



Game Trail TAILS



Game Trail Vision: To preserve this extraordinary, private environment of nature for all the years to come.

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Annette Dickinson, GTA Board President

Roads, Property Maintenance, Water Use & Finances Dominate May Board Meeting

The May Board meeting was quite lengthy. Many important issues were presented by the Commons Committee, the Road Task Force and the Finance Committee. Please refer to articles within this newsletter and the meeting minutes for details. The Board is grateful for the work of these groups to ascertain the state of our 18 miles of roads and to recommend a path forward.

Other items of note are as follows.

CULVERTS: GTA roads have taken a beating this year due to the abundance of snow. Clogged culverts cause additional damage to our roads forcing water to run across and down our roads and perhaps into our neighbor's driveway. Let's take a look at the culverts on our properties and ensure that they are not clogged with debris.

PROPERTY MAINTENANCE: We all take pride in calling Game Trail our home. As weather improves, take a peek at your siding and roofing to see if it is in good condition or in need of attention. Don't forget that snow fences should be dismantled by May 1, and RV's etc. should be stored out of sight. Also, inspect the trees on your property. Over the winter, limbs have broken and may need to be cleared off your property as a good forestry practice.

NEW RULE & REGULATION 19-01: While GTA had an R&R relating to the allowable use of outside water and the associated fines for excessive outside water usage, an R&R relating to regular water usage did not exist. After months of review and consideration, the Board approved R&R 19-01. This R&R, effective June 1, 2019, will impose a water use fee if monthly usage exceeds 7,500 gallons per month (which is more than twice the average

full-time resident usage), and a larger fee if usage exceeds 10,000 gallons per month. Based on history, this new R&R will impact less than three percent of GTA members.

Certainly, we realize that plumbing nightmares happen, and our diligent Water Committee volunteers would only impose such a fee following the third month of excessive use and if there is no response from the property owner within 60 days. So, if you get a call from a member of our Water Committee, please return it promptly as they are only trying to help. Let's conserve this precious natural resource of ours.



Annette Dickinson, GTA Board President

WAIVER OF FEES: At the Board meeting in August of 2018, the waiver of fees was discussed for certain committee chairs and the board president due to the significant workload and time commitment. While this fee waiver was well-intended, the Board believes that the implementation was problematic and negatively impacted the budget. All of GTA's committee and board positions are voluntary, and yes, some require more work and time than others. However, **all volunteers** are appreciated, and the Board struggled with recognizing just a few. Consequently the Board has discontinued this program.

I hope your summer is filled with amazing travels and the enjoyment of friends and family!



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John Snodgrass, Roads Task Force Committee Member

Roads Task Force and Commons Committee Join Forces in Planning

The roads in Game Trail have been under pressure with both increased traffic as well as extraordinary weather conditions e.g. our heavy snowfall this winter. It should be of no surprise that our roads need some TLC and require serious maintenance and upgrading. The Commons Committee and Roads Task Force are working closely together, as well as independently, analyzing the condition of all Game Trail roads to determine both short-term and long-term upgrades. To accomplish this task, we have gathered input from local resources, researched online best practices, distributed and analyzed a GT resident survey, and are in the process of a road-by-road assessment. We would like to highlight information gathered thus far along with plans being devised and under consideration by the Commons Committee and the Road Task Force:

FACT-FINDING ACTIONS

- Reviewed a road history overview since 1991.
- Assessed basic issues and winter damage to drain ditches, crowning (or lack thereof), culverts.
- Met with the Chaffee County road & bridge supervisor, Mark Stacy.
- Met with our road maintenance contractor, Steve Miles, which included a GT road tour.
- Divided roads into high, medium, low, and very low usage groups, evaluating each segment as to distance, the number of homes on each road, the number of homes under construction, road improvements required, potential related costs, and phase-in timelines.
- Developed a road opinion survey sent to all GT property owners asking for their input related to GT road conditions and any desired improvements, resulting in a response from 127 residents. Over seventy-one percent of those respondents indicated a desire for road improvement/upgrading.
- Contacted other HOAs requesting their road maintenance practices and issues.
- Reviewed multiple online road maintenance resources (listed at the end of this article) covering

such topics as effective road base materials, appropriate road grading/crowning practices, ditch and culvert locations and upkeep, etc.

PRIORITIES: either in progress or near future considerations

- All roads will be graded this year and hopefully completed this summer, weather permitting. Please be patient as we have 16+ miles to grade. Travel lanes will be re-established, and wash boarding & pitting will be temporarily minimized but effective only for a short period of time. This is neither a good value nor long-term solution, because of our drainage issues.

“Getting our roads back to a reasonable condition . . . will take time and necessary additional resources.”



- In order to re-establish the road base, we will be testing 3 different road-base products to determine what works best on both level and steeper grades.
- Great Peaks Drive will be repaved this summer funded by our finance reserves. Re-paving has been postponed several years and now is necessary to avoid damage. Failure to act this year may add significantly to the cost of re-paving due to additional repairs.
- Complete multiple projects to re-establish drainage, including a) rebuilding of ditches, b) clean, replace, or add culverts where necessary, c) construct check dams, and d) add temporary water detention. This will provide the Road Task Force estimating metrics for future projects that support long-term objectives.
- Crown roads, revise road profiles, and reduce road width as part of re-establishing drainage
- Change snow plowing procedures eliminating plowing early in season or late in season unless snowfall is substantial. Plowing when roads

are not frozen causes considerable damage/deterioration.

LONG-RANGE PLAN: and Recommendation to the Board

- After analysis is completed with careful consideration of multiple options, the Road Task Force will present to the Board of Directors a single long-range plan proposal which will include:
 - a. immediate road repair needs,
 - b. a multi-year road improvement plan, to include road surface make-up, cost estimates with potential resource acquisition options, and phase-in timelines for each road category,
 - c. a comprehensive, on-going maintenance plan with adequate resources necessary to ensure road quality well into the future.

SUMMARY

The Commons Committee and Road Task Force are determined to develop recommendations with financial impacts that result in the very best roads for our community benefiting all GT residents. As a result of our findings, we believe our roads are seriously degraded and our drainage is compromised. Getting our roads back to a reasonable condition and keeping them at that level will take time and necessary additional resources. The Commons Committee will continue to support the Roads Task Force in developing future plans. The Commons Committee will focus on ongoing maintenance procedures so that the Roads Task Force can focus on future planning and budget. By documenting results, acting in a timely fashion and changing the process/materials as required, we can obtain and maintain our goal of providing the best roads possible.

Resources:

<http://www2.ku.edu/~kutc/pdf/files/FHWAGravelRoadsGuide2015.pdf>
<https://www.douglas.co.us/road-work/gravel-roads-in-douglas-county/>
<https://www.youtube.com/watch?v=TaummmY22-M>
<https://www.youtube.com/watch?v=wZiRNxcsBSS>
<https://www.youtube.com/watch?v=3SLKEeIMILY>

Dick Sorce, Finance Committee Chair

Financial Reserves Explained and Illustrated; Current Projects Fully Funded

The Game Trail Financial Reserve is a pool of funds set aside for three specific categories. It is funded by our revenue, which is primarily member dues, minus our operating expenses. For example, if at the end of the year our revenue is \$260,000 and our operating expenses are \$240,000, we will have \$20,000 to add to our reserve. At the end of 2018, our total Game Trail Financial Reserve funds were \$476,941.

The first category is our **OPERATING EXPENSE RESERVE**.

This reserve would be utilized if our operating expenses exceed our revenue. There are four items in our annual operating budget that are difficult to predict and are critical to Game Trail.

These items are water maintenance, road maintenance, snow removal and legal. Any interruption to our water system is not only critical but difficult to predict. Road maintenance and snow removal are dependent on Mother Nature. Thunderstorms and the amount of snow also present a significant impact on funds. For example: In 2018, \$40,000 was budgeted for snow removal and only \$12,245 was used. However, in 2019 we budgeted \$50,000 and have already spent \$57,833. This puts us \$7,833 over budget with the likelihood of needing additional snow removal this year. And finally, legal issues are also difficult to predict.

Our current Operating Expense Reserve is \$45,000. For example, if our revenue is \$260,000 and our operating expenses are \$290,000, we would use \$30,000 of our \$45,000 reserve to make up the difference. The Operating Expense Reserve would be brought back to \$45,000 at the beginning of the next year.



The next category is **CAPITAL RESERVE**. A capital asset is one that is owned by Game Trail, exceeds \$2,000 in value, and is expected to have a useful life greater than two years. This provides funds for all capital items and is a planning tool for potentially large capital projects such as a new well, initial road paving, buildings and structures, etc. A total of \$27,000 is funded for the following 2019 capital items:

House water meters	\$ 3,000
Well C Upgrade	\$ 5,000
Well D Upgrade	\$15,000
Water System Telemetry (for monitoring)	\$ 4,000

As of the end of 2018, the Capital Reserve funds are \$129,435. Therefore, the funding for these capital projects is already in place and available.

Our last category is **REPAIR AND REPLACEMENT RESERVE**. This category includes repair or maintenance of an existing capital asset. For example, the paving of Great Peaks Drive in 2005 is a capital asset. After 14 years, Great Peaks Drive will be repaved in 2019. The approximate cost is \$208,000 and will be funded by the Repair and Replacement Reserve. In addition, \$75,000 will be used for road repair in 2019 (see article on page 2 for more information). As of the end of 2018, the Repair and Replacement Reserve funds are \$302,506. Therefore, the funding for these repair and replacement projects is already in place and available.

The Game Trail Financial Reserve is a way to plan and manage primarily large known expenditures. It also provides a means to manage potential situations when our operating expenses exceed our revenue.

In summary, all of our current reserve projects are funded or are expected to be funded when the funds are needed.

Kari Allen, Communications Committee Chair

Communications Services in Jeopardy Without New Volunteers

Help! For the last several months, the Communications Committee has been asking for volunteers who are skilled and willing to take on several specific tasks. We are still looking for those volunteers. Unless folks come forward, several services that the committee provides may cease when the current committee chair steps down in December after 7 years of service.

WHAT MAY COME TO AN END?

- the Game Trail website,
- emailed Game Trail notices and news, and
- committee leadership

WHAT ROLES NEED TO BE FILLED?

1. Website Administrator: Moderate technical knowledge is needed. The website administrator ensures that the website content is current; is the contact for our website hosting service, including managing fees; and keeps email forwarding lists current. The web administrator does NOT have to post documents on the website. We have two extraordinary webmasters who handle those responsibilities.
2. Send Board emails: This is done through our website hosting ser-

vice and requires moderate knowledge of navigating the website's email system. The Board sends an average of one email a month.

3. Committee Chair: Be in charge of the committee, attend or schedule attendance to Board meetings, maintain a healthy membership, lead initiatives, etc.

If you appreciate these services, want them to continue, and are skilled and interested in volunteering, please contact Kari Allen ASAP at communications@gametrailassn.org.

Laura Deer, Short-Term Rental Committee Chair

Ten Properties Approved as Short-Term Rentals

The Chaffee County Commissioners have taken action on short-term rental (STR) monitoring and compliance by approving an agreement (in December of 2018) with a third party named "Lodging Revs" to create a tracking database of STRs county-wide. (STRs are commonly understood to be less than 30 days). County monitoring is focused on tax compliance (lodging, sales and personal property), and health/safety.

In Game Trail, 12 Members are currently renting their houses as STRs. The STR Committee has received 10 applications and has issued 10 Initial Written Verification Letters, in accordance with the county's STR regulation. Owners that have applied have been extremely pleasant to work with and many have plans to retire in Game Trail.

GTA and the county are coordinated such that the GTA Initial Written Verification letter is provided to the county; and, once the county's Planning & Zoning Administrative Review Process is complete, GTA is then copied on the county-issued approval letter to the Member.

Many of the STRs are voluntarily advertising with the following criteria: no event/parties; minimum age of primary renter: 25; minimum night-stay: 3 to 5; no smoking of any kind (including marijuana, e-cigarettes, etc.); with one STR prohibiting riding ATVs and ATV-like vehicles in Game Trail.

All of these types of voluntary restrictions have helped to reduce complaints to the HOA.

Stay Connected: Directory & Email Lists Being Updated Now!

The Game Trail membership directory is being updated in time for the annual publication and distribution in September. Game Trail email distribution lists are also updated frequently. Now is the time to submit your contact information!

Email communications@gametrailassn.org to check your status or to submit your contact information. You may also use the forms on the website <https://gametrailassn.org/forms-links/>

HOA Covenants & Rules: How to Report a Covenants or Rules Concern

The Board is responsible for ensuring that all owners comply with GTA covenants, rules, guidelines, etc.. If you are concerned that someone is violating a neighborhood rule, contact president@gametrailassn.org. The Board will look into the matter and address it appropriately.

All rules-related documents are on the website www.gametrailassn.org. Following is a list of the most common rules infractions.

- Exterior lights may not be left on all night. Use dark-sky fixtures only.
- Solar pathway/landscape lights that stay on all night are not allowed.
- Only two vehicles plus one trailer/towable or one motorhome (3 vehicles in total) may be parked outside of a garage on your lot.
- Keep your lot and exterior of your home clean, orderly, and well maintained.
- Maintain your trees for forest health and safety.
- Take down your snow fences by May 1.

Think Safety First! Please Know and Follow Target Shooting Rules



GAME TRAIL RULE: NO recreational discharge of firearms is permitted in Game Trail as a result of the GTA Board's adoption of Rule & Regulation 18 -02 last summer. Game Trail owners are required to follow this rule, and are responsible for ensuring that their guests and renters also follow the rule.

Outside of Game Trail, many people like to hike in the national forest that borders the neighborhood. Of course, shooting and hiking don't mix well. Be advised, target shooting in the San Isabel National Forest is allowed but only if Federal regulations are met. A representative from the Salida Ranger District also said the shooter must be legally licensed and there can't be any active fire restrictions or bans.

NATIONAL FOREST RULES: Following is an abbreviated list of national forest target shooting rules. You can read the full list at <https://www.fs.fed.us/visit/know-before-you-go/shooting>.

Recreational target shooting is allowed on national forest land EXCEPT:

- In or within 150 yards from a residence, building, campsite, developed recreation area or occupied area.
- In any manner or place where any person or property is exposed to injury or damage as a result of such discharge.
- Remember: You are responsible for your own safety and for the safety of those around you.

If you have concerns about someone violating Game Trail or National Forest rules related to target shooting, you should contact:

- Chaffee County Sheriff: 719-539-2596
- Salida Ranger District: 719-539-3591
- Game Trail: 719-395-2742 or president@gametrailassn.org.



Note: BB and pellet guns are not considered to be "firearms" under federal law because they expel projectiles by the action of compressed air, rather than explosives.

Janey Redetzke, Game Trail Resident

Game Trail Has Its Very Own Treasure Island!

Home remodeling can be full of surprises, including tales unrelated to construction. During our recent remodel we were surprised to find treasure!

In January, we began a complete remodel of our kitchen. I had packed almost everything from the cabinets except for the few pieces we could use for the little bit of cooking we would be doing. Two weeks into the project, I left for a grandchild "fix" in Kansas City. Not long after I was gone, my husband, Joe, was asked to get *everything* out of the kitchen because it was cabinet demolition time! I have to compliment Joe on his packing, especially because this was my project, not necessarily his.

Walt Lafford, Water Committee Chair

Water Committee Provides Critical Services to Game Trail Residents

I would like to tell you a little about the Water Committee and what we do. When I first moved to GT in September 1999 there was no Water Committee. If there was a problem you would call the GT office and eventually someone from Miles Construction would look into the issue.

So, when in 2002 then GT president Doug Brady asked me to look into the condition of the water system telemetry and control, I agreed and thus my journey as committee chair began. I quickly realized there was no good system of controls, and monitoring consisted of a few telephone dialers that called someone after a problem had already affected the homeowners.

We started that year installing radio telemetry between our four wells and ten water tanks that would tell us exactly how much water was in all tanks and what wells and pumps were running. That installation was completed sometime around 2006 at a cost of around \$25,000 for equipment with all work done by the Water Committee.

That same day, Joe helped remove the kitchen island. While doing so, he just happened to see something shiny on the floor. He reached down and came up with a diamond ring!

We set out to find to whom the ring belonged. First, we contacted the owner previous to us, Butch Hooper, and learned the mystery would not be resolved there. Then, after much research involving Game Trail contacts and the internet, we found the original owner, Carolyn Winborn, who built the house some 19-years-ago. When Joe asked her if she had lost anything in the house, she immediately cried, "My wedding ring!" How the ring worked its way through the cooktop and down to the



The Redetzke's recently remodeled kitchen.

floorboard beneath the island is anyone's guess.

Carolyn was able to describe the ring to Joe's satisfaction, and the ring became "returned treasure" instead of found treasure. I must admit though, it looked very nice on my finger!



I am sure that a lot of folks are more conscious of their water usage now, and this has added to the savings. It costs a lot of money to move water from underground up the hill and to your home, so whatever we conserve is money we don't need to spend. The water savings have likely already allowed GT to eliminate the addition of a proposed new well saving a \$150,000 expense.

The Water Committee members, on a daily basis, watch over the operation of the water system and quickly respond to maintenance issues long before users are affected. Weekly, we check the chlorine levels as required by the Colorado Department of Public Health. Monthly, we read all the in-house water meters and process the data as required.

You get all this for the small estimated sum of \$100 per year for your water. I doubt you will find anyplace else where you get all the water you need for this bargain price. Even if you had your own well, the electricity would cost you more, not to mention the maintenance headaches.

So the next time you are out and about if you see Bob Pierron, Ed Butler, or Burl Gibson thank them for their efforts in providing us all with a safe reliable supply of drinking water.

Volunteers Needed!

Nominations Committee - contact president@gametrailassn.org

Judy Curran, Property Management Task Force Member

Task Force Determines No Property Management Companies Are Available

At the end of September, the Property Management Task Force sent an initial Request for Proposal (RFP) to five management companies. These companies, located in Colorado Springs, had previously indicated interest in possibly performing services for the Game Trail Association (GTA). A response was requested from the companies by October 30.

Unfortunately, only one of the companies provided a response to the RFP. This company was very interested in providing a quote for the services they offer. Once the initial quote was received, it was clear that the services they offered are currently being adequately performed by Jan Johnson, GTA's Financial and Administrative Assistant and the Finance Committee. Due to its location in the Springs, it would present a challenge for the company to monitor new construction and enforce GTA covenants, including short-term rentals. Likewise, it would be a challenge for it to be actively involved in the day-to-day management and on-site supervision of common areas like the recycling/trash collection point, mailboxes and slash pit, as well as to monitor/maintain the 18 miles of our road system, GTA wells, and water usage.

Based on input from initial inquiries by members of the task force with local real estate companies and other local professionals, it was determined that there were really NO lo-

cal property management companies, and the task force has not been able to identify any local realtors or other individuals who can assume the responsibilities of our committees.

"The task force has concentrated its efforts on finding an independent contractor to perform the duties of the Water Committee."



The bottom line is that, as we all know, GTA is a unique community that draws a lot of educated and talented individuals to its subdivision. Unfortunately, with all it has to offer, it also creates a lot of challenges, particularly as it grows. The heavy lifting of the ACC, Forestry, Common, Water, and Communications committees are something that has always been handled by the devotion, time and energy of volunteers. We also need to keep in mind that GTA is an example for a lot of subdivisions not only in the valley, but also in the state, that have modeled their Home Owners Associations after ours because of how well it is run.

Given that the ACC and Common Committees are now fully staffed with volunteers, the task force has concentrated its efforts on finding an in-

dependent contractor to perform the duties of the Water Committee. A task force member has met with the chair of the committee, Walt Lafford, to clarify what duties and responsibilities would remain with the committee volunteers, what would be handled by an independent contractor, and what would be shared responsibilities between the two. Walt confirmed that although none of the members of the committee wanted to assume the responsibilities of the committee chair, all six members of the committee, including Walt, said they will remain on the committee. For those of you who don't know, Walt has chaired this committee for 16 years and certainly deserves a huge thank you from all of us and a well-deserved respite from his chair responsibilities.

The task force has been provided the names of three individuals who may have an interest in taking over many of the duties of the Water Committee and determining which duties may be retained by the committee. These individuals will be contacted by the task force in the next couple of weeks to confirm their interest and to request a bid for their services.

The only other committee that is in need of specifically skilled volunteers is the Communications Committee. Unless volunteers come forward within the next six months, some services from this committee may be reduced. Please see the related article on page 3.

Jerri Caskey, Picnic Volunteer

Annual Business Meeting, Member Picnic & Home Tour Set for Sept 7

The annual GTA meeting and picnic will be on Saturday, September 7, at the open area just to the west of the mail center. That same morning, the home tour will precede the meeting and picnic.

In early August, you will receive a packet of information with details about and RSVP forms for these events along with biographies and ballots/proxy forms for the Board elections, the member directory and email distribution list forms, and the annual financial report, etc.

Volunteers are needed to make these events happen. If you would like to help, please contact:

- Home Tour: Jan Pierron: jan30765@icloud.com .
- Picnic: Clare Tarcha: ctarcha@hotmail.com
- or Jerri Caskey: jerri.caskey@centurylink.net

- Home Tour** ▼
9:30-11:00 a.m. ▼
- Business Meeting** ▼
11:15 a.m. ▼
- Picnic:**
Immediately after
the business meeting

John Hulkonen & Larry Gleeson, ACC Co-Chairs

New ACC Leadership Takes Steps to Foster Positive Relationships with Lot Owners

In response to calls for new members to serve on Game Trail committees, Jurgen Mohr, Richard Kiteley, John Hulkonen, and Larry Gleeson volunteered in summer 2018 to join the Architectural Control Committee (ACC). Fortunately, Dick Nystrom offered to provide continuity by staying on the committee, where he had long served as chairman. That role has now been assumed jointly by John and Larry.

As of the end of April 2019, 264 homes have been completed in Game Trail with 12 under construction, and 4 more approved, but not yet started.

During 2018, 12 homes were completed. In the first four months of 2019, 3 homes have been completed.

There are 160 lots without homes. That all comes to a grand total of 440 lots in Game Trail. Do the vacant lots mean there might ultimately be 160 additional homes? The answer is "no," because there are people who own more than one lot. Some want to preserve the scenic views from their homes; others bought extra land for investment purposes.

In spring 2019, the Co-Chairmen met with realtors at the offices of five Buena Vista real estate companies to introduce themselves in their new roles. John and Larry discussed the new Game Trail Association website, which was praised by realtors at each of these meetings. In addition, the Co-Chairmen emphasized the willingness of the ACC to meet on Game Trail lots with owners at a preliminary stage prior to home construction to answer questions, as well as to explain some ACC rules and regulations. The lot owners' realtors and builders may join in these discussions, too. These optional lot meetings aim to put a welcoming face on Game Trail by establishing a cordial



One of 12 new homes currently under construction in Game Trail.

relationship between the ACC and our future neighbors.

In that same spirit, the Architectural Control Committee does not view itself as an enforcer of rules and regulations even though the word "control" is part of its name. Instead of policing our neighbors by looking for violations, the ACC's mission is guiding property owners through the building process so they can comply with our covenants. Leaving enforcement to the elected members of the Board of Directors, the ACC is a supportive group of volunteers working to make things better by helping remind everyone of our agreed-upon community vision. In the process of making Game Trail a desirable living place for one another, we all benefit further by protecting our property values.

Please note that all rules pertaining to Game Trail residents also apply to renters, general contractors and their subs, as well as to any contractor hired to do remodels, additions and major exterior maintenance.

ACC member Richard Kiteley undertook a major project of assembling large-scale plat maps of all of Game Trail to benefit the ACC when assessing the proposed siting of a new home. This resource can be made available to lot owners and builders under special arrangements.

Under the guidance of ACC member Jurgen Mohr, the ACC is exploring the desirability of green address signs at the street entrance to every Game Trail home based on health and safety considerations.

Fred Balmos, Forestry Committee Chair

Get Ready: Fire and Insect Season Is Here

Fire season is a year-round concern. Fortunately, this year's heavy snow will probably delay fire concerns for a while. With that said, in lower elevations in Chaffee County, several large grass fires have already burned. These fires moved quickly through light fuels.

WILDFIRE PREPAREDNESS:

To protect your home, trim dry grass back several feet from all structures, and keep it trimmed year-round. Pick up limbs that have fallen over the winter, and ladder all trees. The slash pit is now open for disposing of these branches. A few dead standing trees are acceptable, as long as structures are not threatened. These will provide boarding for nut hatchers and other pecking birds. Anything that obstructs view or access to fire hydrants in your area (limbs, rocks, dirt deposits, snow) should be removed.

WATCH FOR INSECTS:

Insects will soon become a concern. Residents who suspect they have a diseased or insect-infested tree may contact a committee member for advice at forestry@gametrailassn.org. We will look for Budworm, Spruce Beetle and Mountain Pine Beetle activity then suggest a remedy. As home and lot owners, your observations are key to initiating this effort.

The Forestry Committee is also asking all property owners to check their property boundary markers to be sure they are discernible.

Finally, there is excellent information on the Colorado State Forest Service website www.csfs.colostate.edu related to fire mitigation, insect and disease recognition and control.

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*Larry Gleeson &
John Hulkonen*

COMMONS

Volunteers Needed

COMMUNICATIONS

Kari Allen

FINANCE & AUDIT

Dick Sorce

FORESTRY

Fred Balmos

NOMINATING

Janey Redetzke

SHORT-TERM RENTAL

Laura Deer

WATER

Walt Lafford



In January, the annual burning of the slash pile at the borrow pit took place. Thank you to the volunteers who organize and supervise this tremendous service for our neighborhood. Photo by Jurgen Mohr, Game Trail resident.

