



Elkhorn Ranch Owners Association

P.O. Box 106 Como, Colorado

Newsletter



Volume 07

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Number 3

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KEEPING YOU POSTED IN THE ELKHORN

The President's Report - Bob Bridgewater

New Feature

We have started a new feature in this quarterly newsletter. As a way to help each of us learn more about our community, we have started a series of articles on the history of South Park. Each article will focus on one of the towns or areas of South Park.

This month we are featuring the town that is our address, Como, Colorado. As you will see, the mining and railroad industries played a significant role in the rise and decline of this historic community. Today there are a number of initiatives underway to restore and preserve the history of the town we call home. I hope you enjoy this new feature.

Insurance News

I wanted to let you all know that the Jefferson/Como Fire District has announced that the insurance rating (ISO) for our area has gone from a 9 to an 8. You need to contact your insurance company to let them know. My homeowners insurance went down but I am sure that the insurance company won't just lower your premium without a call.

Picnic and Annual Meeting

I want to thank everyone for participating in a successful picnic and annual meeting. It is always great to see everyone and catch up on things. I also want to thank Art Burnham, Georgia Comstock, Dave Drake and JoAn Nall for offering to serve on the Board of Directors. Our community stays vibrant through the active participation of our members and we welcome the support and participation of everyone.

I hope you have all had a nice summer and have been able to spend some or all of it here in the Elkhorn. We have had a lot of rain this summer and the hillsides and woods are looking quite lush. I can't wait for the turning of the aspens later this month.

If you have any questions please feel free to contact me at 719-836-2298 or babridgewater@hughes.net

Bob



ELKHORN RANCH OWNERS ASSOCIATION

Board of Directors and Members Meeting

July 1, 2007

EROA Pavilion

(*Draft Minutes*)

President Bridgewater opened the meeting and the Board members present were:

Bob Bridgewater, President
Mike Flower, Vice President
JoAn Nall, Treasurer (re-elected)
Cindy Gharst, Secretary
Terry Shumaker, Member at Large
Art Burnham, Member at Large (re-elected)

Approval of Minutes

The minutes from the meeting of April 14, 2007 were approved as presented.

Election of Officers

After discussion took place regarding each Board member's desire to remain in their position, nominations and voting for each officer took place. The results were unanimous and as follows:

Bob Bridgewater, President
Mike Flower, Vice President
JoAn Nall, Treasurer (re-elected)
Cindy Gharst, Secretary
Terry Shumaker, Member at Large
Art Burnham, Member at Large (re-elected)

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Meeting Schedule

The 2007-2008 meeting schedule is as follows:

Saturday, October 13, 2007 Meeting place to be determined
(now at the Flower residence)
Saturday, January 12, 2008 Meeting place to be determined
Saturday, April 12, 2008 Meeting place to be determined
Sunday, July 5, 2008** EROA Pavilion

**Note: The date for the annual meeting is tentative at this time until the calendar for local activities for the July 4th holiday is known. The Board has also considered July 6th for the annual meeting date.

Treasurer's Report

JoAn Nall presented the Treasurer's Report and Cash Flow for the first quarter of the new fiscal year. She summarized the cash currently in the accounts and check signing authorities. JoAn explained to the Board about the routine transfers she makes from checking to the money market account so that cash does not accumulate only in checking. She requested the Board's input about the current balances and the Board agreed no transfer was necessary at this time.

(continued on page 3)



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Board of Directors – July 1, 2007 (continued)

JoAn also presented an invoice from Nall Inc for \$97.92 for the membership cards, which were printed but not used as a decision was made to discontinue the membership cards. Discussion followed about whether or not there was a reason to use a membership card. The envelopes will be used for other purposes.

A motion to approve and pay the invoice to Nall Inc. was made by Art Burnham and seconded. Payment of the invoice was approved unanimously.

Cindy Gharst and JoAn Nall presented the proposed 2007-2008 annual budget. Each line item was discussed and compared to the prior year's activity.

A motion to approve the 2007-2008 annual budget was made by Mike Flower and seconded. The budget was approved.

Election Process

Mike Flower asked about the election process and if there had been a problem. Cindy Gharst responded that there were some election items in Senate Bill 100, which went into effect January 1, 2006. SB-100 contains changes to laws that govern Home Owners Associations. A letter from Toussaint summarizing the changes was given to the Board in November 2005. The current Board should review the processes defined in the by-laws and SB-100 comparing them to the procedures and ballot forms used in the recent election. Mike recommended that this topic be

addressed at the next meeting. JoAn stated that she had concerns about compliance with SB-100 and did not agree with the decision in 2007 to change the ballot style.

EROA General E-mail Box

Bob Bridgewater requested that all e-mail received from the website's general box be directed to him so that he can respond or redirect them. Denny Nall indicated that he should be receiving them and they need to find out why it is not working. Discussion then followed about the e-mail list due to some concern about the security of the property owners' e-mail addresses used for official business only. At the end of the discussion, the Board and Denny Nall agreed that the members' e-mail list is protected for official EROA business.

Security

Terry Shumaker asked the Board for input regarding signs identifying "no off road" or "private property" for example. He reported that he has seen people trespass on properties.

The location of the next meeting in October will be determined at a later date.

The meeting adjourned at 2:45 pm.

Respectfully submitted,

Cindy Gharst
Secretary

ELKHORN RANCH OWNERS ASSOCIATION

Annual Meeting

July 1, 2007

EROA Pavilion

(*Draft Minutes*)

Board members present at the meeting were:

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

President Bob Bridgewater called the EROA Annual Meeting to order and introduced the four candidates: JoAn Nall, Art Burnham, David Drake, and Georgia Comstock. Any ballots brought to the picnic were given to Ann Bridgewater or Debbie Van Gundy to be counted by them during the meeting with the ballots that were returned to EROA via mail. Later in the meeting, Bob announced that JoAn Nall and Art Burnham were re-elected for additional terms.

Dave Wissel, Park County Assessor, was the guest this year and spoke about property tax assessment during the picnic meal. Dave Wissel, also a board member of a water district, talked about water augmentation, too.

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JoAn Nall presented the Treasurer's Report for the period April 1, 2007 through June 30, 2007. She also provided a final report for the prior fiscal year, which ended March 31, 2007. JoAn reported that Jill Fishinger, CPA, performed a review of the financial records for the prior year and concluded that they are representative of EROA.

Bob then expressed gratitude on behalf of EROA to Terry Shumaker and Don Van Gundy for the sign installation, to Tom Sallee for his help reinstalling the manual pump at the dump station, to Art Burnham for providing the maps, and to Krista Hopkins for catering the meal. He also reminded members about the upcoming trash clean up on July 14th. Trash that is collected will be taken to the County's clean-up day the following week.

Ann Bridgewater reminded members about July 4th parade in Como at noon.

Bob also updated the members the water storage tanks, which have been considered for an area near the picnic area by Jefferson Como Fire Department (JCFD). He reported that the location is on JCFD's list but they have cost constraints. Discussion followed about whether JCFD would purchase or lease the property; road improvements with the addition of the tanks; and better fire ratings.

Each owner was given a ticket at the picnic check-in for a drawing at the end of the meeting. The drawing took place and a gift certificate for \$10 off the annual dues was awarded to three owners.

The meeting was closed by President Bridgewater at 2:00 p.m.

Respectfully submitted,

Cindy Gharst
Secretary

WELCOMING COMMITTEE REPORT

(and a bit more)

Report as the welcoming committee: Welcome packets were sent to six new property owners during the third quarter of 2007 which brings us up to fifteen new owners so far this year.

NOTE: I have had a bear visitation 11 out of the last 14 nights. We do not have any place to put our trash can inside so we secured it with a ratchet strap, he still bats it around but hasn't gotten in again, yet. You may want to remind people that they need to secure coolers, trash and birdfeeders as the bears will be roaming more getting prepared for hibernation.

PEOPLE said it couldn't be done up here.... I have a sunflower garden....last fall after we got the house in there was a huge pile of dirt left behind it, we didn't get it graded until this spring. The chipmunks had been storing sunflower seeds all through the pile so when the dirt was spread over the septic this spring this is what all the sun and rain brought out....



Debbie VanGundy
Welcoming Committee

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NEXT EROA BOARD MEETING

The next EROA Board of Directors meeting will be held on Saturday, October 13, 2007 at 10:00 am. The meeting will be held at the home of Mike and Sandra Flower, 246 Bufflehead Circle. All members are welcome to attend. This is your association. We welcome your participation and need your suggestions and ideas for the Elkhorn.

(Directions: Bufflehead is off of Remington, about halfway between Elkhorn Road and Pinto Trail. Turn west onto Bufflehead. 246 is the first driveway and home on the right. It may be best to park on the road as the driveway is short and narrow. For further info call (719) 836-3772 or (303) 470-3107)

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THE HISTORY OF SOUTH PARK

Como, Colorado

Como's history is closely tied to the Denver, South Park & Pacific and the King Coal Mine south of town. Como is easy to reach and is located just a mile north of U.S. 285 in South Park. Although only a small percentage of the original structures remain, the town retains much of its original character. There are a number of abandoned buildings mixed with summer houses. There is also a good restaurant in the old hotel. There are efforts to save the historic, stone roundhouse, and restoration work is in the process.

The Denver, South Park & Pacific began construction in 1872, and was founded by a prestigious group of Colorado businessmen including John Evans, David Moffat, and Walter Cheesman. The general idea was to build a mountain narrow gauge railroad up the South Platte River, across the South Park and on to Leadville with a branch over Boreas Pass to Breckenridge. Rails were laid across South Park and reached the site of the future town of Como in 1879. Como was near the point where the route over Boreas Pass split off from the route west over Trout Creek Pass. This, combined with the nearby coal deposits, made Como a logical choice for a division point. At the time, the place was called the Stubbs Ranch and the site was purchased by the railroad. As Italian miners arrived to work the King Coal Mine, they named the town Como after Italy's Lake Como.



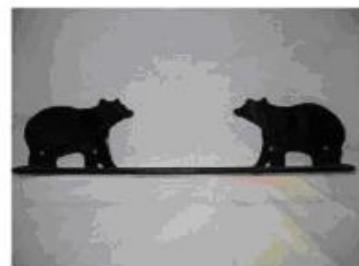
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By June of 1879, there were a dozen wooden buildings and sixty to seventy tents. It was the temporary end of the track, and many of the residents were transients who would move on as the rails advanced.

The railroad constructed many buildings in Como which still stand today, including the stone roundhouse built in 1881. A brick hotel was constructed, only to be destroyed by fire in 1896, then rebuilt. A depot with a waiting room, ticket office, baggage room and platform was built. A machine shop and blacksmith's shop were also constructed along with various storage buildings.

(continued on page 7)



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The History of South Park (continued)

Como was an instant town populated by coal miners and railroad workers. By 1881, the town had 500 residents. Train crews coming in from Denver, Leadville, or Breckenridge used Como as a stopover place. Day and night, the whistles of steam locomotives could be heard, and the smell of coal smoke permeated the air as passenger and freight trains came and went to various destinations.

In 1880, work began high in Chalk Creek Canyon on the Alpine Tunnel at an elevation well above 11,000 feet. This was the first tunnel drilled under the Continental Divide, and when it was completed, the railroad continued on into Gunnison. At the same time, the line over Boreas Pass into Breckenridge was completed.

Incorporated in 1883, Como's business district included a general merchandise store, a post office and a bakery. There was also a barber shop. A combination saloon and restaurant was located in the downtown area. The I.O.O.F. hall was a two-story structure with the lodge room and office on the first floor and a dance hall upstairs. Wo Lee operated a laundry and nearby was a confectionery store. Facing the Pacific Hotel was a lunch room, a drug store and a pool hall. Other saloons in the business district included Allen's Corner Saloon, the Elkhorn Saloon and Delaney's Turf Saloon. Como's churches included Episcopal, Methodist and Presbyterian, as well as Catholic. Como also had its own town hall, which collapsed during the winter of 1971. Como's post office has operated continuously since 1879.

(continued on page 8)



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The History of South Park (continued)

As mining declined, so did the need for a railroad. As rail traffic was reduced, the number of people living and working in Como also declined. The Alpine Tunnel was closed permanently in 1910. The Boreas Pass line also closed this same year, but by court order, reopened in 1913. In 1935, the wood frame addition to the stone roundhouse burned to the ground, doing extensive damage to a rotary snow plow and two locomotives. A year later, application to abandon the entire railroad was submitted to the Colorado Public Utilities Commission. It was granted, and in 1937, the last scheduled passenger train left Como for Denver thus ending the narrow gauge South Park line. The coal mines had been closed for a long time, and the gold in the placer deposits in Tarryall Creek were exhausted. By 1940, Como began its decline into semi-ghost town status.

(Courtesy of the South Park Chamber of Commerce.)



ELKHORN ACTIVE IN COMO RESTORATION

The one room high school and elementary school are currently in the process of being restored. A Restoration Committee, under the direction of Elkhorn resident Ann Bridgewater wrote a grant and has received funds from the State Historical Society. They are just about finished with a new roof, grading and foundation work on the high school. Work on the elementary school will be starting in the spring. These are both owned by the Como Civic Association. The roundhouse, although a very important piece in the history of Como is privately owned. According to Civic Association records, Como actually had 6,000 residents at the height of its time and was the county seat. After the railroads left, the county seat was moved to Fairplay.

When Ann and the Committee first went into the one room high school everything was still left as it had been when the school closed over 70 years ago. The chemicals from chemistry class had to be removed, as they were very unstable. The books, maps, teaching aids, teachers grade books, etc. were all there. It really was amazing. The Committee is restoring it to be a museum. They even have the minutes from the school board meetings when the elementary school was being built in the 1800's. People just don't realize how much history is in Como. With the new Heritage Tourism grant (about \$7 million) that South Park has received it is going to be very exciting for people coming to the South Park area.



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Ask Uncle Elky

Autumn is my favorite season of the year. Many dread it as the gateway to a long, hard, cold, dark winter. I see it differently, as it's own message to us, perhaps best expressed in the poetry of Paul Lawrence Dunbar.

Merry Autumn

By Paul Laurence Dunbar

It's all a farce,—these tales they tell
About the breezes sighing,
And moans astir o'er field and dell,
Because the year is dying.



Such principles are most absurd,—
I care not who first taught 'em;
There's nothing known to beast or bird
To make a solemn autumn.



In solemn times, when grief holds sway
With countenance distressing,
You'll note the more of black and gray
Will then be used in dressing.

Now purple tints are all around;
The sky is blue and mellow;
And e'en the grasses turn the ground
From modest green to yellow.

The seed burs all with laughter crack
On featherweed and jimson;
And leaves that should be dressed in black
Are all decked out in crimson.

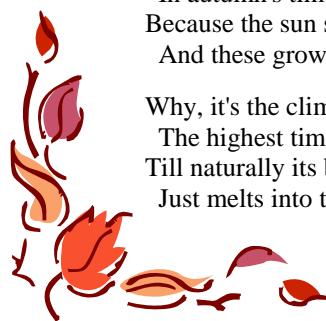
A butterfly goes winging by;
A singing bird comes after;
And Nature, all from earth to sky,
Is bubbling o'er with laughter.

The ripples wimple on the rills,
Like sparkling little lasses;
The sunlight runs along the hills,
And laughs among the grasses.

The earth is just so full of fun
It really can't contain it;
And streams of mirth so freely run
The heavens seem to rain it.



Don't talk to me of solemn days
In autumn's time of splendor,
Because the sun shows fewer rays,
And these grow slant and slender.



Why, it's the climax of the year,—
The highest time of living!—
Till naturally its bursting cheer
Just melts into thanksgiving..

Don't forget to enjoy the golden aspens which should peak during the second half of the month.

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

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<i>Treasurer</i>	JoAn Nall	719-836-1993 e-mail djnall@djnall.com
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<i>Neighborhood Watch</i>	Rhonda Garrett	303-766-2647 e-mail rota4951@msn.com
<i>Architectural Control</i>	Terry Shumaker	719-836-3555 Art Burnham
<i>By-Laws and Web Page</i>	Dennis Nall	719-836-1993 e-mail djnall@djnall.com
<i>Maintenance</i>	Terry Shumaker	719-836-3555
<i>Social</i>	Ann Bridgewater	719-836-2298 e-mail babridgewater@hughes.net
<i>Welcome Committee</i>	Debbie VanGundy	719-836-3646 e-mail d.vangundy@wildblue.net
<i>Newsletter</i>	Michael Flower	303-470-3107 e-mail mikeaf2000@comcast.net
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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.

- | | |
|---------|--|
| Sept 15 | Alma 1 st 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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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 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	www.southparkwx.com
Fire Safety Information	www.fs.fed.us
Jefferson/Como Fire Protection District	www.jcfpd.org
Park County	www.parkco.us

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Don't forget to visit the web site at www.elkhornowners.org. Any web site suggestions should be sent to Denny Nall at mail@elkhornowners.org.