



THE VIEW FROM HAMILTON CREEK

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OUR FOREST AND PINE BEETLE INFESTATION

As most of us know, the lodge pole pine forests of Summit County, as well as many other areas in Northern Colorado, are being destroyed by pine beetles. Our forest within Hamilton Creek is experiencing the same kind of devastation as the rest of Summit County. It has been reported that the number of trees killed in Hamilton Creek last year by the pine beetle was about 350. This year, about 1300 more trees have been identified as being infested.

A tree is marked as infested only if “pitches” are observed around the entire circumference of the tree. This rate of progression is roughly equal to the same rate for the rest of Summit County. We are told that the pine beetle attack is just part of nature’s cycle and that given the age and density of our forest, it is to be anticipated. In the past, the only thing that seemed to stop the infestation was a prolonged cold snap....continuous 35 to 40 degree below zero temperatures for a period of one or two weeks. Given our general warming trend for the last several years, nobody expects this to happen. So, as a community, what are we to do?

Several owners and the Metro District Board have been meeting and discussing the health of our forest with our forest management contractor, A Cut Above, and with the Summit County Wildfire Mitigation Officer. The primary issues of concern are:

- **Wildfire mitigation**
- **Preservation of the existing forest**
- **Long term health of the forest**
- **Taking advantage of other resources to help us in our fight**

For the next several years, the Hamilton Creek forest will be somewhat more vulnerable to wildfire, especially if we experience dry summers. Trees are at greatest fire risk after they have died and red needles remain on the limbs. Once the red needles have fallen off, which may take up to three years, the tree is actually less of a fire risk than a healthy tree. Given the limited financial resources available to the Metro District, it is expected that we will be “behind the curve” in terms of tree removal for many years. Identifying priorities in terms of where trees should be removed and how best to economically remove them while reducing fire risk, is currently under consideration.

The goal is to maximize the use of available Metro District funds, volunteer labor, and available grants in terms of fire mitigation, maintenance and long term health of the forest. The Metro District will focus efforts in the common areas and not within owner's lots. We do know that our volunteer efforts during our annual clean up day are going to be more focused this year. We are also encouraging all owners to remove dead trees from their own lots.

The CC&R's grant the Association the power to remove dead trees from an owner's lot at the owner's expense. This is not something that your representatives want to exercise unless no other alternatives are available. Instead, owners are encouraged to contact Bob Polich, the District Administrator, at 970 668-5500, to arrange to have dead trees removed within a defensible area of a home. Infested trees have been marked with a white stripe near the bottom of the tree. While there is a high probability that trees marked will eventually die, it is not a certainty. Therefore, it is advisable to wait until the needles turn red on a tree, confirming its demise, before having it removed. A defensible area varies depending on the slope of a yard, but generally is considered to be about 100 feet from the house itself.

The current consensus is that the pine beetle is winning and there is little we can do to save much of the forest. However, the Metro District will continue to use preventative spray in strategic areas in an attempt to save as many special trees as possible. The long term success of this program is uncertain. Owners are encouraged to continue spraying special trees on their own lots as well. Owners who have arranged for spraying with the Metro District are already on this year's spraying list. If you need to be added, please contact Bob Polich.

The long term health of our forest will require us to remove dead trees, thin our tree cover to allow for a more healthy forest, and to strategically re-vegetate with a variety of new trees that will thrive in our soils and environment. We are also investigating the planting of seedlings to replace some of the trees that will be cut down. This is something that can be accomplished with volunteers after trees have been removed.

Last year, Summit County issued grants to various organizations in Summit County that participated in fire mitigation programs. This year a similar program is planned. We have met with the administrator who is in charge of this program and have been given reason to believe that we can participate in this program as well. Additionally, it is our desire to position ourselves to take advantage of other government programs that may become available in the future. In all likelihood, grants will not be a significant source of revenue; but given the magnitude of the pine beetle problem, every little bit helps.

While our forest is under attack from a relentless and merciless enemy, all is not bleak. If we respond properly by managing wildfire risks, instituting well thought out thinning and re-vegetation programs and taking advantage of help that may be available from others, we may very well be surprised at how quickly and how beautifully our forest can recover. Witness Yellowstone Park. Let's all pull together in an effort to keep Hamilton Creek a community we can be proud of.

KNOW THE FOLKS WHO SERVE US

Continuing on with our articles to acquaint you with our neighbors who so generously give of their time to serve our community on the Homeowners Association Board, we write about Nancy Wiedel, our Vice President and Roger Paluska, our Treasurer and his wife, Sue. Following are their stories in condensed format.

If you've been to a Christmas Caroling Party in December in Hamilton Creek, it probably was at Nancy Wiedel's comfortable home down on Stormwatch Circle. There, gathered around her cozy fireplace with Allen organ in the forefront and piano at the side, neighbors gather to eat, drink, sing along with the music, talk, and be merry! We've grown so accustomed to this pleasant introduction to the holidays that I'm sure we believe we can not get along without it. As snow blankets the ground and roads become slippery, we snuggle down with Nancy's cozy hospitality and feel safe and happy to be a part of such a friendly neighborhood.



Nancy, too, says that nowhere in her ample world travels has she ever found a place which appeals to her more than Hamilton Creek. Born in Nebraska and raised by parents who served in the Navy, Nancy's childhood was full of moves and excitement. Her mother worked at the Pentagon for a time and the family lived in Arlington, VA. Then they moved to Dallas, Texas and back to Nebraska again. Nancy's father taught music in the schools. During his Navy days, he was a bugler. There was ample musical influence wherever the family lived and Nancy continued the musical tradition, even as she was growing up. In high school, she formed a dance studio and taught dance which continued on through her college education at Kearney State College, now the University of Nebraska at Kearney.

Nancy finished her education with a Degree in Music from the University of Nebraska at Omaha. Besides teaching dance, she taught piano, taught music in elementary schools, and was involved in music in many forms continuing through today. She spent many years as organist at Christ The King Catholic Church in Denver and is currently organist at Our Lady of Peace in Dillon.

An exciting and interesting part of Nancy's life was her world travels with her young family. Nancy was married in Nebraska and she and her husband got a fellowship in England. They moved to Oswestry on the Welsh border. While helping with music in the girls' primary school, Nancy had the weekends free to travel around to different towns and sample playing different magnificent organs. A sidelight of those travels was the brass rubbings that she made wherever she went. She has them tucked away in a closet

somewhere and wouldn't it be interesting to view them, since the privilege of making brass rubbings today has been outlawed.

With three girls and a boy, the family moved to Denver in 1966 where they introduced the kids to skiing. But another stint in Europe came before they finally settled in Colorado in 1972. Alas, skiing had a strong hold on the family and the purchase of a second home in Summit County was inevitable. The home was located in Mesa Cortina and the youngest daughter went to Summit Co. High School when it was located behind the Medical Center in Frisco. At that time, the school contained Jr. High and High School and the total student population was no more than one hundred!!

While busy with Girl Scouts, Cub Scouts, teaching piano, playing the organ and running the CCD program at Christ the King, Nancy somehow found time to get involved with the kids ski racing. Soon she was attending clinics for ski race officials and learning everything she could about the technicalities of timing and calculations and overseeing a ski race. Then she moved up to teaching officials and soon she was developing all the forms and standards for ski racing. And, of course, there was a ski race every weekend somewhere which she attended.

Nancy was Secretariate in the 1988 Winter Olympics and the Race Administrator in the 2002 Winter Olympics. She has been Chief of Timing & Calculations at all the World Championships in Vail. Most recently, she spent two weeks in Park City, Utah where she was the Administrator for the 16th Annual Deaflympics. That proved to be a highly interesting experience when Nancy discovered for the first time that there are 141 different sign languages. With German and Swiss Technical delegates, they needed a German interpreter, a Swiss interpreter, and then an American interpreter who could understand both and translate back to Nancy.

One would think all these activities would be enough to keep Nancy out of trouble. Not so. She has spent the last ten years training in water therapy which she now teaches at the Silverthorne Rec Center. Oh, and did I mention that in 1996 after 25 years in Mesa Cortina, Nancy purchased her home in Hamilton Creek. She was driven by the need for a larger place to accommodate the addition of grandchildren to the family. Since our Homeowners meetings a few years back were always held on Stormwatch Circle, Nancy became the official "Port a Potty/Picnic" lady. She has since been promoted to Vice President of the Homeowners Association and is nearing the end of her second term.

Nancy has organized an enviable family activity that I wish I could successfully adopt. Every fall, she gathers her entire family including grandchildren for the weekend and everyone pitches in to do the annual clean up. Windows are washed, decks stained, repairs made, garage cleaned and whatever Nancy determines needs doing is done.....all in a weekend. Then they have a huge family dinner at the end. She has already started her to do list for 2007. What a grand idea for the rest of us!!

GETTING TO KNOW THE PALUSKAS

The Treasurer of our Hamilton Creek Homeowners Association is Roger Paluska. Roger and his wife, Sue, are pretty well known around our neighborhood already. Think “Pancake Breakfast” outside in the fresh mountain air surrounded by an abundance of colorful flowers and the pleasant strains of classical music from a festival harp. And there you have it. It’s hard to top that early morning neighborhood gathering that sets the tone for a Saturday in summer. It’s already my favorite time of year up here and that particular special morning is right at the top of my memory bank.

Recently I met with Roger and Sue over fish tacos at the Red Mountain Grill and asked Roger to tell me a little more about himself. We got past the basics of born and raised in Naperville, Illinois; higher education at Wabash College in Indiana majoring in Economics, and MBA in Accounting at Indiana University when suddenly Sue started to giggle. “You have to tell the funny story” she prompted. And Roger set the scene: It seems that after completing his degrees, Roger had several job offers from Chicago, New York, and Detroit. But since he had never been to Detroit, Roger chose a job there in August, 1961. One month into the job, he found out from the Draft Board that he was being drafted in September. Not caring to wait around for the draft, Roger joined the Reserves.

Upon attending his first Reserve meeting (he had no uniform yet), Roger heard the news that they were being shipped out for the Berlin crisis. “But WAIT!” he cried. “I haven’t done basic training!” So sans uniform, with no clear cut direction, Roger was sent to Fort Polk, LA for basic training. That was a joke. Eight fellows were there for training which had not been done at Fort Polk since World War II. The barracks were in disrepair and the staff was in a state of confusion. So off they went to Fort Gordon, GA for basic training. At the conclusion of basic, Roger was sent back to Ft. Polk where everyone had orders but Roger. He still had no clear direction, so he spent the next nine months working for a couple of hours every morning and playing golf the rest of the day. After one year of that heavy duty, Roger was released and went back to Detroit.

Good thing he went back, because a young attractive dental hygienist from the University of Detroit was finding her way in he world when they both ended up at the same single’s bar on the same night. Sue, of course, was most reluctant to go there; but felt an obligation to accompany a girlfriend and be the driver. Much to her surprise, she met a fellow who quite impressed her. Six months later, they were engaged. “Roger can be quite romantic, you know” confided Sue. They were married in Detroit the Friday after Thanksgiving in 1965.

For five years Roger worked at a firm which eventually became Price Waterhouse Coopers and then at a couple of different corporations as a comptroller. In 1972, Roger and a friend joined forces and bought a small company called Pontiac Plastics. Roger described the company as a warehouse distributor and fabricator of industrial plastics. As in many small businesses, Roger did practically everything: sales, administration, and ran the warehouse & fabrication shop. Over the years, the company grew to 45 employees and in 1990 Roger sold it to his partner. After that, he worked part time as a CPA and was on

the board of a regional bank helping set up a Trust Department.

The couple has three sons: Kirk, an engineer, who is the father of their two granddaughters and lives in Connecticut; Thomas, a physician who recently moved to Denver; and Dan, a robotics engineer, who lives near Boston.

Two winters spent in Frisco convinced the Paluskas to build a home and retire here. After looking seriously at Waterdance and The Reserve in Frisco, they wisely settled on a lot in Hamilton Creek. Six or seven years ago, we wisely voted Roger as our Treasurer; but handling the Homeowners Association funds is not all he does for us. Roger, a former Eagle Scout, spent a huge amount of time climbing around our mountain side looking for the perfect place to build a trail for the homeowners. He carefully mapped out the route....not too easy but not too difficult....and gathered the volunteers to begin construction of the trail. The first trail is now complete all the way to the top of Hamilton Creek. An ongoing project, Roger is now working on a second trail down to the creek. He is always looking for interested residents to help him through another season.

Both Roger and Sue are avid hikers and bike riders. Roger loves skiing. They both volunteer a lot of time to various organizations. Sue serves on the Board of Summit Public Radio and the Board of Summit County Arts Exhibit Committee and works as a volunteer at the library. Roger was the Treasurer of Summit Public Radio for seven years and still serves on the Board. In addition he is treasurer of the Board of Bristlecone Health Services. And if that's not enough, they serve as our example of an organic, vegetarian lifestyle. We are privileged to have them as neighbors and friends.



NEW WEBSITE

A new Hamilton Creek Association website is nearly finished. Carolyn Patterson, our resident computer guru and BBQ queen, has been working diligently in collecting and organizing community information for the site.

The new website includes our legal documents; Board of Directors and Committee members; meeting dates; newsletters; a photo gallery and other important community information. It will not include information about the Hamilton Creek Metro District, but will have a convenient link to connect the two websites.

Please visit the new site at www.hamiltoncreek.info . If you have any suggestions or community pictures you would like to have posted, please contact Carolyn at ckp@hamiltoncreek.info

State Mandated Resolution Adopted by Board

Last year the State of Colorado passed legislation (SB 100) requiring homeowner associations to adopt certain “governance” policies and procedures in order to comply with Colorado law. After several months of tediously reviewing and modifying boilerplate legal documents, the Hamilton Creek Board of Directors, in the February 15 quarterly meeting, adopted a resolution setting forth certain policies and procedures that the Association will follow. Briefly, these new policies and procedures pertain to:

- **Reserve fund policies (not currently required)**
- **Maintenance of Association records**
- **Covenant rule enforcement (covered in a separate article)**
- **Code of conduct/conflicts of interest for board members**
- **Collection of unpaid assessments**
- **Procedures for adopting rules, policies, procedures and guidelines**
- **Specific compliance policies required by the State that include: owner education; flags and political signs; parking of emergency vehicles under the control of owners; procedure for amending the declaration; auditing the financial statements; xeriscaping; membership in the association.**
- **Procedures for resolving disputes within the community.**

The final version is posted on our new website at www.hamiltoncreek.info

NEW ENFORCEMENT POLICY

The Board of Directors adopted a new “Covenant and Rule Enforcement” policy during the February 15 quarterly meeting. This action was taken as part of the State mandated process of reviewing policies and procedures and in response to a need to strengthen our enforcement procedures. They will be applied to all CC&R’s, community rules, and design guidelines that have been adopted by the Association.

The action was taken in an effort to make enforcement stronger and more flexible, yet fair. It was felt that different situations require different actions. For example, dangerously parking a vehicle on an icy curve should require immediate action; but more time to correct may be granted when re-staining a house becomes necessary. The following is a very brief summary of the new enforcement policy. The full text of the document is posted on the new website at www.hamiltoncreek.info

- Complaints must be submitted in writing. A form will be posted on our new website shortly.
- The Covenants Compliance Committee will investigate the alleged violation.
- After a violation is found to exist, the lot owner will be contacted and given a reasonable period of time to correct the violation. The time period will vary depending on the type of violation.
- If the owner fails to make the correction within the time allotted, then a second notice will be communicated giving the owner an opportunity for a hearing.
- The owner will be given an opportunity to discuss the violation at a hearing.
- The Board will make a decision regarding the violation and any fines to be imposed, even in the event that a hearing is not requested by the owner.
- The owner may follow procedures to appeal the decision.

PARKING RULES & REGULATIONS ADOPTED BY BOARD

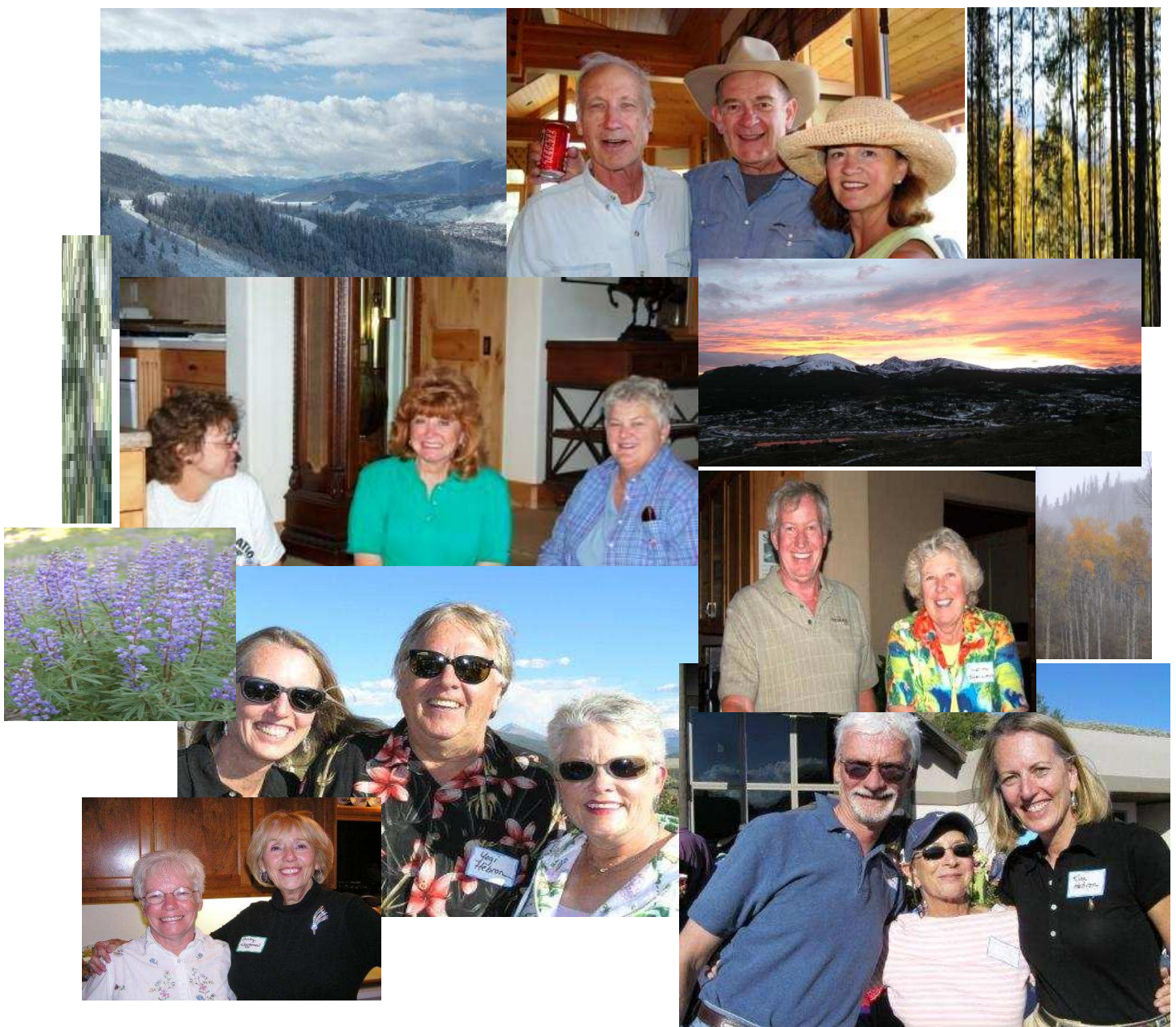
The Hamilton Creek Association Parking Rules and Regulations were approved by the Board of Directors during their quarterly meeting on February 15, 2007. A draft of the proposed regulations was circulated among owners last December for comment. Most everyone who responded supported the document and a few helpful suggestions were incorporated.

The new parking rules and regulations were prepared in an effort to organize and consolidate existing policies that were scattered throughout the CC&R’s and Design Guidelines, as well as to add a few provisions that clarified some areas of confusion. The following is a brief summary of the parking rules and regulations.

- Homeowners are encouraged to park all vehicles in the garage, first, out of respect and courtesy for their neighbors.
- Up to two homeowner vehicles may be parked on driveways.

- Guest vehicles should be parked on driveways first. Any overflow may be temporarily parked on the shoulders of roads for up to 12 hours, but only when safe and not obstructing traffic or snowplows.
- Road parking is prohibited at all times.
- No unused vehicles may be parked outside of an approved enclosed structure (garage).
- No recreational vehicles may be parked outside of an enclosed structure except for loading and unloading and for no more than four consecutive days and no more than 14 days during a one year period.
- Temporary variances may be granted by a Board of Directors member for exceptional circumstances.

The complete text is posted on our new website at www.hamiltoncreek.info



GOOD SERVICE PEOPLE RECOMMENDATION

When we started this newsletter, we encouraged anyone who had a positive experience with a service person in Summit County to let us know and we would publish the name of the company or persons who proved to be reliable and reasonably priced.

We recently had such an experience when our gas fireplace ceased to function properly and inspection revealed that the vent was connected to the chimney in a shoddy fashion (actually illegal) during construction and had subsequently popped the connection. Much to our horror, repair was going to entail cutting a large hole in the wall behind our fireplace in our “piano room” in order to make the repairs accessible.

“Thousands of dollars” started floating through my brain!! Service Monkey made the initial diagnoses after two trips to the house and climbing onto the roof to lower a camera down the chimney to see what was going on. Since that was before Christmas and I didn’t want my house torn up for the holiday, they returned a third time to cut the hole and make the necessary repair. Those three trips and repair came to the tidy sum of \$500 with a return trip to adjust the fan to run more quietly.

That may or may not have been a bargain depending on one’s frame of reference; however, our fireplace operates beautifully now.

The repair to the large (3 ft x 5 ft) hole in my wall was now our greatest concern. Again, the dollar signs started to float through our heads.....Gary not being particularly handy in those types of repairs. On the recommendation of the office manager at Service Monkey, we called Coye Lester (Butch). No, I don’t have the name backwards. Superior Dry Wall is his company.

Repairs again necessitated three trips to the house in order for the necessary applications of mud, etc. to dry properly before the next application. And most importantly, proper drying was necessary prior to texturizing. I challenge *anyone* to detect where the hole was repaired and we have not even repainted the spot yet! It matches and blends in perfectly with our existing walls and the work was done promptly when we needed it with minimum mess in the room. Total cost: \$150. Now that was a bargain!

The service people involved:

Service Monkey
262-1257

Superior Dry Wall - Coye Lester (Butch)
668-1263

If anyone of you has a recommendation of a good, reliable service person, please pass it along to me so that I can publish it in a newsletter for everyone’s benefit.