



# The Bent Tree Log

The Bent Tree Property  
Owners' Association  
Newsletter

December 2002

Volume 13 Number 2

## The Annual Meeting

By Ken Blutt, Secretary, BTPOA

The Annual Meeting was held September 26, 2002 at the Lewis-Palmer High School. John Heiser, President of the Bent Tree Property Owners Association (BTPOA) Board of Directors, welcomed approximately 100 property owners.

**Formalities** – John announced the proxy procedures to be used for the Meeting's elections. The Board of Directors and the BTPOA Legal Counsel, Susan Grant, were introduced.

**Robert's Rules of Order** – The meeting would be conducted in accordance with Robert's Rules of Order. John stressed two points: when possible, votes would be determined by "unanimous consent" and procedurally, anyone could object to proceedings if they felt an issue or vote needed more discussion ("no objections" indicated approval to proceed). Use was approved. Ron Britt and Bob Grieser were accepted as Election Judges/Tellers for the evening's balloting.

**Approval of Minutes** – The minutes of the September 9, 2001 annual meeting were accepted.

**Confirmation of Director Blutt** – The policy of the Board of Directors (past and present) is that when needed to fill a vacancy for an uncompleted term, an interested, involved, and acceptable individual would be appointed by the Board to fill that vacancy and then confirmed at the next annual meeting of the property owners. This policy was accepted by unanimous consent and Ken Blutt's appointment to the Board subsequently approved.

**Recall Vote** – A motion to recall Keith Figgins from the Board of Directors was made, seconded and discussed. Discussion was closed by unanimous consent and balloting on the motion was conducted. The following results were reported: total votes cast – 181; needed to adopt – 93; "Yes" votes – 108; "No" votes – 73; motion to recall passed.

**Architectural Control Committee (ACC) Election** – Those whose names had been entered as candidates prior to the meeting were Joyce Blutt, Matt Dunston, Keith Figgins, Steve Stannard, Robert Tuggle, Jerry Wagner and Mark Warren. No additional candidates were nominated from the floor. Each of the candidates who were present made short statements regarding their background and interest in serving on the ACC. John Heiser read a short statement submitted by Jerry Wagner who was not present. Balloting was conducted to elect three members to the ACC. On the first ballot with each voter voting for up to three candidates, Joyce Blutt received 144 votes. She was the only candidate receiving a majority of votes and was thus elected for a 3-year term. On the second ballot with each voter voting for up to two candidates Mark Warren received 88 votes and Steve Stannard received 80 votes. Mark was declared elected for a 2-year term and Steve was declared elected for a 1-year term.

**Election of Director** – Jerry Wagner was elected (uncontested) by unanimous consent to Board of Director position, succeeding Ron Britt, for a 3-year term.

(Continued on page 2)



# The Annual Meeting

(Continued from page 1)

**Treasurer's Report** – The Treasurer's Report was presented and accepted by unanimous consent. (Shown in this Newsletter.)

**Embassy Court Paving** – Chuck Friedenstien addressed the cost and completion of the paving of Embassy Court. (Letter reprinted in Newsletter.)

**Water Augmentation** – Ron Britt discussed the water augmentation capital reserve fund of the Great Divide Water Company. (see article in this Newsletter.)

**Cisterns for Fire Fighting Water** – Steve Stannard reported that Bent Tree representatives met with Tri-Lakes Fire Protection District Chief Robert Denboske and EMS Manager Ron Thompson. The district is planning a number of changes in how service is to be delivered including the possible expansion of Station 2 at Roller Coaster and Highway 105. It was agreed that any decision regarding installation of cisterns in Bent Tree be deferred until those changes are determined.

There being no other business, the meeting was adjourned at 10:45 pm.

Bent Tree Property Owners Association, Inc.

## Profit & Loss

January through August 2002

<b>Income</b>	
Annual Dues	\$ 16,673.13
Builders Fees	300.00
Interest Income	637.80
<b>Total Income</b>	<b>\$ 17,610.93</b>
<b>Expenses</b>	
Bank Charges	\$ 76.00
Clerical and Accounting Services	3,500.00
Covenant Compliance	70.54
Entrance Lights	289.22
Fees	45.00
Gifts	475.00
Income Taxes	382.00
Insurance	4,682.00
Landscaping, Trail, Entranceway	244.00
Maintenance	328.00
Printing, Postage, Office Supplies	994.50
Welcoming Committee	376.47
<b>Total Expenses</b>	<b>\$ 11,463.48</b>
 <b>Net Income</b>	 <b>\$ 6,147.45</b>

# Board Meeting Highlights

## Board Meeting September 26

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

**Board Officer Elections:** John Heiser was elected President of the Board, Ken Blutt, Treasurer and Jerry Wagner (newly-elected Director), Secretary.

Ron Britt will keep the election ballots from the annual election for one year.



## Board Meeting October 20

John outlined the proposed Fire Station at Roller Coaster and Highway 105.

Due to the recent recall, a board vacancy exists. John cited the *Colorado Common Interest Ownership Act 38-33*, which governs Home Owner's Associations, which states that an "executive board may fill vacancies in its membership for the unexpired portion of any term." Candidate nominations and applications are being sought.

Bob Grieser was elected to the position of Board Vice-President. Board-Committee liaisons were designated as follows:

- Architectural Control Committee – Ken Blutt
- Beautification and Trails Committee – John Heiser
- Covenant Compliance Committee – Bob Grieser
- Engineering Committee – Bob Grieser
- Forestry Committee – Jerry Wagner
- Neighborhood Watch/Security Committee – Bob Grieser
- Newsletter/Directory – Bob Grieser
- Water Augmentation Committee – Ken Blutt
- Welcoming Committee – Bob Grieser

(Continued on page 3)

### LOST AND FOUND

Found on Merryhill Court: Charm bracelet of musical instruments in burgundy pouch. Some damage from being run over by vehicles.

Steve or Lola Fuhrmann 488-0544

Bent Tree Property Owners Association, Inc.

**Balance Sheet**

As of August 31, 2002

**ASSETS**

Current Assets	
Builders Funds	\$ 3,894.01
T-Bill-Builders Funds	20,000.00
T-Bill-Working Account	30,000.00
Working Account	27,361.35
Total Current Assets	<u>\$ 81,255.36</u>
<b>TOTAL ASSETS</b>	<b>\$ 81,255.36</b>

**LIABILITIES & EQUITY**

Current Liabilities	
Building Holding Account	\$ 6700.00
Total Current Liabilities	<u>\$ 6700.00</u>
Total Liabilities	<u>\$ 6700.00</u>
Equity	
Opening Balance Equity	\$ 70,651.47
Retained Earnings	- 2,243.56
Net Income	6,147.45
Total Equity	<u>\$ 74,555.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 81,255.36</b>

**Board Meeting October 20** (Continued from page 2)

Architectural Control Committee (ACC) reported that they have reaccomplished their procedures/forms. Consideration is being given to notify adjacent lots of actions pending in the approval of new building plans submissions; also posting the property.

Steve Fuhrmann submitted a proposal for a Bent Tree website. Several options were discussed and "neighborhoodlink" was approved to start, pending "traffic statistics" as to where it will develop. (More details elsewhere in this newsletter.)

Decision was made to form a "Bylaw and Covenant Review Committee". John will head up the new committee in reviewing need for changes. Bob Hostetler, Erik Pfanku, (+ up to five committee members) will assist.

A regular Board Meeting schedule was established. Meetings will be held the 2nd Sunday of the 1st month of each quarter (January, April, July, and October), 2:00 pm, at location(s) to be determined.

**HUMIDIFYING YOUR HOME**

If your house or wood furniture could talk, they would cry out for water.

The situation exists all year long, but is exacerbated in the winter when the heating system is on, and the relative humidity of a home's indoor air can plummet to 13 percent or less.

The dry indoor air can suck enough moisture from its surroundings to do permanent damage to wood furniture (chairs, tables, cabinets, headboards, even picture frames), causing them to crack or split.

The very structure of your house may be suffering from dehydration as well.

The wood structure of a typical new 2,100 square-foot home contains about 635 gallons of water. As long as the humidity level stays around 35 percent, the moisture content of the wood remains fairly constant. However, during the winter – especially in dry climates like ours – that moisture level can plummet into the teens.

Help can be found in the form of a home humidifier, which should run almost constantly from October through March, most years. And you need it in other dry months as well.

Two factors that help determine how rapidly a wood will lose moisture are pore size and surface hardness.

A piece made from maple, which is dense and hard, will dry less rapidly than a piece made from more porous pine. But everything will dry over time if the surrounding air is dry. Furniture that is sealed and lacquered will lose moisture more slowly than an unfinished piece. Pieces with veneer finishes are not only stronger but lose moisture more slowly than other finishes. The problem can be especially hard on furniture moved here recently from another area with a more humid climate.

To help protect your wood furniture from the effects of winter's desiccating dryness, take these steps:

If you have a piece of furniture that came from a more humid climate, rub it thoroughly with a good-quality furniture oil as soon as you can to help protect it from Colorado's dryness and to acclimate it. (Always put the oil on the rag, not the wood.) Give it a good going-over once every 6 months or so. Once a piece is cracked, there's not much you can do for it.

Many experts recommend Old English, an oil-based product that does not build up. Avoid silicone-based products (such as Pledge). Silicone products do not penetrate and condition the wood; instead they can build up on the surface and remove the luster. Many furniture stores and some home-improvement centers sell good-quality furniture conditioners; ask salespeople what products their store offers.

Use a humidifier, preferably one with an automatic control system that can sense the humidity level and adjust itself accordingly.

Keep furniture out of direct sunlight, which can cause it to dry out, crack and warp. Avoid placing furniture near heating vents. If you must, keep the piece three to four inches away from the wall, giving the heat and air space to circulate.

Don't over-humidify. That can damage wood by causing it to expand and contract.

## WATER AUGMENTATION COMMITTEE REPORT



By Ron Britt

Past Water Augmentation Committee Chair

The Great Divide Water Company Board of Directors at its September 4, 2002 board meeting passed a resolution to create a capital reserve account to cover the replacement or major repair of the water augmentation wells. The passage of this resolution will result in an increase in the annual assessment to Bent Tree Property Owners Association of \$9,862. This was based on the assumption that to sink a new well the cost would be \$150,000 which would be accumulated over a ten-year period. The assessment is pro-rated upon the number of class A shares each of the augmentation participants own. The Bent Tree Property Owners Association owns 2,388 of the class A shares out of a total of 5,010 outstanding. The Bent Tree Property Owners Association is by far the largest owner of class A shares.

Although this increase represents a substantial increase in our budget, the Board has elected to defer an increase in our annual Association dues pending a further review of the impact on our budget. It should also be recognized that this increase in assessment will be reduced or eliminated once the reserve account requirements are met.

A further late development, at the annual meeting of the Great Divide Water Company, held October 16, 2002, a few small shareholders, of which there are 23 total shareholders, requested more consideration in the division of Great Divide annual expense. It was also discussed that it would be appropriate to change slightly the structure of the \$150,000 sinking fund. Therefore, action is still pending on the Bent Tree portion of the assessment.

Also, at the Great Divide annual meeting, Ken Blutt was elected to the Board of Directors. Ken is now your Bent Tree representative on the Great Divide Water Company and your Bent Tree Water Augmentation Committee Chair.

### Special Thanks

Recently Bent Tree residents have seen some "Beautification" from volunteers. If you remember those old wooden Bent Tree II signs and the two larger signs on the ends of Roller Coaster, they are now gone. Thanks to John Jones of Radbourne Court, who with the assistance of neighbors Steve Prileszky and Game Stubbs, removed and disposed of the old signs.

Also, the Queensmere entrance at Roller Coaster Road was missing the large metal "Bent Tree" logo plaque. Ron Britt was able to obtain the plaque through Bob Moore, and thanks to Matt Dunston, the sign is now in place on the entrance wall.

Thanks to all for their help.

## The Bent Tree Trail

Reprinted from Bent Tree's Neighborhood Link Website

### General Information from the Beautification and Trails Committee

The Bent Tree Trail parallels Higby Road and Roller Coaster Road from the westernmost entrance of Colonial Park to the northernmost entrance of Charter Pines. The trail is on Bent Tree property. Double-sided signs have been posted along the route. As the signs state, it is a private trail intended for the use of property owners and their guests. A Bent Tree property owner must accompany guests.

We have been advised by numerous sources that the biggest problem we will face is horses on our private trail. Aside from the obvious problem of manure, the limited width of the trail cannot accommodate horses and foot traffic. Allowing horses would also create an insurance liability to the Property Owners Association and Arrowwood Development. If you see horses on our trail, please remind the riders that this is a private trail. Point out the signs that are posted.



In addition to providing recreation, the trail is intended to aid children in getting from one part of Bent Tree to another without walking on Higby or Roller Coaster. Please encourage your children to use the trail and observe trail etiquette.

### Trail Etiquette

As with all of Bent Tree, dogs must be on a leash. Please pick up after your dog. Please do not ride a bike while walking your dog on the trail. Guests need not be on a leash, but then again, you know your guests better than we do.

Even though no hours are stated on the signs, courtesy hours all year are from 6 a.m. to 9 p.m. El Paso County limits the hours of use of their trails for security reasons and we were advised to do the same. However, we decided to have longer hours on our trail than the County has on theirs.

Leisurely bike rides are encouraged but our trail is not designed for speed or motorized vehicles. The surface is too soft for skating or skateboards.

Pedestrians have the right of way. Bike riders approaching walkers from behind should announce they are going to pass on the left. If passing is unsafe, bikers should stop their bikes and walk around.

We encourage users of the trail to carry a shopping bag and collect any trash they find.

We hope you enjoy your Bent Tree Trail. Please contact Francy Lingel (488-9031) or any of the other members of the Beautification and Trails Committee with any comments or questions you may have.

## **BENT TREE PROTECTIVE COVENANTS:**

### ***Compliance and Enforcement***

By Chuck Loeffler,

Covenant Compliance Committee Chairman



Yes, I'm afraid it's time to talk about covenants compliance – *again*. When Bob Moore and Ken Barber designed and started the Bent Tree development, their master plan included a well thought out set of protective covenants. Covenants, in Bent Tree and other quality communities, are designed to protect both the property values and the quality of life within the community. I think I speak for most Bent Tree residents when I say that the existence of protective covenants was an important factor in our choice to locate our homes in Bent Tree.

In general, Bent Tree residents have complied with most of the covenants most of the time. The Property Owners Association has supported a Covenant Compliance Committee (CCC) for a number of years, and that committee's charge has been to see that the rate of compliance remains as high as possible. Due to some former CCC members 'retiring' from the committee, and some individuals moving elsewhere, the committee has not been fully functional for the past six to twelve months. This has resulted in a gradual increase in non-compliance with certain of our covenants. Therefore, I have recently taken on the task of re-vitalizing the committee and getting covenant compliance and enforcement activities back on track..

At this time, the CCC membership consists of the following Bent Tree residents: Chuck Loeffler (Chairman), Don Fichtel (Co-Chairman), Steve Fuhrmann, John Decker, Diane Figgins, Lillie Saunders, John Jones, and Randy Maid.

The CCC's primary functions and objectives will be, (1) to improve residents' awareness and understanding of the covenants, and (2) to strive for 100% compliance with covenants via better communication, encouragement of cooperative efforts, and enforcement action, when necessary.

The covenants most often being ignored or violated, at present, appear to be those pertaining to parking of vehicles and storage of other equipment outside, and control of barking dogs. The CCC recognizes that short-term parking of some vehicles outside of garages is often necessary, and will contact property owners only in those cases where vehicles, or other equipment, are stored outside habitually (i.e. more than a week to ten days). In general, the CCC will act in response to complaints by property owners, but may also pursue non-compliance issues which are noticed by CCC members.

Our preferred method of gaining good compliance with covenants is to make sure all property owners are familiar with the covenants, and consider the rights and feelings of neighbors in any actions or activities on their own property. In most situations problems can be avoided by good up-front communication between neighbors. A good example of how this can work was a recent cooperative effort between four adjacent lot owners in Bent Tree II. There were several large slash piles near property lines, which had been there for some time, and one of the residents wanted to see them removed (Bent Tree Covenants, Sections 10 and 15 address the removal of slash and rubbish from lots). He contacted the neighbors, and all of them pitched in to clear away the slash and rubbish within a relatively short time. This not only improved the appearance of the area, but removed a fire hazard. The folks who did this cooperative work were the Tigges, Beans, Huffmans, and Smithermans. I applaud your effort and spirit of cooperation!

You will be hearing more about covenant compliance in future mailings and at the 2002 Property Owners Association meeting. I encourage all property owners to take the time to read through the covenants, if you haven't done so in recent years. If you don't have a copy of the covenants, please let me or one of the other CCC members know, and we will get one to you promptly. There are three, slightly different versions of the covenants; one for Bent Tree I & II, one for Bent Tree III, and one for Bent Tree IV. We have them available in hard copy form right now, but hope to also have electronic copies available – including copies at a web site – within a few weeks.

Finally, for those who may not agree with some of the covenants, they are not carved in stone. As with all good systems of laws or regulations, there is a provision in the covenants for changing or amending them, subject to approval by property owners. So, let's all adhere to the Bent Tree Protective Covenants until and unless they are changed via the appropriate process. The CCC appreciates your help and cooperation in achieving good covenant compliance.

If you have questions regarding covenants, or wish to report a compliance problem, please notify either Chuck Loeffler via phone at 488-2458 or via e-mail at [ccLoeffler@att.net](mailto:ccLoeffler@att.net), or Don Fichtel via phone at 488-9771, or via e-mail at [dhfichtel@aol.com](mailto:dhfichtel@aol.com).

## HELP NEEDED ON ASSOCIATION COMMITTEES

Anyone interested in assisting on following BTPOA committees:

- Beautification and Trails
- Covenants Compliance
- Water Augmentation
- Newsletter/Directory
- Neighborhood Watch/Security
- Welcoming
- Engineering
- Forestry

Please call John Heiser, 488-9031, or Bob Grieser, 488-9743.

## Neighborhood Notes

- The BTPOA annual assessment of \$72 per lot is due. If you have any questions, please call Ken Blutt at 559-0557.
- The next BTPOA Board of Directors meeting is January 12, 2003, at 2:00 pm. Meetings are "open" to all BT property owners. If interested in attending or submitting an agenda item, contact one of the Directors for more information.
- All property owners received, with the recent "Bent Tree Family Directory" mailing, a form to revise information for the "Directory". Some have already been returned and the updates are included, as an insert, with this newsletter. If further changes are needed, please complete and return the update form. The board plans to periodically distribute a list of updates based on the forms returned. If new forms are needed, contact Bob Grieser at 488-9743.

### --- Dog Owners ---

As dog owners, we have certain responsibilities. They include: cleaning up on dog "duty" deposited on other's properties, silencing barking dogs, and keeping dogs on a leash or in a fenced area when outside their home. The Bent Tree covenants require that "dogs shall not be permitted to run loose and shall be kept under control of owners at all times." Further, that "barking dogs are considered a nuisance and owners will act to restrain them . . . under no circumstances, will dogs be allowed to run loose in the neighborhood."

None of us want our dogs impounded for any reason; therefore, it is our personal responsibility to see that - that doesn't happen.

## Getting to Know Your Bent Tree Neighbors

One way to get to know your neighbors is to join a group where all members have a common interest. If you are interested in joining any of the following social groups, please call 487-2898 or email Donna Wagner, [Dmwagner@aol.com](mailto:Dmwagner@aol.com).



Ladies Bunko – evening  
Ladies Bridge – day/evening  
Couples Bridge – evening  
Cooks Nite Out

## Forestry Committee Corner

By Gail Wittman, Forestry Committee Chair



While noxious weeds can be a problem and need to be controlled, this year turned out not to be a good year to spray them. As many of you know, I had made arrangements with our weed sprayer earlier this year and he was all prepared to get started. However, he discovered while spraying another community that all of the native vegetation was very stressed by the lack of water and was being affected by the spraying as well. Therefore, we decided not to spray this year and will next spring, if conditions permit.

Our weed problem was not as much of a concern as in previous years. The noxious weeds were also affected by the drought, as well as the effect of the spraying we have done previously. A good way to eliminate the weeds without spraying is to just walk around your property and pull up the little beasts. It helps if the ground is wet to ensure you remove the root completely.

We've also been told that several of your neighbors have discovered Pine Mountain Beetle in a few of their trees. It is extremely important to remove these trees right away for the good of your other trees, as well as your neighbors'. Don't forget! It is your responsibility to remove these trees!

We live in a wonderful area and as stewards of the forest; we all need to be attentive to our properties. If you have any questions or know of any lots that may have a problem, please let us know.



## Welcoming Our New Neighbors

Donna Wagner, Welcoming Committee Chair

The BTPOA Welcoming Committee has reorganized, with six volunteers available to welcome new residents to Bent Tree. Currently the team is doing some “catch up” welcoming residents who may have been missed. New residents receive information on Bent Tree, with specific emphasis on our “Protective Covenants”. They also receive some “area” information and a current family directory. Bird houses will be presented to new residents relocating from the surrounding area. The newly published book, entitled “Living High and Dry” will be given to new residents - new to Colorado. This book contains numerous helpful hints related to health, gardening, wild life, cooking, etc. that make life in the “high country” easier. (Excerpt reprinted on page 3.)

If you have not been visited by a welcoming team member or know of a new resident/family in Bent Tree, please call me at 487-2898 or email at: [Dmwagner1215@aol.com](mailto:Dmwagner1215@aol.com) and we will take action.

### Average rainfall in Colorado Springs

The average yearly precipitation in Colorado Springs is less than such arid places as Nogales, AZ (17.88 inches) and Provo, UT (21.11 inches).

Month	Precipitation (inches)
January	0.28
February	0.35
March	1.06
April	1.62
May	2.39
June	2.34
July	2.85
August	3.48
September	1.23
October	0.86
November	0.52
December	0.42
Annual	17.40



(Averages calculated 1948 – present)

Source: National Weather Service

## Embassy Court Paving

Letter reprinted from Charles I. Friedenstein, Lot 98



Dear Bent Tree Neighbors,

You may have noticed that Embassy Court just had 3” asphalt installed. I thought I’d summarize how we worked with El Paso County, through the “owner participation program”, in case you were interested in doing the same for your street. They no longer do “chip & seal” (just spread gravel & oil) — which is what has been done on a couple of the Filing 1 cul-d-sacs.

You can read all the details on the web at this URL:  
[http://www.coalitionlc.org/el\\_paso\\_county\\_paving\\_policy.htm](http://www.coalitionlc.org/el_paso_county_paving_policy.htm)

But here’s the short version. Bent Tree 1&2 was developed before the county required the developer to pave cul-d-sacs. The bad news is the county will never pave a cul-d-sac at county expense — the traffic volume is too light. The good news is that it didn’t cost too much. Embassy Ct. is about 0.3 miles long, and it cost us \$11, 827, divided between the lot owners on the street.

We just squeaked in during the last of the 2002 work. If you want to get something done next summer, here’s what you do:

1. Get one homeowner to be the coordinator (I did it for Embassy).
2. The coordinator contacts Jim White at 719-520-6460, x6824 or [JimWhite@elpasoco.com](mailto:JimWhite@elpasoco.com).
3. The coordinator writes up a several sentence letter to Jim, saying that ALL the lot owners want to get the road paved & collects ALL the lot owner signatures & mails the letter to Jim requesting a cost quote.
4. El Paso county road department surveys the job, prepares the cost bid and gives cost to coordinator.
5. Coordinator collects checks and delivers them to the road department at 3460 Marksheffel Road.
6. There are several county board meetings that occur, but they are a “rubber stamp”, since the residents are paying for the job.
7. Road gets asphalt!
8. After the county does the work, they assume further maintenance costs for keeping the asphalt in good condition.

In the end, it was pretty easy, once I figured out the process. Since all the newer developments have 100% paving, I think it was worth every penny to bring us up to “par”. AND GOOD BYE TO MUD!

# Bent Tree Is Now Online!

By Steve Fuhrmann, Coordinator

Our neighborhood now has a Web site! Our new Web site includes information about Bent Tree, some Bent Tree history, areas for volunteering, articles from The Bent Tree Log, and summaries and full text of the Protective Covenants. Links to county government officials, services and law enforcement personnel make it a great communication channel.

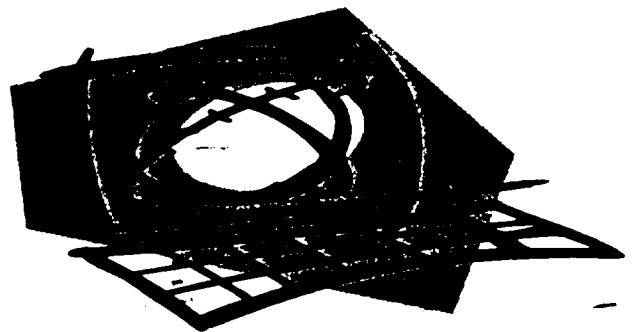
Our new Web site is not just an information source, but also a place for all neighbors to be connected on the Internet. Want to tell people about an upcoming meeting, garage sale, or lost pet? Then post a notice in the "Community Calendar". Want your own personal Web page? Then create one in the "Meet Your Neighbors" section - tell people about yourself, your family, your hobbies, or your interests. Concerned about a neighborhood issue? Talk to your neighbors - solicit new viewpoints. Go to the "Talk About It" section and create a new discussion.

This is our Web site - anyone can use it - and it's easy to use! You don't need any special computer skills to post information to the site - simply fill out forms and the information is posted! All you need is Internet access - everything is in an extremely user-friendly format.

We have password-protected the Directory so that it is not available outside our neighborhood. Only those on the mailing list for The Bent Tree Log receive the password, which is **12345bt** (case sensitive).

So check it out! Our new Web site can be found at [www.neighborhoodlink.com/elpasocounty/benttree-co](http://www.neighborhoodlink.com/elpasocounty/benttree-co). Or you could go to [www.neighborhoodlink.com](http://www.neighborhoodlink.com), and then navigate to Bent Tree's home page through a zip code search or state search (we're listed under El Paso County). You could set a bookmark once you have found Bent Tree's home page.

Bent Tree's coordinator for Neighborhood Link is Steve Fuhrmann (sfuhrmann@earthlink.net, 488-0544), under the supervision of the BTPOA Board of Directors. He welcomes your suggestions.



*If you have questions or comments regarding this newsletter please contact Jerry Wagner, Editor, (719) 487-2898, JWagner968@aol.com.  
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P.O. Box 2631  
Monument, CO 80132

ISS #3 DENVER, CO. P&DC 21-29 01/204

2003

