



QUARTZ CREEK
PROPERTIES

QUARTZITE

Quartz Creek Property Owners Association, Inc.
Post Office Box 513, Gunnison, Colorado 81230
Web site: www.QCPOA.org

Volume XXXVIII Number 1

May 2016

President's Corner

Quartz Creek Property Owners, this has been a busy year for the Board. Armstrong Spring, CP #3 Spring, Gilmore Spring, Pitkin View Spring and Western Star Spring have all received absolute water right decrees from Water Division No. 4, State of Colorado, for incidental emergency use for fire protection. You voted, you sent emails and letters and had many conversations concerning the status of the springs infrastructure. Your Board listened to you and now the infrastructure for the springs has been conveyed back to you, the property owners. This means each owner has 1/394th interest in the springs for each of the properties you own in Quartz Creek. This will be the first time in a couple decades the Board will not be responsible for testing, repairing, opening and closing the springs/loading stations.

Representatives from the Colorado Water Quality Control Division will attend the annual meeting concerning the springs. Following the business meeting Owners will have group discussions on the care and maintenance of the springs and loading stations. We ask that every available Owner in Quartz Creek attend this very special meeting.

As I am the first new Board President in ten years it is a big learning curve. The current Board Members have agreed to stay on with me unless I can convince some Owners to replace them. These positions are voluntary and without compensation, but very important to the operation of the Association, which is ALL of you. Hopefully between the time this letter is delivered and the Annual Meeting some of you will come forward to help. My email is

assoc.lawana@gmail.com and my cell is 214-460-2947. Our cabin is at 2600 Highline Road and I will be happy to discuss any position you have questions about. Maybe you have already served on the Board and would like to nominate someone or are willing to add your own name to the list once again. Election of officers is at the first Board meeting following the Annual Meeting in July.

Thank you!

See you on the mountain,
Lawana Langston,
President QCPOA

assoc.lawana@gmail.com

Annual Meeting of QCPOA

To the members of Quartz Creek Property Owners Association, a Colorado corporation:

This is notice that the annual meeting of the members of the corporation will be held on **Sunday, July 3rd, from 2:30 pm to 4:30 p.m. at the Newcomb Community Center, 801 State Street, Pitkin, Colorado**, to elect directors to hold office until a successor has been elected and qualified and to take action with respect to other matters that may properly come before the meeting. The meeting will be preceded by a **“Meet and Greet”** with get acquainted games, ice cream (regular and sugar free), snacks and bottled water from **2:00 p.m. to 2:30 p.m.** at the center. Come and join us for delicious ice cream and great socializing!

Only members of record with all dues, fees, and special assessments paid in full as of the commencement of the meeting will be entitled to vote at the meeting and any adjournment of the meeting.

Dated May 16, 2016.



QUARTZ CREEK PROPERTIES

2015/2016 Board Members

President, Lawana Langston assoc.lawana@gmail.com
 Vice President, Dave Denison dd43@verizon.net
 Treasurer, Terry Davis qcpoa@comcast.net
 Secretary, Gary Bandy gbandy@nyc.rr.com

Board Member Committee Chairs

Roads Chair, Steve Frazier sf754gh@att.net
 Records Administrator/Member Liaison, Lucinda Lull
MayorKC@aol.com
 Fire Protection/Safety, Don McKinney
donmckinney1@icloud.com
 Architectural/Pre-Construction Chair, Dave Denison
dd43@verizon.net

Non-Board Member Committee Chairs

Quartzite, Editor/Publisher, Nancy Hand
QuartziteQCP@aol.com
 Cattle Chair, Bruce Rea brucerea3@msn.com
 Fire Protection Water, Henry Kahanek henry@kahanek.net
 Dumpsters/Trash Service, Ken Blackwelder
b4farms@yahoo.com
 Dumpsters/Trash Service alternate, Rick Coffman
skeleton567@gmail.com
 QCPOA Web site, Terry Davis www.QCPOA.org
 Bookkeeper, Jo Darcy

Letter From The Editor

Since Quartz Creek Property Owners Association has a very informative Web site designed by Ethel Coffman and now maintained by Terry Davis, it was decided to discontinue the Winter Quartzite e-newsletter. You can go directly to the Web site at www.QCPOA.org. On this site you can view general news and information about QCP (Quartz Creek Properties) which is updated when new information is available, however, you will need to register and login to view the information specific to QCP residents and owners. You can also get to the QCPOA Web site link by going to www.pitkincolorado.com. This is also a good Web site to get to The Pitkin Miner which is published by Suzy Metzler and has news and information about the people and happenings in Pitkin. The Spring Edition of The Pitkin Miner has information regarding the Reverse 911 link for

cell phone users who have homes in the area and the 2014 Pitkin Cookbook Fundraiser which benefits the Pitkin Volunteer Fire Department.

You may also want to join us on Facebook at the group [QCPOA Pitkin Colorado](#) as another way to keep up-to-date on all things related to QCP.

Thank you,
 Nancy Hand
 Editor/Publisher, Quartzite

Roads Report

By Steve Frazier, Roads Chair

Our major project last year was the widening and improvement of Lower Chicago Park Road from the QCP entrance to Star Pointer Road. This was scheduled for completion in early summer. Continuous rains throughout last summer delayed the completion of the project. We will finally finish the gravel work on this project in the next few weeks, weather permitting.

The major project for 2016 is the long awaited widening and improvement of Upper Charlie's Challenge from Highline Road to Roundabout Loop. This project, along with the remaining gravel work on Lower Chicago Park, will consume our entire 2016 Roads budget.

Property owners occasionally are interested in doing road work near their properties. This is appreciated but we ask that any work be cleared with the Roads Chair in advance.



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Read Impact Fee Policy

By Dave Denison, Architectural/Pre-Construction Chair

In 2010, the QCPOA Board of Directors adopted Policy #2010-4 which established a Construction/Road Use Fee “in order to compensate for the wear and tear on the roads within Quartz Creek Properties resulting from the increased construction traffic related to residential building.” That policy was amended in 2015 as follows:

“The fee per legal parcel is set as follows:

- a. No single claim will be assessed more than \$1,000 in the aggregate, which is the amount assessed for a new single family residence (SFR) or initial Septic System (OWTS) prior to any SFR;
- b. Additions to an existing house will be assessed \$500 unless such addition increases the square footage of the house by more than 75 percent, in which case the assessment will be \$1,000;
- c. Addition of a septic system (OWTS) to an existing SFR will be assessed \$250;
- d. Addition of garages, shops or storage buildings of 450 square feet or greater will be assessed \$500, less than 450 square feet will be assessed \$250, excluding one single story storage building not to exceed 120 square feet;
- e. This revised schedule shall be retroactive to June 1, 2015.
- f. Any construction which does not already fall within the descriptions covered in a-d above, shall be brought to the Board of Directors by the Architectural Chair for discussion and resolution.

In addition, all permanent structures built after July 8, 2012, and used for a living structure will be subject to the QCPOA Impact Fee regardless of permit status. The Board of Directors May adjust this policy from time to time.”

Any owner contemplating new construction on their property should contact the Architectural Chair (Dave Denison at 214-957-3722 or email dd43@verizon.net) for any questions related to this fee.

QCPOA PROPOSED BUDGET 2017

	<u>Income:</u>	
Dues: (\$170 per property)		\$68,000
	(assumes 400 members)	
General Donations		\$ 200
Interest		\$ 250
Assessments-Late Fees & Liens		\$ 800
Construction Impact Fees		\$ 1,000

Specified Donations

Fish Pond Donations	\$1,600
Donations for FD	\$ 500
Roads	\$ 500
Pond Donations	\$ 600

<u>Total Specified Donations</u>	\$ 3,200
Carryover from 2016	\$ 3,000

Total Income: \$76,450

Expenses:

Accounting	\$ 1,800
Bank Charges	\$ 100
Donations (PHCA & FD)	\$ 900
Trash	\$ 3,600
Board Gas Allowance	\$ 450
Insurance	\$ 1,800
Legal-General	\$ 1,200
Legal-Spring Compliance	\$ 0
Legal-Assessment Expenses	\$ 800
Office Expenses	\$ 500
Postage	\$ 350
Fences	\$ 250
Stocking Pond	\$ 1,600
Road Signs	\$ 0
Roads	\$41,150
Fire Protection Water	\$ 2,500
Tree Project	\$12,000
Property Taxes	\$ 250
Building Projects	\$ 0
Reserve Fund (Includes Interest Earned)	\$ 5,200
Contingency	\$ 2,000

Total Expenses: \$76,450

Net Income: \$ 0



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Classifieds

Lawana's Chipping:

Commercial size machine, up to 12" trees
\$85 per hour for 2 people and machine
\$75 for transport and diesel any place on the mountain
\$250 for property owner leasing chipper for a day
providing diesel, transport and labor

Lawana Langston
2600 High Line
P.O.B. 185
Pitkin, CO 81241
cell message: 214-460-2947
email: assoc.lawana@gmail.com

Around and About Quartz Creek Valley

Have you ever visited the Alpine Tunnel? It has been reported that an avalanche in February damaged a portion of the historic palisade wall and has possibly torn away a section of the road surface. This news was found on the Pitkin-News Web site at www.pitkin-news.com. You can read about the avalanche and view photos of the damage at this Web site. If you were planning to visit the tunnel this summer be aware that the road will be closed this summer to vehicular traffic at a point before you get to the palisade wall, making access to the tunnel impossible by vehicle. When I spoke with a representative of the US Forest Service they were still determining where the road closure would begin and reviewing signage for the closure. I was assured that the closure point would be in an area appropriate for turning a vehicle around. If you have any concerns about this or would like an update, you can call the US Forest Service at 970-641-0471.

Did You Know-

On Saturday, July 2, the Annual PVFD Fireman's Day and 4th of July Parade, dinner and dance will be held in Pitkin. Check *The Pitkin Miner* for times and further details which will be published as the date gets closer. You should also be able to check the bulletin board at the Silver Plume General Store for more information. This is a wonderful way to celebrate an old-fashioned 4th of July!

PHOTOS FROM FIREMEN'S DAY PARADE





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Ballot Items for 2016 Annual Meeting of QCPOA

1. Approval of minutes from 2015 annual meeting (minutes available for review online at www.QCPOA.org)

For Approval _____ **Against Approval** _____

2. Election of three members to the Board of Directors. The positions are for a three-year term on the Board. Additional nominations will be accepted any time before, and at, the annual meeting.

Vote for THREE: **Terry Davis** _____
Dave Denison _____
Mark Hildebrand _____
Don McKinney _____
Write In _____
Write In _____

3. Approval of a budget for 2017

Approval of 2017 Proposed Budget (see enclosed document, page 3)

For Approval _____ **Against Approval** _____

4. Adoption by the membership of a change to the Bylaws, Article VI: COMMITTEES. As of 2-16-2016, QCPOA no longer owns the springs infrastructure. Therefore, the Association no longer needs a springs chairman to manage the domestic water infrastructure. To comply with this change and to accurately reflect the responsibilities of the new committee chair, we need to add a new committee called "FIRE PROTECTION WATER" and to delete the old committee that was called "WATER AND SPRINGS"

Approval of change to Article VI: Committees as follows:

Add "Fire Protection Water" and delete "Water and Springs"

For Approval _____ **Against Approval** _____

Member's name _____(print or type)

Member's QCP claim name/s _____(print or type)

(Signature)

(Date)



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NOTE: Please complete and return either this proxy or the ballot on the reverse side. DO NOT DO BOTH! If both are filled in, only the ballot will be valid.

Instructions:

1. Fill in all blanks on the proxy **OR** the ballot.
2. If designating another member to vote your proxy, be **sure** that they will be attending the meeting in person.
3. Your signed proxy or ballot can be brought to the meeting by another person or can be sent in advance of the meeting (**must be received prior to start of meeting**) to:

QCPOA
PO Box 513
Gunnison, CO 81230

OR you may email your signed proxy or ballot to **QCPOA@comcast.net** prior to the meeting.

Proxy for 2016 Annual Meeting of QCPOA

The undersigned, being a member of Quartz Creek Property Owners Association, a Colorado nonprofit corporation, appoints:

Check one:

another QCPOA member _____ **Who I know will be in attendance**
(fill in name)

OR

the Board of Directors

To be my lawful proxy and represent me at the annual meeting of the members of the corporation, and at any adjournment of the meeting, and to vote and act for me on any matter that may come before the meeting and take any other action which I would presumably take if present at the meeting.

Member's name _____ (print or type)

Member's QCP claim name/s _____ (print or type)

(Signature)

(Date)