



Indian Springs Landowners' Association

562 Big Bow Drive, Cotopaxi CO 81223

Visit: www.islacolo.com

Hello Indian Springs Association Members, you are invited to our annual community luncheon & get together. Details regarding the Community Meeting are in the following May 2019 newsletter. If you want to help with setting up/tearing down, contact anyone on the page 4 contact list.

May 2019 Newsletter

Annual Community Luncheon and Get Together

June 22nd 11:30-1:30

A Friendly, Informative Gathering Of Our Community
Cotopaxi School Cafeteria, 345 County Road 12,
Cotopaxi, CO 81223

Have lunch and meet your neighbors!

The Association will provide main dish, drinks, plates and flatware. Please bring a salad, vegetable, side dish, fruit or dessert. Karina Lantzy has kindly offered to coordinate food for the meeting. If you have any questions, please contact her at 719-942-4468 or Email: lantzykarina53@gmail.com

Agenda

11:30 Luncheon; Meet and Greet

12:00 Welcome and Introductions

* Prize drawing

12:15 Roadside Fire Mitigation

12:30 Community Information

* DMFPD, Station # 3 update

* Road Maintenance

* Indian Springs HOA financials

* Neighborhood Watch

* Architectural Committee

* Other

1:00 Board Elections

1:15 Questions and Discussion

1:30 END

Road Side Fire Mitigation and Prevention

Indian Springs (IS) Roadside Fire Mitigation is continuing into 2019. Phase V mitigation is from the intersection of Birdpoint Dr/Big Bow Dr all the way to the end of IS at TR A, 562 Big Bow Dr (the tract of land ISLA owns). Next mitigation will be continuing from Bird Point Dr to Burnt Timber Cr, then continue Red Feather loop back to Bison Cr (as far as we can with 90 cutting hours available). Cutting is along ISLA's easement to clear/trim forestry over hang, to make room for a bigger fire break, to make the adjacent road and easement fire wise compliant, to make the roads less dangerous for citizens and emergency responders. The slash is 'chipped in place'. This is great for fire mitigation, creates a better fire break, and helps with property values by getting rid of all that overgrown vegetation.

This spring, in addition to the continued roadside fire mitigation project, we are installing reflective home address signs along the roadway with funds provided from the BLM grant. Only those lots with assigned

numeric signs. These home address signs, along with the new existing reflective road signs, will give emergency responders (fire, police, ambulance) a quicker means of locating ISLA residents in need of assistance. Work for this project has started and should be completed in the next 1-2 months. Signs will be located within the public easement area along the roadways, within 5'- 10' from the road and 3'- 8' from the side of the driveways (as obstacles allow). The signs will be approx. 2' above ground for visibility in snow conditions and are a brown with white reflective numbering for good day/night visibility.

A big thanks to Darin Anderson for leading this project. Work is being paid for through a BLM grant, ISLA pays for the completed work then gets reimbursed. When you see Darin, tell him "THANK YOU". Also thank Ken Hainer, one of our neighbors, for the good job he is doing on the road side mitigation work and sign installation. We are getting a lot of compliments on how nice the area is looking.

For full details of the Indian Springs Wildfire Protection Plan (ISWPP) and work done to date visit www.islacoloco.com website. For the best information on wildfires in the area check out <http://inciweb.nwcg.gov>

Fire Protection

Progress in completing Deer Mountain Fire Protection District Station #3 is at a standstill. At the April 27th ISLA Board Meeting, the decision was made to actively pursue a resolution to the fire house and ISLA F550 truck storage. More about the station 3 impasse at our June 22nd HOA meeting. Community members are encouraged to attend Deer Mountain Board Meetings, HELD AT DEER MOUNTAIN FIRE STATION 1 6181 COUNTY ROAD 28 AT 6:00 PM EVERY THIRD WEDNESDAY OF THE MONTH. Currently DMFPD has a Brush Truck stored in the old Indian Springs Station 3, and additional equipment at Station 2 in Cotopaxi. Station 1 in the Copper Gulch area is their main station, they have lots of vehicles/equipment there.

Water tank: The 10,000-gallon water tank buried at Station 3 is 100% full. Thank you to DMFPD volunteers.

Firefighters: We need volunteer firefighters. If you are interested, DMFPD has firefighter training every 1st Tuesday 6-9 pm and every 3rd Saturday 9-noon. They train to ensure firefighter safety and that we have skilled resources. At this, time two local DMFPD fire fighters are Pete Sardaczuk and Dave Nowlan.

Fire Alarm Testing: A date will be set to try the fire siren at station 3 and set up to have people at houses report back on distance the fire alarm covers. We plan to move the alarm switch outside so everyone has access to sound the alarm.

2019 Road Work, Spring Report, HOA Financials

The ISLA board approved a complete grading of the sub division and a road base refresh for the front entrance. The front entrance has the most traffic and people drive too fast causing deep wash boarding. If you want to help keep the roads in better condition, please consider slowing down.

Spring Report: If you use the spring, and it is solely for landowners, please be neighborly and only take what you need. Folks using the spring water need to work with others. Perhaps set up a schedule amongst yourselves. Reminder: this water is not tested and is considered not potable. Take and use at your own risk.

HOA Financials: The 2018 Banking Summary and Internal Audit results are attached. If you want a copy of the 2018 banking transactions email psardac7@gmail.com, Pete Sardaczuk, the ISLA Treasurer. Financial planning is conducted at the board meetings. If you have input, be sure to attend a board meeting or contact any board member. Board meeting minutes are emailed out and posted on the ISLA website. Participate, it is your community! Our finances are squeaky clean and wide open to landowners.

HOA fees: We all need to pay our fair share for the annual HOA fees. The following landowners are delinquent in paying their HOA fees: Havel lot 31, Hogenson lot 109, Jourdan lot 129, Keeling lot 62, Bland lot 158 and Dean lot 54. 153 lots are paid and current, 6 lots/landowners are not in good standing. That is 98% of our landowners are current on their HOA Fees. THANK YOU for paying promptly.

F-550

The F550 worked its butt off during the 2018/2019 snowplow season, as did the volunteer snowplow drivers, see below. Thanks to Pat Pirtle for F550 maintenance, to Bruce Dunavin and Carl Jones for the snow plow maintenance & repairs. The snowplow on the F550 needs welding work, this will be done after the snowplow season and before we equip it for Good Samaritan firefighting. If you want to drive the F550 you need to be on the insurance, that way you can help with good Samaritan firefighting. Contact Karina Lantzy to be put on the ISLA insurance.

Board Election

Two (2) Board positions will be up for election this year. Positions held by Nancy Reed and Pete Sardaczuk will be open. Nancy has decided not to run for another term and Pete has decided to run for another term. Both positions are for 3 years and will be expiring in 2022. Board Positions are volunteer positions. Thanks to Nancy for all the hard work and dedication to Indian Springs and thanks to all board members for the time they put in to help the community in making this a nice place to live and own property.

Please contact Secretary Gina Ledford or a board member if you would like to run or if you would like to nominate someone else. Nominations will be accepted until May 23rd.

There will be a separate mailing later this month, after the nominations deadline, with nominee statements and election information including proxy forms and absentee ballots. You can vote by attending the June 22nd meeting or sending in an absentee ballot. Or you can assign your vote to a proxy by mail or email. Be on the lookout for the ISLA election mailing.

COMMUNITY NEWS

Safety: People have been driving too fast causing concerns for safety. Letters will be sent to known residents in violation of the speed limits. Please remember to obey all traffic laws and be aware of people, pets, traffic and wildlife on the roads. Who wants to be run over or involved a wreck by a careless driver?

Information: Please contact us with your new address, email and phone number(s) to receive ISLA information; Email your information to islacolo@gmail.com.

Water Delivery: ISLA is not licensed for water delivery and the spring water is not tested. Water on the Spot, out of Canon City, will deliver water. They are state inspected and certified. One idea is to call the water vendor, let them know you are in Indian Springs and want to split a load with others.

Open Burning/Fire Pits: Call DMFPD 942-4444 prior to any open burning including fire pits. Check for red flag warnings, wind conditions, be careful and have water ready. Neighbors will report any visible smoke. If DMFPD has not been notified, there will be a needless 911 emergency response.

COMMUNITY NEWS (cont.)

Be fire wise and safe: Consider if you really have to burn or have a campfire when there are high winds and/or dry conditions. RED FLAG WARNINGS are serious business, be sure to know if a RED FLAG WARNING is in effect prior to having an open fire. Check here for fire ban status: www.fremontco.com/sheriff/firebaninformation.shtml. A BIG THANK YOU for putting safety first.

Trash Disposal: Lone Wolf disposal picks up individual trash bags by the IS entrance on Tuesday mornings for \$7 each. The dumpsters near the IS entrance are private and not part of Indian Springs. For trash service there is Lone Wolf Disposal in Howard and Fawn Hollow Transfer Station in Canon City.

ISLA Covenants: Covenants can be found on our website www.islacolo.com under regulations. Fencing and buildings need to be approved by the Architectural Committee. Please do not erect fencing or buildings without prior approval. Nuisances such as rubbish & excessive stuff piled in the open are not allowed. Be kind to others who may not appreciate eye sores. Dogs at large present a risk to community members. Fremont County prohibits dogs from being on the loose. These rules are for community safety.

Did you know: HOA fees pay for road maintenance and snowplowing of common roads. The HOA is registered with the Colorado Department of Regulatory Agencies and with the Colorado Secretary of State.

2018/2019 Snowplow Season: Indian Springs received the most snow fall in the past 10 years. One estimate is that we received seven feet of snow since last fall. A "BIG" thank you to Bruce Dunavin for his outstanding work as our volunteer snow plow coordinator and plow driver. Thanks to volunteer snowplow drivers Pat Pirtle, Carl Jones, Jim Potter and backup snowplow drivers Dave Nowlan, Jared Ledford and Brad Warrington.

In closing thanks to Gina Ledford for the wonderful job she is doing as the ISLA Secretary and thanks to Bev Fallis for volunteering in getting copies for the newsletter, stuffing envelopes and mailing the newsletter. Pretty sure her husband, Scott Fallis, also volunteers to help on the mailings. Hope to see you on June 22nd!!

Your ISLA Board – Scott, Carl, Nancy, Pete, Karina, Mary
*Enclosures: 2018 Internal Audit/2018 Banking Summary

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Big Horn Sheep Ram Getting A Drink