



Chipita Park Association Newsletter 2009

A Message from President Newman McAllister

Our communities tell us who we are and what is expected of us. The Chipita Park Association comprises those who have a common interest in Chipita Park – a collection of individuals of various talents, all pulling together for the common good. Communities, not governments, are the true building blocks of our political institutions. The Association is fortunate to have an engaged Board of Directors and I give special thanks to them for all the accomplishments of 2008. I welcome our new board member: Cy Sumner. I thank Helen Smithwick for chairing our craft show this year, with the able assistance of Cherie Draxton – the craft show is a big moneymaker for the Association. Helen has agreed to chair the craft show for 2009.

The Association's finances continue in good health, with an end-of-year balance exceeding \$10,000. Last year's special projects were replacing the front door of Marcroft Hall and resurfacing the asphalt driveway. I appreciate the many special contributions from the members that made these improvements possible. The Board is determined to make the floor in Marcroft Hall more attractive and durable as its one special project for the summer. Our dues continue to be a bargain at \$25 (the same for the past two years) so please be generous in supporting the floor project.

Our summer activities continue and are detailed herein. Our annual business meeting will be on Wednesday, August 19. Last year we had a candidates' forum after the meeting and this year we may invite our county elected officials to share the "state of the county" and to be available for your questions.

The Association is strong. We are especially grateful to our summer resident members and to those members who live outside Chipita Park but share our commitment to making our communities a better place to live. As always, the Association has its challenges. Our summer pot-lucks are attended by a minority of our members. Although our membership is holding steady, year after year, that is a small percentage of the residents of our community. We would like to attract more young people – bringing new ideas, energy and enthusiasm. The Association was founded in 1950 and like any community organization, must continually reexamine its mission – we invite your comments, suggestions and participation.

My term as a director expires in August and I will not stand for reelection. I have been on the board for six years and president for four years. Thanks for your confidence in me. I have enjoyed my tenure.

Board of Directors and Officers

Newman McAllister, President	Until August 2009
Martha Henry, Vice-President	Until August 2010
Kathrine Backe, Secretary, Newsletter & CWPP	Until August 2011
Barbara Miller, Treasurer	Until August 2009
Pat Hein, Board Member	Until August 2011
Cy Sumner, Hall Maintenance	Until August 2010
Carolyn Houchin, Welcome/Thank You Notes	Until August 2009
Don Stefan, Hall Rental	Until August 2010
Julie Flynn, Board Member & Membership Information	Until August 2011

Come Join Us!

Joining and participating in the Association is a great way to meet neighbors, make friends and have fun. Marcroft Hall is free for Association-sponsored activities; it's a perfect place to have book clubs, game and card groups, crafts, cooking classes and other activities. Be sure to mark those areas of interest to you and your family on the back of your membership application. Each area of interest would need one person to act as coordinator. Feel free to pencil in any areas of interest we have overlooked and let us know whether you could assist in getting the group started. Check our website – there is a listing of common interest groups.

As is the past, our first potluck comes with an invitation to bring a neighbor and invite them to become a member. Note the date of the **first potluck has changed to June 14**, the second weekend. We did this to keep Father's Day as a family celebration on the 21st of June.

Calendar of Events—2009

The Association has the following events and potlucks in 2009 at Marcroft Hall. At all the potlucks, the Association supplies the main course, coffee, lemonade, wine, beer and pop. All you bring is a vegetable, salad or dessert to serve 10 people. Look for details in the membership directory in June. One time as a guest, we hope the second visit is because you have chosen to become a member supporting Chipita Park Association!

Monday, May 1, 2009

Saturday, June 6 at 7:30-11:00 a.m.

Sunday, June 14 at 5:00 p.m.

Sunday, July 19 at 5:00 p.m.

Wednesday, August 19 at 7:00 p.m.

Sunday, August 23 at 5:00 p.m.

Sunday, October 4 at 5:00 p.m.

Saturday & Sunday, Nov. 7-8

Sunday, December 6 at 5:00 p.m.

Membership application due for directory inclusion

Wildfire Ed. Forum and Swedish Pancake Breakfast

Scandinavian Midsummer Fest—Meatballs

Rock N' Roll Music with Fried Chicken

Annual Business Meeting

Italian Fest with Lasagna

Oktoberfest with Brats and Fixings

Craft Show—Helen Smithwick, Chair

Holiday Party with Bud Kruetzer

Join Us - Your Neighbors!

Visit Our Website:

Visit our website at chipitapark.org. It contains a calendar of events, membership information and applications, minutes of Board meetings, our advertisers, Marcroft Hall rental rates and information and community news.

Marcroft Hall News



We are proud of Marcroft Hall – a gift to the Association by the Chipita Park Association in 1997. We fondly remember the late Conrad and Joan Wilson, who initiated this gift. Marcroft Hall is the financial bedrock of the Association. Its rental, in 2008, produced revenues of \$2,135.00. Our dues only pay for the potlucks. The Board did not increase rental rates. In order to qualify for the member rate you must have been a member in 2008.

Contact Don Stefan at 633-1676 to rent Marcroft Hall. The contract for rental is posted on the website.

In Memorium

Helen Cross	1923 – 2008
Al Dwyer	1920 – 2008
Imogene Fleming	1920 – 2009
Jerry Koeppen	1938 – 2009
John Kupko	1921 – 2009



Another link is broken, in our beloved band,
But a golden chain is forming, in another land. *Anon*

Chipita Heights Subdivision Filings 1 and 2 (An Update)

These are the developments that P.J. Anderson planned for the north side of Highway 24 near the Wellington Gulch property and the closed Higginbotham gravel pit. The planning began in 2005. Filing 1 (east of Wellington Gulch) was to be 189 acres and Filing 2 (west of Wellington Gulch) was to be 77 acres. There is no market for vacant lots. Preliminary plats for both filings were prepared two years ago but they were never submitted to or approved by El Paso County. P.J. has sold the 77 acres to one buyer. He retains the 189 acres – the prior plan for Filing 1 was 30 lots of 4–5 acres each. P.J. is now considering 35 acre tracts for this parcel because no county approval is required, thereby lowering development costs. But even this is dependent upon the recovery of the real estate market.

P.J.'s plans for development of the property he purchased from the Cusacks, located on both sides of the highway in Cascade, are also on hold.

TRAILS VOLUNTEER DAY June 14

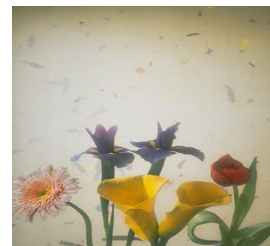
Volunteers are needed on Sunday June 14 to build a new trail at Crystal Creek Falls in the forest in Green Mountain Falls. Meet 8:30 am at the east end of Gazebo Lake. A free barbecue dinner follows the work day. Bring work gloves, water, and a picnic lunch. No trail building experience needed. Training and tools will be provided. Minimum age 16.

Give something back for the trails you have enjoyed. To sign up call 684-9811 or E mail trails007@aol.com.

Our New Grace

Pat Hein wrote a special grace for the Association which we will continue to use at our summer potlucks, sung to the tune of "Fere Jacques." It is a dandy:

In the beauty of these mountains
we do live, we do give
thanks for friends and flowers
sunshine and the showers
we are blessed, we are blessed.



The Ute Pass Community Wildfire Protection Plan El Paso County, Colorado



QUICK FACTS

Location:

West of Colorado Springs, CO along State Highway 24, between Manitou Springs and Woodland Park

Dates:

Approved Nov. 2007

Collaboration team:

Community, CO State Forest Service, El Paso County, Southern Rockies Conservation Alliance, US Forest Service, local fire departments

CWPP Area: 34,451 acres

Land Ownership:

Private: 29%; USFS: 66%; City: 5%

Population: 3,500

Homes: 800

Landscape:

A valley with steep-sided slopes up to 50%, ranging in elevation from 6,500 to 11,000 ft. Vegetation ranges from Gambel oak shrub land through ponderosa stands to Douglas-fir and spruce/fir forest.

Risk Assessment:

All neighborhoods & some individual home sites have been risk assessed.

Project Status:

Community & USFS road mitigation underway; community fuels mitigation and chipping/slash management started; some home defensible space completed.

This Community Wildfire Protection Plan (CWPP) covers the valley through which Highway 24 runs from Manitou Springs, CO, to Woodland Park, CO. The area is bounded by the Rampart Range Road, the city of Manitou Springs, the Pikes Peak Cog Railway, the tree line on Pikes Peak, and the community of Woodland Park. The populated areas include the communities of Cascade, Chipita Park, Green Mountain Falls and adjacent neighborhoods. The Southern Rockies Conservation Alliance (SRCA) CWPP Coordinator was enlisted by the Colorado State Forest Service to assist in bringing the communities together and to help the planning effort. He provided organizational assistance, professional advice, GIS mapping, wrote news articles, formatted plan sections, and assisted with Community Day educational presentations. El Paso County was rated the #1 County in the State in susceptibility to a Wildland/Urban Interface Fire, in a Colorado State Forest Service/Colorado College 2007 report.

Rugged topography with steep mountain and gulch terrain characterizes most of the area. The northwest portion contains the Catamount reservoirs that provide water for the Ute Pass communities and the city of Colorado Springs. Some of the slopes in the CWPP area have grades up to 45 and 50 percent. Fires burning in this terrain present special hazards. Drainages could funnel and intensify wind and fire behavior. The USFS rates most of the slopes Condition Class III with high fire danger.

CWPP Recommendations:

The team recommended actions in the following categories:

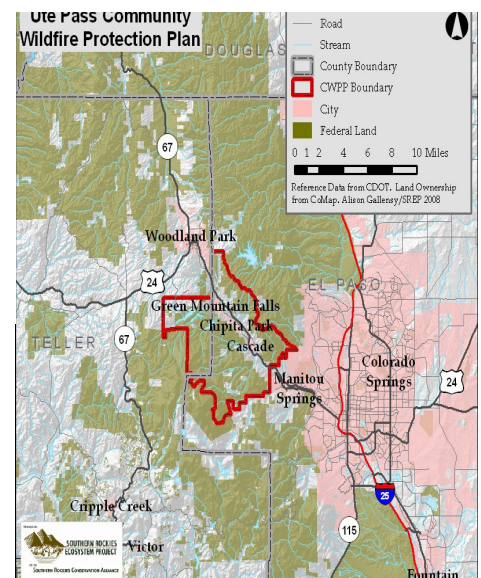
- Fuel breaks along major roads (priorities are Rampart Range Road and Pikes Peak Highway);
- Develop Information and Project Demonstration programs to educate residents in defensible space and FireWise structural mitigation actions;
- Develop annual chipping/mulching programs to visit all neighborhoods;
- Fuels modification projects (fuel breaks in and adjacent to the communities);
- Improve community emergency notification systems; and
- Local preparedness and firefighting capabilities.

Priority projects:

Selected projects include: 29 acres of roadside thinning on approximately 6 miles of Rampart Range Road and 2 miles of the Pikes Peak Highway to be accomplished by the USFS; 10% of homes with defensible space by 2009; develop continuing chipping/mulching programs for all community neighborhoods.

Why do we have the pancake breakfast each year?

The intent of the breakfast and education forum is to provide an opportunity for community members to come together and collaborate with fire district personnel, forest service personnel and members of the CWPP committee. We want to continue finding ways to reduce fuel, plan for fire mitigation and create opportunities to work together to preserve and protect the natural resources and beauty of our communities.





Check your closet.

Marcroft Hall is in need of card tables in great condition for the bridge players and other uses. If you have one that is not being utilized, think about a donation to Marcroft Hall. It will be greatly appreciated! Call Don Stefan at 633-1676 or Pat Hein at 684-9142.

AN INVITATION TO ALL NEEDLE ART ENTHUSIASTS



In last year's membership survey a number of you indicated an enthusiasm for sewing and quilting. I would like to create an interest group that would meet once a month this summer to promote our hobby. Marcroft Hall has been reserved for Wednesday, June 24 at 1:00 p.m. to meet each other and have a "show and tell" to share our individual needlecrafts. Perhaps we could follow up in July to meet and work on our current projects; then an August meeting to invite friends to a tea and group show of our accomplishments – past and present. Please telephone me with other ideas and suggestions and to RSVP for June. Let's give this a try! Bonny McAllister (684-9773)

New Board Member Biography

Cy Sumner joined the board this past year and manages the role of maintenance for Marcroft Hall. Cy lives in Chipita Park with his wife Mary Jane and have enjoyed living in this area since 1962. They moved here from Iowa and Cy took a job at NORAD as an Instrumentation Engineer. Cy has three children that live in Vista, CA, Fountain Hills, AZ and Green Mountain Falls, CO. Mary Jane has three daughters, one living in New England, Idaho and two in Medesto, CA. Cy's hobbies are renovating houses and music, music, music. He regularly performs in the area.

Featuring Five Area Bed & Breakfast Inns

The board decided to feature local B&B's hoping that you will recommend them to friends and family looking for excellent accommodations in this beautiful area. We are limited in space and will opt to do more area places each year. Note that all those in this year's article are B&B's, however, some may include cabin rentals that *may or may not include breakfasts. If you have not visited these places, we recommend that you do as we are sure you will see why it is a unique way to experience great hospitality.

America's Rocky Mountain Lodge & Cabins: Innkeepers are Debbie and Brian Reynolds

4680 Hagerman Ave., Cascade, CO 80809 Telephone: 719-684-2521 www.rockymountainlodge.com
They feature six rooms with private baths. What makes them special is that their Inn has a total Colorado feel in the mountains with views. They serve a three-course gourmet breakfast, offer romance and area attraction packages and are in close proximity to Colorado Springs.

Blue Spruce Inn: Innkeepers are Bill and Lynda Martinez.

4595 Fountain Ave., Cascade, CO 80809 Telephone: 719-684-7795
They feature three suites with private baths and hot tub. What they have that is special is a caboose on the property that has been renovated into a guest suite. This makes a great honeymoon suite. In addition, they have eight laying hens and all breakfasts are served with organic eggs from these hens. They are conveniently located on the road as you travel to Pikes Peak Highway.

P.O. Box 724
Chipita Park, Colorado
80809



Bed & Breakfasts, con't

Chipita Lodge Bed & Breakfast: Innkeepers are Kevin and Martha Henry

9090 Chipita Park Rd., Chipita Park, CO 80809 Telephone: 719-684-8234 chipitainn@aol.com
They feature three luxury rooms with private baths in the main lodge. Two cabins are available for rentals. What makes them special is that they are recognized as a Historic Site, offer a hot tub under the stars, engage in enjoyable conversation, and serve a bountiful breakfast with great hospitality at all times.

Eastholme in the Rockies: Innkeepers are Ken and Debra Rice

4445 Hagerman Ave., Cascade, CO 80809 Telephone: 719-684-9901

They feature six rooms in the main house with Jacuzzis in most private baths. In addition, they have two cottages that *include breakfast in the main house. What makes them special is that they are a Historic B&B on the registry and built in 1885. They host weddings in a mountain retreat setting, close to all attractions, accept children of all ages and have a special offer that includes an executive chef that will provide a six-course dinner in your room by request.

Inn at Cascade: Innkeepers are Sheri and Tom Schwagart

4675 Hagerman Ave. Cascade, CO 80809 Telephone: 719-684-2194

They feature three guest room with private baths. They feature Southwestern adobe architecture built in 1929. The architecture is similar to what you would find in Taos or Sante Fe.

What makes them special is the very private setting and in keeping with the southwestern theme they serve a full breakfast featuring southwestern cuisine.