



# Elkhorn Ranch Owners Association

## P.O. Box 106      Como, Colorado

### Newsletter



Volume 07

June 2007

Number 2

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## KEEPING YOU POSTED IN THE ELKHORN

### The President's Report - Bob Bridgewater

#### Water Augmentation

I hope that many of you have read the articles we have run in the newsletter regarding water augmentation. At our October 06 meeting Jim Campbell, who does our water augmentation, spoke at our meeting. For the last 30 years he has taken care of the dam, reservoir and releasing of the water each year. At that time he asked for \$15,000.00 to cover his expenses for the last 30 years. For future work he would like \$750 per year to release the water and our share (1/3) of any expenses he has relating to the water. The Board felt that we should consult with an attorney before we proceed any further. The attorney felt, as did the board, that without receipts for his expenses for the last 30 years that we should not pay the \$15,000.00, but that starting with 2007, we need to pay for his expenses for releasing the water, which is \$750.00.

Recently Jim Campbell has started negotiations with the Upper South Park Water Conservancy District to handle the water for Elkhorn and Indian Mountain. The water conservancy can buy, sell and store water and does so for many subdivisions.

#### The President's Report *(continued)*

At this time we are very hopeful that this can be worked out. It would bring many positive aspects. It might be possible for the water conservancy to want to store water for other areas in our reservoir, which they then would upgrade the reservoir to 2007 standards as just one example of positive results.

We will keep you posted as talks progress as, with all things, this takes time.

#### Entrance Signs

The new entrance signs that were ordered from Paul Hiiad (Elkhorn owner) have arrived and will start being installed in June. That will make a nice addition to the Elkhorn.

#### Road Maintenance

I talked with road and bridge (836-4282) the other day about the drop off on the turn at Remington and Pinto. I was amazed that it was fixed the next day. We can have positive results. If you have a road problem be sure and give them a call.

#### Board Elections

The ballots for this year's election will be going out in June. We hope to receive a larger response with a much easier mail-in ballot.

#### Annual Picnic

See you all at the annual picnic July 1<sup>st</sup> at noon. Our guest speaker will be Dave Wissel, our assessor for Park County. I have heard him speak on how assessments are done and found it very interesting so come with your questions.

#### Tick Season

It is that time of the year where ticks can create health problems. I have just recovered from a nasty case of tick fever. Be careful when hiking or working in the woods. Wear protective clothing and use insect repellent.

If you have any questions please feel free to contact me at 719-836-2298 or [babridgewater@hughes.net](mailto:babridgewater@hughes.net)



**ELKHORN RANCH OWNERS ASSOCIATION**  
**Board of Directors and Members Meeting**  
**April 14, 2007**  
**Bridgewater Residence**  
*(Draft Minutes)*

The meeting was scheduled to take place at the Como Community Center; however, due to heating problems in the building, the meeting was moved to the residence of Bob and Ann Bridgewater.

Bob Bridgewater	President
Mike Flower	Vice President
JoAn Nall	Treasurer
Cindy Gharst	Secretary
Terry Shumaker	Member at Large
Art Burnham	Member at Large

#### **Approval of Minutes**

The minutes of the Regular Meeting held on January 6, 2007 and the minutes of the Special Meeting held on February 9, 2007 were reviewed. After noting that a correction to the January minutes needs to be made to reflect that Mike Flower was not present at that meeting, both the January and February minutes were approved.

#### **Treasurer's Report**

JoAn Nall presented the Cash Flow report for the period April 1, 2006 through March 31, 2007. She reported that 70% of the dues have been paid. She also reported that one lien has been collected.

There was a motion by Art Burnham and a second to approve the Treasurer's Report. The motion passed.

After the discussion, JoAn reminded the Board that the Finance Committee needs to convene and prepare the budget before the next annual meeting in July.

#### **Architectural Committee Report**

Terry Shumaker reported that a steel garage is being constructed at Hawk Way. He also reported that several of the construction projects in the subdivision are nearing completion.

#### **Neighborhood Watch**

Clarification was made that Rhonda Garrett did not resign from the Neighborhood Watch.

#### **Security Patrol**

Terry Shumaker advised the Board that there was nothing specific to report.

#### **Social Committee**

Ann Bridgewater asked the Board for a decision on whether or not to charge the EROA owners for guests at the picnic. The Board's decision was to charge a fee for guests.

*(continued on page 3)*

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## Board of Directors – April 14, 2007 *(continued)*

### Welcome Committee

Debbie Van Gundy presented a sample brochure. The Board also discussed options for maps to include in the packets.

### Old Business

#### Signs

Paul brought the signs to deliver to the Board after the meeting.

### New Business

#### County Clean-up Days

The clean-up day for the Fairplay area is July 21<sup>st</sup>, from 9:00 am to 4:00 pm. Trash from EROA should be collected one week prior to the clean-up day. A reminder announcement will be made at the picnic. As soon as more details are available, Cindy will forward to Mike for the newsletter.

#### Newsletter

Mike provided a list of ad subscribers for the newsletter. Discussion followed about obtaining more ads and compiling additional real estate information and bios of nominees for the upcoming newsletter. The Board also considered the pros and cons of outsourcing the printing of the newsletter or sharing the printing/distribution costs with other property owners associations such as Indian Mountain. The discussion centered around the fact that we would have to combine our mailing of the newsletter at the same time as Indian Mountain in order to



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receive a good rate. JoAn was opposed to Indian Mountain or any other association helping us with our newsletter mailing by having to mail them at the same time. The Board also discussed the bulk mailing process and problems associated with it. Distribution of the newsletter via e-mail has increased. The Board decided to keep the production of the newsletter in house; however, volunteers are needed to help fold, label, etc.

#### Water Augmentation

Bob advised the Board that the Dave Wissel, representing the Upper South Platte Water District, is working with Jim Campbell to explore whether or not through an agreement the water district can take over the maintenance of the reservoir. The Board also discussed that an official response of EROA's position about his request for payment needs to be provided to Jim Campbell. Mike Flower expressed concern about committing to pay him without proof from him that there is a mechanism for him to collect payment from the other two partners of the reservoir.

A motion was made by Mike Flower and seconded to respond using standard language to request a detailed accounting of expenses for the reimbursement he requested and to request from him a gross cost for future services.

Cindy Gharst agreed to write the draft for review by the Board.

The meeting was adjourned. The next regular meeting is the Annual Meeting and Picnic.

Respectfully submitted,  
Cindy Gharst – Secretary

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## MEET THE CANDIDATES

There are **two** Board seats up for election this year, each with a three-year term. The election of Board members will be completed at the Annual Meeting to be held following the picnic on Sunday, July 1. Ballots with voting instructions are being distributed on or about June 1 to all members in good standing (current on dues). Ballots can be mailed in to the President's Como P.O. Box or returned on Sunday, July 1 at the picnic and Annual Meeting. Candidates present at the picnic will be introduced, if you wish to meet the candidates before casting your ballot.

Applications for the Board positions remain open until June 21. If you are interested in seeking a Board seat, please contact Bob Bridgewater at [babridgewater@hughes.net](mailto:babridgewater@hughes.net) or 719-836-2298. Also, if you do not receive a ballot by mid-June, please contact Bob.



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Also, you will have the opportunity to pay past due amounts, including a \$10.00 late fee and receive a ballot at the picnic.

The following sections provides brief biographies of the candidates who have completed the application process as of this printing.

### *Art Burnham*

I have served a one-year term on the EROA Board this year to finish out the term of a board member that resigned and now I'm running for a 3-year term. Elkhorn Ranches is one of the finest communities in South Park and I would like to contribute in a way that would build upon that reputation.

My wife Dottie and I are long-term and part-time residents. We purchased a lot 30 years ago and built our home, which we dearly love, 7 years ago. We call the home "Burnhamwoods." We are both retired, and we maintain a residence in Wheat Ridge. Currently we spend about a third of our time at Burnhamwoods. The beauty of the place means a lot to us and we thoroughly enjoy the choice we made to be there. It's nice to have a place where family and friends can visit under such a relaxing environment.

This past year, I served as a member-at-large on the Board, with a responsibility of being on the Architectural Control Committee. I feel the Board gives fair and balanced attention to issues brought to its attention and the Board works well together. My goal is to continue in this relationship, but always with an eye on how improvements can be made to serve the wants and needs of our Elkhorn Community.

*(continued on page 5)*

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## Meet the Candidates (continued)

### Georgia Comstock

I am a Colorado native and a graduate of Wheat Ridge High School. My husband, two children and I moved from Wheat Ridge to Elkhorn Ranches at the end of January. It was an opportunity for me to become a stay at home mom and I am enjoying the new experience immensely.

I am looking forward to being an active part of the new community by volunteering for community events and serving on the EROA Board. I have served on the board at our church for 3 years and been a department manager and supervisor in business and understand the importance of being a team player. I have organized special projects including computer and payroll conversions and training employees and customer service.

I look forward to being a part of the Elkhorn community and serving on the Board of Directors

### Dave Drake

I am seeking a position on the Board of Directors of Elkhorn Ranches Homeowners Association. Although I have not been on a homeowners association board before, I do own and have owned property in the Denver area that have a homeowners association and understand the need of the associations for the protection of its residents and the requirements of the Board.

My wife, Glenna, and I are retired and bought and built in the Elkhorn three years ago and are full-time residents. We love the area and want to be a part of our community as it grows.



I was a manufacturing supervisor at Sundstrand Aerospace, manufacturing engineer liaison at Sundstrand Aerospace and a machinist by trade for 30 years. For the past 14 years I have been doing home restoration and remodeling mainly for residents in the Denver area.

I have lived in Colorado since 1978 and am looking forward to being a part of the Board of Directors serving the Elkhorn community.

Thanks for your consideration for this position.

### JoAn Nall

I am running for a second 3-year term on your EROA Board of Directors. As treasurer for the past 3 years it has been my mission to establish financial records that were accurate and to create financial reports our members could easily understand. As well, I have been an active participant in board discussions regarding decisions that would have a financial impact on your Association.

The result of communicating with members in a timely manner regarding their dues and other concerns has allowed me the opportunity to meet so many of our wonderful members.

I am therefore asking for, and would appreciate, your support in the forthcoming election.



## ANNUAL MEETING AND PICNIC

The Summer picnic will be on Sunday, July 1 at noon at the EROA picnic area at Remington and Pronghorn Road. All members are encouraged to attend the picnic and the annual meeting that follows.



There will be no charge for property owners and their children under age 18. Single property owners may bring one guest free of charge. Other family members and guests will be charged \$11.00 per person at the time of check-in to the picnic.

Ann Bridgewater is still seeking volunteers to help with picnic planning activities. If you are interested in volunteering, contact Ann by e-mail at [babridgewater@myway.com](mailto:babridgewater@myway.com) or at 719-836-2298.

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## Ask Uncle Elky

I'm not a mushy, sentimental sort of guy, but I have to admit that there is no better joy in life than living in the Elkhorn. I woke up this morning and sat on the back porch as the sun began to rise. A fluffy layer of clouds had settled into the valley like a warm blanket, covering any signs of the green Spring that lay below.



Looking straight out, however, it was as clear as could be. The mountains rose from the clouds like nature's monuments. The rising sun was starting to hit the top of Silverheels and its warm, pink-orange glow glistened against the snow-kissed tips of the mountains.

Later that morning I went for a walk down our country road. The neighborhood chipmunks were scurrying back and forth across the road, occasionally stopping, sitting up on their haunches and looking at me as if to say "good morning". I stopped to gaze upon a small herd of pronghorns, grazing in the valley near the edge of the woods. The wild spring flowers were in full bloom and I stopped to enjoy the beauty of the dainty yellow and purple blossoms. Clearly spring was in the air. Can summer be far behind?

I am so blessed to live here in the Elkhorn. For those of you who have weekend getaways here, I hope you can soon declare victory over the shackles of working life and retire to the beauty of the mountains. And for those of you who have unimproved property, I hope that you think of it as more than a financial investment. Think of it as an investment in your mental and emotional health.

I hope that everyone gets the opportunity to spend some time in the Elkhorn this summer. Maybe I'll see you at the picnic on July 1. If you're there, make sure you meet as many neighbors as you can. I think you'll find that they have some of the same dreams that you do. And don't forget to stop and smell the flowers along the way.

If you have any questions for me, send them to Mike Flower at (303) 470-3107 or at [mikeaf2000@comcast.net](mailto:mikeaf2000@comcast.net).

## COUNTY CLEAN UP DAYS

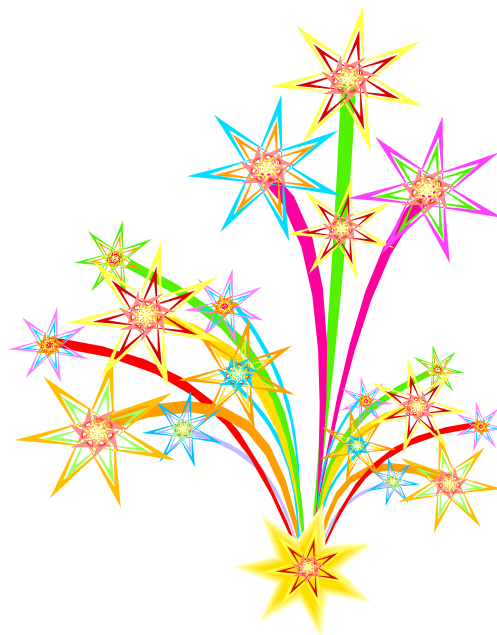
The clean-up day for the Fairplay area is July 21<sup>st</sup> from 9:00 am to 4:00 pm. Trash from EROA should be collected one week prior to the clean-up day. General rules for the program are as follows:

1. Proof of residency is required.
2. Forest slash will not be accepted.
3. No toxic or hazardous material (i.e. wet paint, paint thinner, gasoline, oil, turpentine, wood stains, plutonium, etc.) will be accepted.
4. No commercial tires. Automobile tires and metal rims will be accepted with tires removed from rims.
5. Vehicle batteries will be accepted.
6. A private company will pick-up vehicles (cars, trucks, junk vehicles, buses) for a small payment to you: \$35 small, \$50 full-size, \$100 or more for bus or heavy equipment. This service will be available at any time. (Call Matt Flores to schedule at 303-838-2492 or cell 303-895-1062)
7. Scrap metal will be picked up by a private company at no charge, but only on clean-up day.

Additional details relating to the program will be available at the picnic on July 1

## ANNUAL DUES NOTICE

Thanks so much for your timely submission of the 2007 annual dues. Notices went out in February with dues remaining at \$25 per lot. If you haven't yet submitted your dues, please do so as soon as possible. Annual dues are now subject to a \$10 late fee. You may also remit your dues and late fee at the picnic and still receive a ballot for Board member elections.



## NEXT EROA BOARD MEETING, ANNUAL MEETING AND ELECTION OF DIRECTORS

The next EROA Board of Directors meeting will be held on Sunday, July 1, 2007 at the picnic grounds, immediately following the picnic. This meeting will also serve as the annual meeting of EROA members and for the election and installation of new Board members. This is your association and we welcome your participation and need your suggestions or ideas for the Elkhorn. It also gives your board members the opportunity to meet you.



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## PROPERTY VALUES OF OUR NEIGHBORS



In the previous newsletter we performed an analysis of the changes in property values in Elkhorn Ranch for the period 2004 to 2006. This was based upon information provided by the Park County Assessor's Office. In this issue we will perform a similar analysis of our "neighbors" and see how they compare with what is happening in the Elkhorn.

Where appropriate, we have provided a comparison of the Elkhorn data to that of our neighbors. Elkhorn data is highlighted in "yellow".

For the areas that were surveyed outside of the Elkhorn, the number of property sales transactions over the last three years is as follows:

	2004	Year 2005	2006
<u>"Neighbor" Property Sales</u>			
Homes	54	60	54
Other Buildings	4	2	2
Vacant	107	111	121
Total	165	173	177
<u>Elkhorn Property Sales</u>			
Homes	7	11	10
Other Buildings	7	1	-
Vacant	35	32	28
Total	49	44	38

Other Buildings consists of properties that have only sheds or other out-buildings on them.

A recap of property sales by property size yields the following:

<u>"Neighbor" Property Sales by Size</u>	2004	2005	2006
<u>Homes</u>			
1.00 acres to 2.99 acres	45	52	43
3.00 acres to 3.99 acres	8	4	8
4.00 acres to 4.99 acres		1	1
5.00 acres to 5.99 acres	1	2	2
6.00 acres to 6.99 acres			
7.00 acres to 9.99 acres		1	
10.00 acres to 19.99 acres			
	54	60	54
<u>Other Buildings</u>			
1.00 acres to 2.99 acres	4	1	1
3.00 acres to 3.99 acres		1	1
4.00 acres to 4.99 acres			
5.00 acres to 5.99 acres			
6.00 acres to 6.99 acres			
7.00 acres to 9.99 acres			
10.00 acres to 19.99 acres			
	4	2	2
<u>Vacant</u>			
1.00 acres to 2.99 acres	80	91	81
3.00 acres to 3.99 acres	18	10	21
4.00 acres to 4.99 acres	2	2	6
5.00 acres to 5.99 acres	4	7	8
6.00 acres to 6.99 acres	2		1
7.00 acres to 9.99 acres	1	1	2
10.00 acres to 19.99 acres			2
	107	111	121
Total	165	173	177

Since this is a larger sample, it may be more representative of what is happening in our area.

(continued on page 9)

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## Property Values of Our Neighbors *(continued)*

### Elkhorn Vacant Land Sales Prices Outpace our Neighbors

An analysis of vacant land sales indicates that per acre prices in the Elkhorn have outpaced those of our neighbors. As in the prior report, I have excluded large lots from further analysis as there were limited transactions and they have different sales characteristics. However, based on the vacant lot sales in the standard lot sizes, the value of lots smaller than three acres for our neighbors increased by only 5.6% over the two year period, as compared to a 100.6% increase in Elkhorn lots over the same period. Five acre lot values for recorded sales of our neighbors declined by over 20% during the two year period, dropping from \$8,564 per acre to \$6,785 per acre. The same size properties for Elkhorn increased by 14.5% in 2005. There were no sales in 2006. There were limited sales in this property size for both us and our neighbors so it may not be indicative of vacant land sales trends.

A combined analysis of all lots from 1 to 6 acres may provide a more realistic trend for vacant land sales. There were 84 such sales in the Elkhorn during the three year period and 333 for our neighbors. When you combine all of our standard lot size sales from 1 to 6 acres, the sales indicate a two year increase of 8.5% for our neighbors versus a 68.1% increase in the Elkhorn. A recap of vacant land sales transactions is as follows:

	2004	2005	2006
<u>Average Sales Price</u> (per acre)			
<3 acres sites	\$ 9,317	\$ 8,292	\$ 9,841
Increase over prior year		-11.0%	18.7%
2 year increase			5.6%
<3 acres - Elkhorn	7,094	10,537	14,233
Increase over prior year		48.5%	35.1%
2 year increase			100.6%
5 acre sites	8,564	7,346	6,785
Increase over prior year		-14.2%	-7.6%
2 year increase			-20.8%
5 acre sites - Elkhorn	6,238	7,141	
Increase over prior year		14.5%	n/a
2 year increase			n/a
1 to 6 acre lots	7,672	7,734	8,322
Increase over prior year		0.8%	7.6%
2 year increase			8.5%
1 to 6 acre - Elkhorn	6,387	8,626	10,738
Increase over prior year		35.1%	24.5%
2 year increase			68.1%

## Neighbor Home Values in the Area Rise Nicely


In our last issue, with limited home sales on different size lots, it was difficult to discern any trends in pricing. Also, there were only five transactions of manufactured or modular homes over the three year period, not enough to establish a trend. They also differ from conventional homes relative to square foot pricing, so they were excluded from our Elkhorn analysis. To be consistent, modular homes will be excluded from the analysis of our neighbors' sales as well.

For all conventionally constructed homes of our neighbors, the average price per square foot increased by 4.4% in 2005 and by 11.5% in 2006, a combined two year increase of 16.4%. This compares with Elkhorn sales trends showing that the average price per square foot declined by 1.8% in 2005, but increased by 9.1% in 2006, a combined two year increase of 7.1%. As noted in the prior report, many factors contribute to this fluctuation, including home quality, size and property size.

Our neighbors had enough sales in three "home quality" categories to evaluate the trends. "Fair Plus" condition home sale prices increased by 16.7% over the two year period to \$146.71 per square foot. "Average" condition home sales prices increased by 10.7% over the same period to \$164.92 per square foot. "Average Plus" condition home sale prices increased by 25.1% over the two year period to \$186.11 per square foot. We reported Elkhorn sales in this category in our last report which increased by 57.5% over the two year period to \$186.06 per square foot, now equal to our neighbors. A recap of conventional home sales price data is as follows:

	2004	2005	2006
<u>Conventional Home Sales</u>			
Number of Sales	53	57	51
Price per Sq. Ft.			
All Conventional	\$146.94	\$254.48	\$172.23
Increase over prior year		4.4%	11.5%
2 year increase			16.4%
Fair Plus Condition	\$125.73	\$133.60	\$146.71
Increase over prior year		6.3%	9.8%
2 year increase			16.7%
Average Condition	\$148.92	\$158.94	\$164.92
Increase over prior year		6.7%	3.8%
2 year increase			10.7%
Average Plus Condition	\$148.77	\$164.17	\$186.11
Increase over prior year		10.4%	13.4%
2 year increase			25.1%
Number of Sales - Elkhorn	7	10	6
Price per Sq. Ft.			
All Conventional	\$142.29	\$139.66	\$152.38
Increase over prior year		-1.8%	9.1%
2 year increase			7.1%
Average Plus Condition	\$118.10	\$168.52	\$186.06
Increase over prior year		42.7%	10.4%
2 year increase			57.5%

As previously noted, additional detail regarding this study is available from Mike Flower at (303) 470-3107 or by email at [mikeaf2000@comcast.net](mailto:mikeaf2000@comcast.net). While we will try to be as helpful as possible, we will be careful not to divulge specific property transaction information in order to maintain confidentiality for our property owners and those of our neighbors.



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**EMAIL: [nelsonre@chaffee.net](mailto:nelsonre@chaffee.net)**  
**[www.nelsonrealty.net](http://www.nelsonrealty.net)**

## SOCIAL COMMITTEE REPORT

Ann Bridgewater

### Como Fourth of July Parade and Other Upcoming Events



This year's activities in Como will be on July 4<sup>th</sup> starting at noon. The parade will be larger and better than last year and the hopes of a sunny day and no rain. The fireworks will start at dark. Don't be confused about the notice of fireworks in Fairplay. They have decided to have them but the ORIGINAL fireworks display is still in Como so hope to see lots of you.

We have a special "happening" this year with a fly over by the Air Force. We are so excited to have this as it was a year in the making. The FAA has not told us the time but we are hoping for noon to 1 pm so watch the newspapers for more information.

The Elkhorn would like to enter a float again this year. Last year we won 2<sup>nd</sup> place but, as always, we need help. We need help with a theme and design and then the night before with actually making the float, so if you are planning to be in the Elkhorn think about helping-we have a great time.

### Como Schoolhouse Restoration

The grants are proceeding for the restoration work on the schoolhouses in Como which we hope to get started this summer. It is very exciting about so many new things going on in South Park with the new Heritage Tourism grant

Don't forget Bingo in Como each month-next one is June 23<sup>rd</sup>. Future dates include July 21st, Aug 25th, Sept 15th, Oct 20<sup>th</sup> and Nov 17<sup>th</sup>. We have a great time and all money goes towards the restoration in Como.

See you at the Elkhorn's annual picnic.

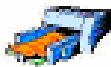
If you have any questions or would like to help on any of the above projects just give me a call at 719-836-2298 or by email at [babridgewater@hughes.net](mailto:babridgewater@hughes.net).



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## COMMITTEE REPORTS

### Neighborhood Watch

Life in The Elkhorn Ranch has been very quiet and very white this winter. There have been no break-ins or vandalism reported to the Neighborhood Watch. Hopefully that is because the Neighborhood is **WATCHING** and the signs posted are serving as a deterrent. Remember this is the time of year the bear's will be awakening and becoming mischievous. Help them behave themselves by keeping your property clean and trash secured.

If you see anything this summer that is alarming to you, please write down the specifics and call the Neighborhood Watch Coordinator or the Elkhorn Ranch Security Patrol listed in this newsletter.

Thanks and have a great summer!

Rhonda Garrett - Neighborhood Watch Coordinator  
[www.rota4951@msn.com](mailto:www.rota4951@msn.com)

### Security Patrol

We have received reports of fencing being cut on ranch property that abuts certain Elkhorn Ranch properties. The ranch owner has indicated that she will not press charges at this time, but any recurrence of this vandalism will result in seeking criminal prosecution. Please be a good neighbor and considerate of those properties next to yours. Also be sure to report any suspicious activity or vandalism to the security patrol or neighborhood watch representative.

### Elkhorn Maintenance Committee

The Elkhorn Maintenance Committee is seeking volunteers for a few small projects including painting and general maintenance. If you would like to help, please call Terry Shumaker at 719-836-3555.

### Architectural Committee

There are a number of projects that are nearing completion. Several other projects have started, including a steel garage and several homes.

### Welcoming Committee

Property change activity was relatively slow in the early part of the year. Between January 1, 2007 and May 16, 2007 we have 8 new property owners, I have sent welcome packets to each.

I believe that we are up to date on new owner mailings. However, if you have recently bought in Elkhorn Ranch and have not yet received a welcome packet, please contact me.

Debbie VanGundy - Welcoming Committee  
(719) 836-3646  
[d.vangundy@wildblue.net](mailto:d.vangundy@wildblue.net)



## SOUTH PARK EVENTS CALENDAR

*Uncle Elky*

As you know, I am not much on socializing. I tend to keep to myself as big crowds make me nervous. However, If you are going to be in the area this summer or fall, you might want to take advantage of some of the activities and events in the area. Ann's Social Committee report talks about several of them. Here are a few more things to do in the upcoming months.

June 23-24 South Park Music Festival, info at [www.southparkmusic.com](http://www.southparkmusic.com)

July 4 Old Fashioned 4th of July in Como fireworks determined by Sheriff's dept according to fire ban.

July 7-8 Ladies Run, Denver to Fairplay Motorcycle rally

July 21-22 Alma Festival in the Clouds, Alma Foundation fundraiser call 836-2712 info and app at [http://almafoundation.com/events.htm#Festival\\_in\\_the\\_Clouds](http://almafoundation.com/events.htm#Festival_in_the_Clouds)

July 25-29 Bayou Salado mountain man rendezvous (location tent. In Hartsel)

July 28-29 World Championship Pack Burro Race in Fairplay 836-2597 or [info@burrodays.com](mailto:info@burrodays.com)

Aug 4 Hartsel Days 836-2233

Aug 4-11 12th Rocky Mountain College Rendezvous in Lost Park by Jefferson, [www.csmla.org](http://www.csmla.org) or call 720-540-7698

Aug 11-12 Fairplay Bead Swap & Show on Front St. 836-2698 <http://www.backroombeads.com> or [prd@wildblue.net](mailto:prd@wildblue.net)

Aug 18 Ed Snell Memorial 10K run, Fairplay to Alma

Aug 18 Railroad Days from Como Round House over Boreas Pass , for information e-mail to [PACEDHEART@aol.com](mailto:PACEDHEART@aol.com)

Aug 23-27 Como Mountain Man Rendezvous in out by Hartsel, [prd@wildblue.net](mailto:prd@wildblue.net) or call 836-2698 for info

Sept 15 Alma 1<sup>st</sup> Annual Dog Days, Alma Foundation fundraiser call 836-2712

Oct 13 Alma Silverheels Ball, Alma Foundation fundraiser 836-2712

Oct 15 South Park City Museum in Fairplay closes for the season. 836-2387

Oct 27 Alma Haunted House, Alma Town Hall, 836-2712

Nov 18 Alma Community Thanksgiving, Alma Town Hall, 836-2712

Dec 1 Holiday Bazaar in Fairplay at the South Park Schools 836-2597

Dec 8 Sertoma Victorian Cowboy Ball at the Fairplay Hotel 836-1535

Dec 15 Alma Community Christmas Party, Alma's Birthday Party, 836-2712

*(Calendar courtesy of the South Park Chamber of Commerce.)*



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	e-mail	<a href="mailto:mikeaf2000@comcast.net">mikeaf2000@comcast.net</a>
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	e-mail	<a href="mailto:cmg2007@mindspring.com">cmg2007@mindspring.com</a>
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	e-mail	<a href="mailto:djnall@djnall.com">djnall@djnall.com</a>
<i>Member-at-Large</i>	Art Burnham	303-424-4871
<i>Member-at-Large</i>	Terry Shumaker	719-836-3555

### OTHER

<i>Security Patrol</i>	Terry Shumaker	719-836-3555
<i>Neighborhood Watch</i>	Ronda Garrett	303-766-2647
	e-mail	<a href="mailto:rota4951@msn.com">rota4951@msn.com</a>
<i>Architectural Control</i>	Terry Shumaker	719-836-3555
	Art Burnham	303-424-4871
<i>By-Laws and Web Page</i>	Dennis Nall	719-836-1993
	e-mail	<a href="mailto:djnall@djnall.com">djnall@djnall.com</a>
<i>Maintenance</i>	Terry Shumaker	719-836-3555
<i>Social</i>	Ann Bridgewater	719-836-2298
	e-mail	<a href="mailto:babridgewater@hughes.net">babridgewater@hughes.net</a>
<i>Welcome Committee</i>	Debbie VanGundy	719-836-3646
	e-mail	<a href="mailto:d.vangundy@wildblue.net">d.vangundy@wildblue.net</a>
<i>Newsletter</i>	Michael Flower	303-470-3107
	e-mail	<a href="mailto:mikeaf2000@comcast.net">mikeaf2000@comcast.net</a>
<i>Web Page</i>		<a href="http://www.elkhornowners.org">www.elkhornowners.org</a>

## COMMUNITY CLASSIFIEDS

For Sale: 1988 Prowler 29' camper located in the Elkhorn Ranch. Excellent condition; very well maintained. Call Terry (719) 836-3555

Maui Schooner Resort (5-Star), 1 Bedroom Beachfront Timeshare For Sale, Kihei, Hawaii. \$15,000. Served me well for almost 17 years. Please email Dave at [dhay@juno.com](mailto:dhay@juno.com).

If you have something to give away, sell or trade, or need a product or service, please submit your items to Michael Flower at [mikeaf2000@comcast.net](mailto:mikeaf2000@comcast.net) or by fax to (303) 791-8845. There is no charge for this service to property owners. Also, classified ads will be automatically removed from the subsequent issue, unless you request that it be republished by communicating such to Michael by the next publication deadline. The deadline for submissions for the September 2007 issue is Friday, August 31, 2007.

## USEFUL TELEPHONE NUMBERS

Park County Sheriff – Emergency	911
Non-emergency	(719) 836-2494
Jefferson/Como Fire Station – Emergency	911
Non-emergency	(719) 836-3244
Park County – Administration	(719) 836-2771
Building Department	(719) 836-4256
Assessor's Office	(719) 836-4331
Animal Control	(719) 836-4380
Park County Road Conditions	(710) 836-4134
U.S. Forest Service – Fairplay	(719) 836-2031

## USEFUL WEB SITES

South Park Weather Information	<a href="http://www.southparkwx.com">www.southparkwx.com</a>
Fire Safety Information	<a href="http://www.fs.fed.us">www.fs.fed.us</a>
Jefferson/Como Fire Protection District	<a href="http://www.jcfd.org">www.jcfd.org</a>
Park County	<a href="http://www.parkco.us">www.parkco.us</a>

Overheard at the 2006 picnic regarding the quality of the chefs -



If you would like to receive the periodic newsletter by e-mail and haven't signed up yet, please send your e-mail address to [mail@elkhornowners.org](mailto:mail@elkhornowners.org). This will also enable you to receive news from the Elkhorn between newsletters. If you have any ideas or suggestions for the newsletter or the website, please let us know.

Don't forget to visit the web site at [www.elkhornowners.org](http://www.elkhornowners.org). Any web site suggestions should be sent to Denny Nall at [mail@elkhornowners.org](mailto:mail@elkhornowners.org).