon said easements periodically for purposes of inspection, maintenance and repairs.*

For additional information regarding easements, see Covenant section 11 and 11a.

## UPCOMING EVENT!!!

*Bent Tree Property Owners  
Annual Summer Picnic.....  
Tentatively planned  
for July 13, 2002  
10 am to 3 pm  
Watch for upcoming  
details!!*



## Bent Tree Directors Endorse Fire Board Candidates

The Bent Tree HOA Board of Directors has endorsed Steve Stannard (Bent Tree), Glenn Scott (King's Deer) and Joel Azrikan (Fox Run) as candidates for the upcoming Tri-Lakes Fire Protection District Board election on May 7th. Concerned with a lack of emergency services east of the Interstate, these candidates pledge a more balanced representation on the Fire District Board and will see that response times and resources are improved in our neighborhoods. The Boards of King's Deer and Fox Run have also endorsed these candidates. Bent Tree residents will soon be getting a visit and/or mailing from the candidates asking for support.

## The Nature of Bent Tree

### What Kind of Squirrels are Those?

*By Chuck Loeffler*

*Reprinted from the September 1992 Bent Tree Log*

If you've spent most of your life in the city, and especially if you've moved to this area from the east or west coast, you may have wondered about those funny looking black squirrels with the prominent tufts of hair on their ears. They are Abert's squirrels, also sometimes called tassel-eared squirrels, and are by far the most common squirrel in our area. You may also see an occasional fox squirrel. They are a reddish brown color and lack the conspicuous tufts of hair on the ears. [Since this article was written in 1992, the population of fox squirrels in our area has dramatically increased.]

The Abert's squirrel is the true native here, and the fox squirrel occurs here only due to transplants from urban

areas and deciduous woodlands. The Abert's squirrel is a true tree squirrel of the genus *Sciurus*, and is found primarily in association with Ponderosa Pine forests in Colorado, New Mexico, Arizona, and southeastern Utah. They vary greatly in color throughout their range. In most of their range the gray and brown phase is most common, but in our area the black phase is predominant. These squirrels can be quite playful and entertaining, especially during early and midsummer, after the young are weaned and they play 'tag' around the trunks of large pine trees. Breeding occurs in the spring usually in April and one litter of three or four young is produced by an adult pair each year. They build their nests high in the tops of pine trees, using pineboughs. Their population is kept in check by various factors, including predation by foxes and owls, natural food availability, and other mortality factor such as accidents and disease. Although tree squirrels have lived as long as 15 years in zoos, in the wild their average life span is probably not more than four to six years.

Their primary food source consists of the seeds and the cambium layer of small twigs of the Ponderosa Pine. The clipped off small pine branches you will find occasionally under your trees are probably the result of squirrels either feeding or collecting materials for nest building. This does no serious or permanent damage to the trees. They will also eat other plant materials and fungi on occasion. Artificial feeding of squirrels is not recommended, except during very severe winter weather, and then only on a limited basis. They do best on their natural foods, and artificial feeding can result in an unnaturally high population which will crash if/when feeding is stopped.

Although Abert's squirrels have not been implicated in any cases of plague in our area, and tree squirrels in general are not as likely to carry plague as are ground squirrels and prairie dogs, it is not wise to try to handle dead or live squirrels. If you ever find a dead squirrel, or other rodent, that you suspect has died of disease, use gloves and tongs to place it in a securely sealed plastic bag, and get it to the El Paso County Health Department for testing and evaluation as soon as possible. Always keep a respectable table distance between yourself and wildlife when observing them especially wild mammals.

The squirrels and other native wildlife are an integral part of the environment we live in, and we should always strive to protect, respect, and enjoy them.

## FOREST COMMITTEE CORNER

By Gail Wittman

Just in case you haven't read them lately, we would like to review the Bent Tree Covenants as far as our trees are concerned. If you have any trees that you wish to cut down or clear, you must obtain approval from the ACC. The exception to this would be in the event of dead trees or the reasonable thinning of trees of four (4) inch diameter or less, or for infestation control. Owners are also responsible for the prompt treatment or removal of trees infected with pine beetle or other insects, which can kill trees within a year and might spread to adjacent trees and lots, and to reasonably contain any trees with slow parasitic growth such as mistletoe.

Another concern we all share is forest fire. Fire mitigation is an important part of our job as forest managers. Some suggestions made by the Colorado State Forestry Dept. include keeping trees a distance of 30 feet or more away from structures and disposing of cleared trees, brush, stumps, trash,

and other materials, which may constitute a fire hazard.

In addition to all of that, we are also responsible for controlling and removing weeds declared noxious by government authorities and in accordance with El Paso County weed control rules and regulations. The committee will be making arrangements again this spring to have areas sprayed that are infested with noxious weeds. The areas being sprayed will have signs posted.

This may seem overwhelming to many of you, but don't panic. The Forest Committee is here to help out with information and advice. Included in this issue of the Bent Tree Log is a stamped survey card, which we would like you to fill out and return by May 15th. Once we receive the cards, members of the committee will be contacting you to answer any of your questions and if we don't have the answers, we know who to put you in contact with. Last year, approximately 10% of the cards were returned to us. If you have any concerns or questions, please contact any member of the Forest Committee. Our numbers are on the back of the *Family Directory*.

If you have questions or comments regarding this newsletter please contact Bob Grieser, Editor, (719) 488-9743, [rig1998@aol.com](mailto:rig1998@aol.com).  
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**CURRENT OCCUPANT**