



December 2021



An update from your Elk Falls Ranch POA Board of Directors

2021/2022 Board of Directors

Dan Mueller, President - elkfallspoapres@gmail.com or 630-240-9066
Marta Nelson, VP & Architectural Chair - elkfallspoavp@gmail.com or 952-212-1299
Renaë Braun, Treasurer- elkfallspoa@gmail.com or 720-480-9328
Wayne Gneiser, Secretary - elkfallspoasecretary@gmail.com or 720-261-3155
Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Next Board Meeting:

December 13th, 7pm

Home of Marta Nelson, 35631 Upper Aspen Lane

Virtual attendance by Webex is available.

All POA members are invited to attend. If you are interested in attending, please email elkfallspoa@gmail.com to let us know you're coming.





Goodbye to Long-time Resident, Bob Phelps

Robert Ward Phelps, Ph.D., M.D. was born April 19th, 1944. He died October 30th, 2021 from complications of long-term cancer, at home, with his wife, Carol and daughter, Julie by his side. Bob was a long-time resident of both Denver and Pine. He was an anesthesiologist on the faculty of UCH Denver as well as a beloved husband and father. He was laid to rest at a private service on November 9th at The Natural Mortuary in Arvada.

Bob was a long-term visitor, landowner, homeowner and EFR resident with a history dating back at least 65 years. His Aunt, Artie Phelps, was Elmer Berg's accountant and managed the affairs for his Elk Falls Guest Ranch and later for the entire Subdivision project in the early 60's. Bob came here, as a boy, with his Aunt and was allowed free rein to hike wherever he pleased. "You can't get lost", Artie said, "Just follow the Creek."

He did just that. When he was twelve years-old, he followed the Creek to the top of the Falls, and followed it right down again—directly down the cliff, to the bottom. He slipped while trying to lean over and take a photo of the bottom of the Falls. Bob suffered a serious broken leg and ankle, taking six months to recover, but he did, and went on to continue hiking all over.

Coming up with his Aunt, he also remembered the days when the old lodge at the West Gate was a thriving, private restaurant with a bar and even slot machines. Mr. Berg hosted parties for his corporate buddies and guests. He also hosted horseback rides up into the wilderness. He owned all the land that is now occupied by the Subdivision and Lions Head and the entire western half of, what is now, Staunton State Park and the Dunwody property, Lower Lake Ranch.

In the 60's when the Subdivision was platted out in three blocks, Artie kept maps, records, and legal documents, which Bob inherited from her when she died in 1986. Artie had an old hunting cabin on Circle Drive which Mr. Berg helped her purchase, and she put in a well and electricity. Bob and his Sister inherited the cabin when she died. It is still there at Lot 33, 34497 Circle Drive, on the north side between Juniper Road and Lower Aspen Lane. The large garage was built much later. Bob and Carol also purchased two lots directly from Alice Berg in Block 2, right after their marriage in 1968 but never built on them.

Bob and Carol lived and worked in Denver, but loved to come to Elk Falls on the weekends. Their girls were growing and they wanted to spend more time there, but Artie's cabin was small and rustic and they wanted a place where they could be more comfortable. One day, when they were out walking, they saw a For-Sale sign at the end of Elk Creek Road; a fabulous piece of property on the top of a hill surrounded by Lions Head and the Cathedral. They were able to trade-in the cabin and their land and buy their present place at 11502 Elk Creek Road. It also has the cave along the stream which was formerly owned by Anton Glassman, who is said to have gone insane looking for the Reynolds gold there.

Bob joined the EFPOA Board in the 90's and was treasurer for a few years. Later in 2011-2013 he re-joined the Board in order to help out with the West Gate access dispute with the Dunwodys. He thought he might make a good peacemaker and be able to bring the various parties to consensus, but unfortunately he was quite wrong. However, the

background knowledge and legal documents which he had from his Aunt proved quite valuable in the lawsuits in which the EFPOA subsequently secured the easement at the West Gate.

Over the years, he and his family were able to spend more and more time at the Ranch, and when Covid came along, Bob and Carol moved up here full-time. They have really enjoyed the relaxed atmosphere and friendly neighbors, both human and animal. They have enjoyed lively parties with the other Northwest Court and Elk Creek Road residents. When Bob became terminally ill with complications of long-standing cancer the latter part of this summer, he was able to fulfill his wish of spending his last days with his family at their house in Elk Falls, with the help of Mount Evans Hospice.

He will be terribly missed.

Please see his obituary and how to donate to Mount Evans Hospice at:

<https://www.thenaturalfuneral.com/robert-ward-phelps/>

Editors Note: In case you skimmed over the third paragraph above, you might want to re-read. Yes, Bob fell over 75 feet down, with water crashing against rock, to the bottom of Elk Falls and lived to tell the tale!!



High-Speed, Fiber-Optic Internet is Coming!

There were no appeals on our grant award which means the project is a go!

Next Steps:

- South Park Telephone (SPT) is in the process of performing a deep dive on the design to identify the most efficient deployment schedule to meet the two-year construction timeline.
- The permitting process with CDOT, Park County and JeffCo has begun.
- CORE pole attachments may force tweaking the design.
- SPT has engaged and secured the necessary labor force to perform the engineering and construction work.
- The lead time delivery on equipment and material is much longer now than in July 2021 when we submitted the grant application and SPT is working diligently to finalize a Bill of Materials (BOM) and place the necessary orders to minimize disruption in the construction process.

Timeline:

- The objective is to begin construction once all permits are approved and materials are on the ground, **most likely in late Spring 2022.**
- **Save the Date: A Zoom meeting is scheduled for December 15th at 6pm to review the project and for Q&A. Zoom meeting log-in information below:**

Join Zoom Meeting

<https://zoom.us/j/92401406802?pwd=ZEo3ZU42akJqSEU3aFd5Qkl5UkcvQT09>

Meeting ID: 924 0140 6802, **Passcode:** 243576

One tap mobile: +13462487799,,92401406802#,,,,*243576#

Dial-in: 1 346 248 7799

We encourage property owners that **have yet to sign up** for service to contact SPT @ 719.837.6400 for more information and/or complete the necessary information @ [SPT Staunton State Park](#). (Commitment Form and Payment Online)

Remember, the more people that sign up, the better our monthly pricing will be .

As of November 23rd, we've had 288 out of the 796 property owners in the project area commit and pay \$200.00 to sign-up for high-speed fiber-optic internet. That's an amazing

deal that's only available to residents now and through the construction period. Later, connecting to the main fiber line could be in the thousands depending on how long your driveway is and how far away you are from the main line. Bringing equipment and labor in as a one-off is very expensive

With the current pricing, we have to hit 400 commitments to get a 15% discount from SPTs current retail pricing. [For Pricing Click Here](#)

Note: We are no longer using www.285Broadband.com for project information. I will provide a link to a new page where the most updated information, schedules, etc. will be posted. It's not quite ready yet.

For the most up-to-date information, join the **Project Facebook page: Staunton Area Broadband Initiative** <https://www.facebook.com/groups/2441495086101499>

As always, contact me if you have questions.

Bev Long
Broadband Committee Chair and Champion for Elk Falls Ranch and S. Elk Creek Road
bevlong2555@gmail.com
303-838-4373



Firewise Update

Congrats to everyone that submitted their hours and dollars spent toward neighborhood efforts on wildfire mitigation and preparedness. Your cumulative effort for 2021 was measured by over 1000 hours of work and over \$83,000 of expenditure - significantly greater than last year's numbers.

On November 19th the Firewise committee submitted an application to renew our certification as a Firewise Community which was promptly approved!



Some of you submitted your hours *after* the November 19th deadline. Don't worry, we will automatically carry those hours and dollars forward for next year's recertification.

Elk Creek Fire Chipping Program activities have now concluded for the 2021 season. Keep an eye out for a newsletter announcement in the early spring to learn how and when to sign up for a chipping visit as part of the 2022 Chipping Program.

On behalf of your neighborhood Firewise Committee, I wish to thank you all for your commitment to reducing wildfire risk around your home, on your property and throughout the Elk Falls Ranch community. You have made this a safer place to live for all of us!

There is, however, much more to be done. We look forward to expanded participation next year as we begin to focus on wildfire mitigation along our roadways and finding ways to assist those neighbors that lack the physical capacity to take on needed mitigation work.

Dan Mueller
Elk Falls Ranch Firewise Committee
Phone: 630-240-9066
Email: ElkFallsFirewise@gmail.com



Roads Update

As winter approaches, our roads are in pretty rough shape after the warm/dry summer and fall. Our plan to do fall grading was not executed as we didn't get the moisture necessary for effective road grading. The EFPOA board and the grading contractor all agreed that grading, in these very dry conditions, would not yield the desired result and would not be cost effective.

I suspect that we'll eventually get some winter weather. When the snow finally flies, **our threshold for calling for the roads to be plowed is 4" of snow accumulation.** If the roads become very slick, we'll do our best to spread a sand/salt mixture on the most problematic areas. Also, there are barrels containing sand/salt mixture located near many of the problem areas. Please use the sand/salt mixture if conditions warrant and let me know if the barrels need to be refilled.

Of course, the best defense against your vehicle ending up in a snow bank, is to ensure that it is winter ready. Snow or all-season tires can make a huge difference for mountain driving in the winter.

Traction Law Reminder: Colorado's Traction Law applies to all drivers using State highways. During winter storms, or when conditions require, CDOT will implement the Traction Law. During a Traction Law, all motorists are required to have EITHER:

1. 4WD or AWD vehicle and 3/16" tread depth
2. Tires with a mud and snow designation (M+S icon) and 3/16" tread depth
3. Winter tires (mountain-snowflake icon) and 3/16" tread depth
4. Tires with an all-weather rating by the manufacturer and 3/16" tread depth
5. Chains or an approved alternative traction device

[Click here for more details regarding the CDOT Traction Law](#)

Driveway Snowplowing: If you need to hire someone to plow your driveway, the following contractors may be able to help. BRME is the contractor that plows our roads and Tiny Tractor is local to Elk Falls Ranch.

- **BRME** - 303-503-7772
- **Tiny Tractor** (Merle Lehmkuhl) - 303-838-3761

As always, please let me know if you see a road problem or have a suggestion for improving the roads.

Dave Shaffer
elkfallsroads@gmail.com



Conifer Area Council Town Hall Meeting from November 17th

If you missed the meeting, you can go to <https://www.youtube.com/watch?v=fMA6QG4gAeU> to listen to the recording.

New Bus Routes



RTD Daily Route:

<https://www.rtd-denver.com/app/route/CV/schedule>

Bustang from Denver to Gunnison via Pine Junction:

<https://ridebustang.com/routes-maps/>

Click on the orange Gunnison route to get details.

Halloween Trick or Treat Parade, October 30th Fun Was Had by All!

Thank you to everyone who made this event special! You can tell by the photos that both kids and adults had a great time. Thanks goes to:

- **Elk Falls Ranch residents** for being there to hand out candy
- **Randie Boldra** for hosting the after-parade gathering and preparing food
- **James and Laura Lincoln** for providing the blow-up haunted house
- **Matt Boldra** using his truck and pulling his trailer
- **Danny Killian** using his truck and pulling **Peter Braun's** trailer
- **Lee Acree** using his truck and pulling **Randy Romanin's** trailer
- **Renae Braun** for coordinating the event





Did you know Conifer has a radio Station?

<http://www.coniferradio.com>

Conifer Radio is the streaming internet radio voice for the Conifer and US Highway 285 Corridor.

Conifer Radio broadcasts advertising-free via internet "live-streaming" technology. For its first inaugural year of operations, both streaming alternative rock and folk rock music plus community information is produced for the Conifer and Highway 285 Corridor Community.

Over the next months ahead, Conifer Radio will discover and develop what the Community expects from its first community-based radio station.

The very best wishes this
Holiday Season from your
Elk Falls Ranch POA Board!
Dan, Marta, Renae,



Roads Issues

Please contact Dave Shaffer at elkfallsroads@gmail.com or 303-816-5004 with any issues related to roads.

Architectural Approvals

Any additions, fences, new construction, decks, additions, garages, sheds, etc. need Board approval. Please contact Marta Nelson at elkfallspoavp@gmail.com or 952-212-1299.

Mailbox Keys

For any mailbox issues or replacement keys, please contact Bob Wallace at 303-838-2297 or bbwlinear@wispertel.net or Wayne Gneiser at 720-261-3155 or elkfallspoasecretary@gmail.com.

Email Address Changes/Additions

Please contact Bev Long at bevlong2555@gmail.com with any email address changes or additions.

Visit our
Website

Visit Elk Falls POA
Directory

To Log In:

Username: Last name

Password: Numeric portion of the
street address.