

Our Community News

Reporting on community issues in Monument, Palmer Lake, and the surrounding Tri-Lakes area.

Issue #11 — Volume 2 Number 2 — Saturday, February 2, 2002

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Look for our next issue
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read all the back issues at
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Our Community News

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Historic Tri-Lakes Olympic Torch relay

By George Barnes

Day 57 of the 2002 Olympic Torch Relay began early in the Tri-Lakes area on January 31st. Despite slushy, slippery conditions and the extremely cold temperatures, a festive crowd of Tri-Lakes citizens and well-wishers assembled at the Palmer Lake Town Hall at 9 am., to publicly celebrate and recognize Anne "Red Hawk" Shimek, the town's lone relay runner. The highlight of the ceremony was the surprise presentation to Ms. Shimek of a \$335 check. This gift from friends allowed her to purchase the torch she used during the relay.

Afterwards, the celebration moved eastward to the Safeway parking lot in Monument, where as many as 15 runners awaited the start of the relay through the town.

[Due to limitations imposed by our press deadline, the following events are listed as previously planned.]

At approximately 1:15 pm, the first runner, Brian Bray, was scheduled to place his silver, copper, and glass relay torch up to the special lantern holding the Olympic flame, and thus would continue the daily odyssey that began on November 19, 2001, in Olympia, Greece.

Escorted by a Corvette pace vehicle provided by the relay's official sponsor, General Motors Corporation, Mr. Bray is then expected to trot out to Highway 105 and proceed south. His flame in turn is to be passed to the icicle-like torches of the other honored runners: Jeff Nowak, Warren Ary, Mildred Brodbeck, Frank DeAngelis, Thomas Weyer, Terrance Callow, Virginia Keatley, Taylor Smith, Brandon Dickerson, Stephen Smith, Anne Shimek, Chessa Ronning, Thomas Herman, and a final unidentified runner. Each individual participant will carry his or her personal torch for a distance of 0.2 miles.

The official route travels down Highway 105 to 3rd Street, then west to Front Street, south to 2nd Street, up to Jefferson Street, along Santa Fe Avenue, and finally

down to the Soc N' Roll via the Old Denver Highway.

At 2:45 pm, following the completion of the historic run through the town, the mayors of Monument and Castle Rock, along with other distinguished guests, are expected to convene at Lewis Palmer High School and formerly acknowledge the runners and their support personnel. It is an event made notable by the unique circumstances surrounding the relay and it's theme of "Light the Fire Within," a symbol for every Olympian's desire for competition and victory.

The Olympic flame is scheduled to leave Colorado after February 2nd, and will continue it's amazing trip en route to the 2002 Olympic Winter Games. It will arrive in Salt Lake City, Utah, on February 8th, and be used to officially inaugurate the opening day ceremonies at Rice-Eccles Olympic Stadium.

The present Olympic flame was transported in a specially constructed lantern to the site of the last Olympics, Atlanta, Georgia, and arrived there on December 4, 2001. Eventually, the flame will have traveled more than 13,500 miles, and have been carried by over 11,500 participants in 46 states. The flame travels an average of 208 miles per day, and although transportation on foot is the most visible method of carrying the flame, ultimately it will also have been borne by automobile, airplane, train, ship, dog sled, skier, snowmobile, covered wagon, and horse-drawn sleigh. It will be extinguished on February 24th, at the conclusion of the Salt Lake Olympic games.

According to the official Olympic website (www.saltlake2002.com), the key elements that comprise each individual torch (i.e., glass, silver, and copper) symbolize various qualities. The glass is meant to resemble light, winter and ice. The aged silver finish represents the West and melting water, while the highly polished silver reflects the heart and speed of the Olympians. Copper is used as a metaphor for fire, passion and the history of Utah.



Torchbearers

Left: Anne Shimek in Palmer Lake Town Hall

Right: Brian Bray in front of Monument Town Hall



Hearing on the Forest Lakes project is scheduled for February 26

The EL Paso County Planning Commission hearing on the Forest Lakes Residential Project has been scheduled for Tuesday, February 26, 9 am, County Building, 27 E. Vermijo, 3rd floor hearing room.

If the planning commission arrives at a recommendation for approval or denial at that hearing, the Board of County Commissioners will then hold a hearing and make a final decision. Opinions and comments concerning this project should be sent to the El Paso County Planning Department (Attn: Carl Schueler), 27 East Vermijo Avenue, Colorado Springs, CO 80903.

The proposal, based on a sketch plan approved about 15 years ago, calls for 467 dwelling units on ap-

proximately 990 acres located at the western end of Baptist Road, primarily on the former Beaver Creek Ranch. The land is currently zoned for five-acre parcels. The proposed preliminary plan and rezoning request calls for a clustered design with areas of urban density coupled with open space and recreational use of two lakes.

Further information on the Forest Lakes Residential Project is at www.ourcommunitynews.org. *Our Community News* carried the story "December hearing planned for controversial Forest Lakes project" in our November 2 edition.

Monument meetings raised concerns about the draft comprehensive plan update

By John Heiser

The Monument Planning Commission held meetings January 8, 14, and 16 to discuss the draft update to Monument's comprehensive plan. Each meeting drew 50 or more people. The meetings on the 14th and 16th held in the town hall were standing room only. By a show of hands, approximately half of those who attended were Monument voters. These meetings are the latest step in a process that started in June 2000 to develop a collective vision of the future of the Town of Monument.

In opening the first meeting, Monument Mayor Betty Konarski noted that the purpose of the plan is to capture "What you would like to see happen." Planning commission chair, David Mertz added that this effort can affect "how this town is going to go in the next 5, 10, 20 years. We are all ears. It is your document."

Mike Davenport, Monument's Assistant Town Manager and Planner, led the discussion at the meetings on January 8 and 16. Barbara Cole, President of Community Matters, the town's consulting company for the comprehensive plan project, led the discussion on January 14.

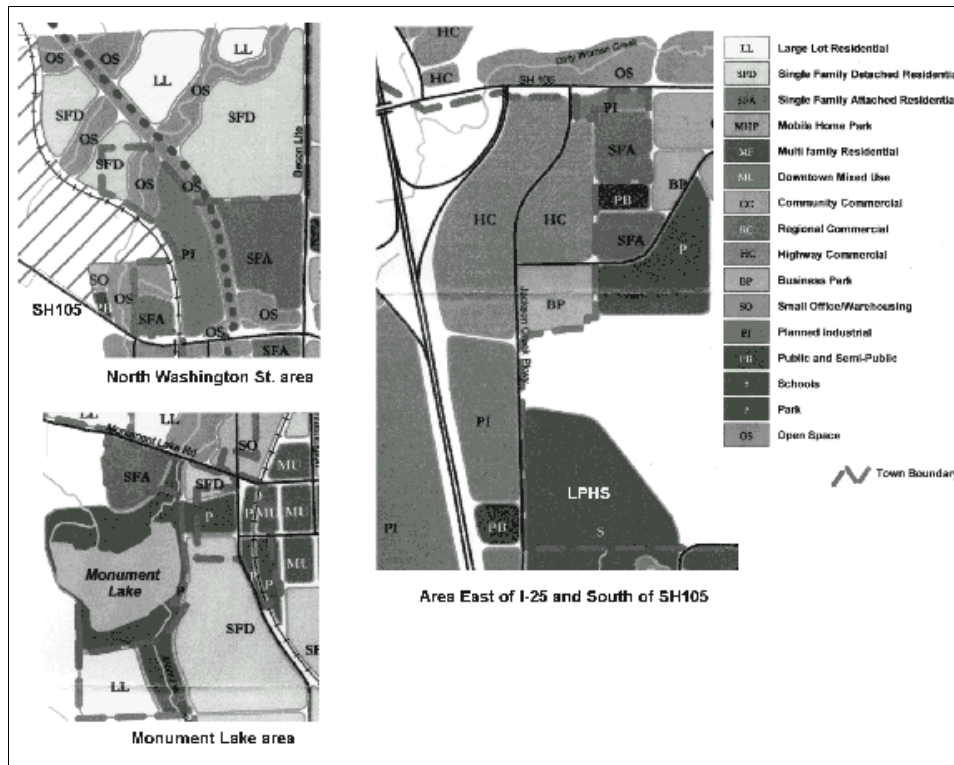
Davenport noted that the town has experienced, "9% growth per year over the past 20 years." He added, "When the 1983 comprehensive plan was approved, Monument was growing by 5 to 10 houses per year. Now it is growing by 5 to 10 houses per week." This growth has left the 1983 plan seriously out of date. It does not cover the areas east

of I-25 such as Jackson Creek or those south of Baptist Road such as the proposed Forest Lakes business-industrial park.

The existing land use table on page 9 of the draft plan shows 2,090 acres of vacant land in the town with 233 acres of residential (2398 dwelling units); 164 acres of commercial or office; 63 acres of light industrial-manufacturing; 62 acres of schools, churches and other public or quasi-public buildings; 58 acres of parks and open space, and 365 acres of right-of-way. Cole said, "What worries me is that people think the vacant land will remain open space." She added, "The development of the vacant land depends on the political will of the planning commission and town board."

Although each meeting was intended to focus on a separate area (Jackson Creek, residential neighborhoods west of I-25, and downtown and other business areas), there was considerable overlap in the discussions at the three meetings.

At each meeting, it was emphasized that the comprehensive plan does not change the zoning on any parcels. The Board of Trustees, through a separate set of hearings, makes zoning changes. Davenport noted that zoning changes usually come at the request of landowners. Cole said that in areas where zoning changes are not made, design standards and performance criteria could be used to constrain building size, appearance, height, setbacks, and landscaping. Chapter 10 of the draft plan calls for an 80-foot landscaped



setback along I-25. When challenged on this proposal by concerned landowners, Davenport said, "The town has the power to make changes to the zoning regulation." He added, "Parking might be allowed within the 80-foot setback, especially for narrow parcels." Mike Wicklund, Manager of the Monument Sanitation District, noted that the 80-foot setback could restrict development of parcels that face Beacon Lite Road and back up to I-25.

Also at each meeting, concern was expressed about the large areas on the draft future land use map shown as PI (Planned Industrial). Davenport explained that when Jackson Creek, then known as Regency Park, was annexed to the town in 1987, the area just east of I-25 was "intended as a regional shopping mall." He added that PI is described in the draft plan as "encouraging light industrial." He said that light industrial, sometimes called manufacturing, is distinguished from heavy industrial that produces "objectionable levels of emissions." Davenport noted, "For a town this size, it is a lot of industrial land." Cole said, "What was put in place is way too much." Cole also noted that due to difficulties crossing the Santa Fe Trail, "A large portion [of the industrial land west of I-25] is going to be tough to develop."

Cole asked the question, "Should heavy industrial be allowed and where?" Many in the audience at the January 14 meeting expressed the view that heavy industrial should not be allowed anywhere in the town. At the January 16 meeting, Bill Simpson, owner of the parcel on north Washington Street proposed for a Transit Mix concrete batch plant said, "We don't plan to let our Planned Heavy Industrial District zoning get away from us." Davenport responded, "We haven't found the documents that establish that zoning. It is an area sub-

ject to further research." Simpson and Transit Mix are engaged in an ongoing lawsuit against the town over the April 2000 denial of the proposed concrete batch plant.

The areas west and south of Lewis-Palmer High School, shown in the draft future land use map as Planned Industrial, also drew concern. Konarski said she thought mixed use would be a better designation since it could accommodate the development of a cultural, recreational, and educational center.

Davenport noted that the industrial and commercial areas could also accommodate office buildings. An issue of considerable interest was the prospect of the area being overrun with big box stores. This is often characterized as the "North Academy look," referring to what happened to north Academy Boulevard in Colorado Springs.

In discussing this, Davenport referred to the distinction made on the draft future land use map between CC (community commercial), HC (highway commercial), and RC (regional commercial). CC is for businesses such as grocery stores designed to serve the local neighborhoods. HC is for businesses such as gas stations, restaurants, and motels designed to serve the traveling public. RC is for businesses such as big box stores expected to draw customers from throughout the region.

Davenport noted, "Most towns get more revenue from sales taxes than from property taxes." Commercial property owner, John Dominowski, said that Monument gets five times as much revenue from sales tax as from property tax. Cole said, "Houses do not pay their way. We need to balance land uses to insure the fiscal future of the town."

In response to a question about how the town can affect proposed developments, such as Wal-Mart, outside its boundaries, Davenport said the town could enforce its master street plan. The town could also adopt an intergovernmental agreement (IGA) with the county; how-

(Continued on page 3)



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(Continued from page 2)

ever, none is in place at this time.

Davenport added that good planning practice and the county's master plan call for intense development, including large scale commercial projects, to be within the municipalities where it can be better controlled and where services can be provided more economically. At meetings of the comprehensive plan steering and advisory committees, it was agreed it would be better if big box retail was within the town rather than in the county adjacent to the town, as Wal-Mart is proposing; however, the question of whether the plan should accommodate big box retail at all was left hanging. The draft future land use map shows large areas of regional commercial. At the January 14 meeting, Cole went through a cursory analysis of potential sites for big box stores and concluded that most sites outside the town would have significant development difficulties. This would seem to indicate that the town does have a choice as to whether to allow big box retail or not.

Another issue was building heights. The Jackson Creek/Regency Park development agreement signed by the town in 1987 allows buildings up to 90-foot or 100-foot tall. Cole said, "The circle road near I-25 is a nightmare. Those 90-foot to 100-foot buildings would be hanging over I-25." Davenport noted that heights above 60 feet create significant firefighting constraints. Monument Trustee Christopher Perry, a volunteer with the Black Forest Fire Protection District, added that buildings over four stories require special firefighting equipment.

"The weakest part of the map is the parks and trails," according to Konarski. Much of the area shown on the draft future land use map as open space is Prebles' Meadow Jumping Mouse habitat and off-limits for recreational use. An atten-

dee asked, "Where are the active recreational areas?" Another said, "We need parkland for people not just parkland for mice." Parks and trails have been a planning commission priority.

Chris Pollard noted that some areas outside the town, such as the northeast corner of Knollwood and Highway 105, shown as open space, are actually approved for commercial use. Cole added that Wal-Mart developer Mark Goldberg is upset that the draft future land use map shows the parcel across from King Soopers as open space.

The designation of the area around Monument Lake was also criticized. Some feel this should be developed into an amenity for the entire area. A mixed-use designation was suggested as more appropriate than the draft's depiction of large areas of single family residential.

According to Davenport, "This document is nowhere near the final document. There is a three or four month process from here." The town's consultant, Community Matters, will incorporate public comments into the draft plan. The revised draft will be reviewed by the comprehensive plan advisory and steering committees. Then the planning commission will schedule one or more public hearings to consider adoption of the update as the town's new comprehensive plan. If the planning commission decides to adopt the document, it will likely be forwarded to the Monument Board of Trustees, perhaps in May, for possible endorsement.

Although much was discussed,



Mike Davenport, Assistant Town Manager and Town Planner, presents the draft future land use map during the January 16 meeting.

few conclusions were drawn except that the draft needs a lot of work. Wicklund summed it up by saying, "Who made the decisions on future land use? Everywhere I look it is like someone threw darts."

On a positive note, landowner Lee Kilbourn said, "This [process] is a marvelous thing. It is vital to have attractive businesses come here. We need to influence how our

community is going to develop." Davenport added, "People are drawn to places that are better planned with a more consistent design."

Copies of the draft plan are available at Monument Town Hall, 166 Second Street. For further information, call the Monument Planning Department at 481-2954. Comments should be sent to the town planning

Monument planning commission recommends approval of new site plan for Foster's storage

By Lowell Morgan

At the Monument Planning Commission meeting Wednesday January 9, 2002, the only public hearing was for a second amended preliminary PD site plan for Foster's Storage on Old Denver Highway. Mr. Foster request for larger storage units on his site was approved. Outdoor storage of RVs was previously denied.

The planning commission also reviewed their goals and projects for 2002. These included compliance and code enforcement issues and anticipation of possible rezoning issues. This last will be a discussion item at the February 13

meeting. The commission also discussed its role in the comprehensive plan update and received an update on land use regulations and a "refresher" from Town Attorney Gary Shupp on the do's and don'ts of being a planning commission member.

The next regularly scheduled meeting of the Monument Planning Commission will be held Wednesday, February 13, 2002 at 6:30 pm at Monument Town Hall, 166 2nd Street. For information on the items to be heard, contact the Monument Planning Department at 481-2954.

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Palmer Lake Town Council raises dog license fees and discusses ambulance issues

By Judy Barnes

Mike and Ingrid Elliott appeared before the Palmer Lake Liquor Licensing Authority to request, and were granted, a hotel and restaurant liquor license for Bella Panini, at 4 Highway 105. They are planning to serve beer and wine and to be open for dinner Tuesday through Saturday, 5-9, and maybe Sundays. They hope to begin on February 1.

Randall Schoenberg appeared for the renewal of the business license for his sporting goods shop, Outbound Trading Post at 790 Highway 105. Trustee Susan Miner remarked that when he first applied for a business license, Mr. Schoenberg told the board that guns would be just a part of his business. Now it seems that his main business is selling firearms. Mayor Nikki McDonald, Trustee Miner, and Trustee Randy Jones all encouraged Mr. Schoenberg to have more balanced inventory and to broaden his mar-

keting to advertise his full line of merchandise, in his window and in his newspaper ads. The town council approved renewal of Mr. Schoenberg's license.

The board also approved an increase in dog licensing fees from \$5 to \$6 for neutered and spayed dogs and from \$15 to \$16 for non-neutered and non-spayed dogs. Fees involving violations of ordinances were doubled. The impound fee and the daily fee for care are now \$20. The posting of notice fee is now \$10. The council also decided to review the ordinances for possible revision.

Todd Abrahamson appeared before the board to address the issue of automatic mutual aid between Palmer Lake and Tri-Lakes Fire Protection District. Palmer Lake has terminated its automatic mutual aid agreement with Tri-Lakes, but still has automatic mutual aid with five other area departments. Mr. Abra-

hamson has been urging the board to reconsider its decision. He also inquired about how the meeting on January 7 between representatives from Palmer Lake and the Tri-Lakes district went. That meeting had been scheduled in response to concerns voiced by citizens at the last council meeting. Trustee Miner replied that there were definitely some points of impasse, that they identified items of agreement and disagreement. The greatest impasse, according to Trustee Miner, was to keep egos out of the discussion. Todd commented that personality conflicts shouldn't be an issue with professionals. Trustee Scott Russell, Fire Commissioner and a former volunteer firefighter with the Palmer Lake Volunteer Fire Department, said he is concerned about the safety of the Palmer Lake firefighters. "We have trained with the other departments, but not with Tri-Lakes. There's a level of trust when you've trained

with a team." Chief Sheldon, Assistant Chief Rackl, and Assistant Chief Burns from Donald Wescott Fire Department were there to speak in support of Palmer Lake's position. Chief Sheldon explained that the North Group had voted Tri-Lakes out of the group because Tri-Lakes wouldn't work with the whole team. "We have a Pikes Peak Fire Chief's Forum, and some groups are conspicuously absent," noted Chief Sheldon. Chris Stine, Palmer Lake's captain in charge of fire training and wild fire prevention commented, "They don't show up when we invite them to training. If they refuse to train with us, it's not in my best interest to send one of my firefighters in with one of theirs."

Tri-Lakes fire district reports 2001 results and plans May 7 election

By John Heiser

At the regular monthly meeting January 22, Oscar Gillespie, President of the Board of Directors, was absent due to illness so Director Charlie Pocock presided.

Chief Keith Jensen expressed thanks for the many letters of support and gifts received at the firehouse, including \$250 from one family and \$100 from another, received over the holidays.

The district ended 2001 more than 5% (about \$40,000) under budget for the year. The district responded to 794 incidents and logged 1700 hours of training time. About one-third of the incidents were fire-related. The other two-thirds were calls for medical attention and assistance at traffic accidents. A new ambulance is to be put in service January 24.

Jensen reported that the Donald Wescott district is protesting the approved inclusion in the Tri-Lakes district of the proposed subdivisions in Walden east of Highway 83.

Pocock reported on the issue of providing ambulance service to Palmer Lake. He said the Tri-Lakes district has been providing service to

Palmer Lake for the past 25 years. The Tri-Lakes district's response time to Palmer Lake averages 5 minutes and 50 seconds and he estimated the response time from Larkspur would be 15 to 18 minutes. He noted that it is important "the two communities recognize that they need each other." Duane Hansen has agreed to serve as a mediator to help with the dispute between the town and the district. Director Glenn Scott noted that the outcome of the current emergency services planning study should help resolve this issue.

Jensen reported that the consultant developing the study has obtained information from the Tri-Lakes district and is preparing a matrix of equipment, salaries, skills, etc.

Directors John Hildebrandt, Charlie Pocock, and Glenn Scott are up for reelection to four-year terms. Chief Jensen was appointed as the election official for the May 7 election. The present term limit for board members is two four-year terms. The board voted two to one (Hildebrandt and Pocock in favor, Scott opposed) to put an issue on the ballot to eliminate term limits for board members. The firehouse will be the designated polling place. Anyone who wishes to run for the board must submit a notarized self-nomination form between February 6 and 28. Forms are available at the firehouse on Highway 105.

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Before



After



Palmer Lake's own Ken Morrow, cobbler, owner of Monument's KK Sole & Sew, home remodeler and gardener, gets a new point of view.



Closed door ambulance service meeting ended in stalemate

By Russ Broshous

A meeting on January 7, 2002, between representatives of Palmer Lake and the Tri-Lakes Fire Protection District was intended to iron out differences between the two jurisdictions that were highlighted at the December 13 meeting of the Palmer Lake Board of Trustees. Unfortunately, the meeting degenerated into acrimony with little to show for it.

In December, residents of Palmer Lake questioned the decision of the Town Board of Trustees to terminate their existing ambulance service arrangement with the Tri-Lakes district in favor of a new contract with the Larkspur Fire Protection District. The Board took this action because members objected to what they perceived as unacceptably low standards of service provided by Tri-Lakes to Palmer Lake residents. At the meeting, however, some residents noted that Larkspur District facilities were farther away from the town than the Tri-Lakes firehouse on Highway 105, and that the most direct access from Larkspur to Palmer Lake is along Spruce Mountain Road, a route subject to the vagaries of Colorado's winter weather.

As a result, they believed that the decision to terminate the town's relationship with Tri-Lakes should be reconsidered by the town board.

While town board members questioned this assessment, the board agreed to meet with Tri-Lakes district counterparts to see if outstanding issues could be resolved. That meeting took place January 7 with less than desirable results. Both jurisdictions were represented by more than two board members, a fact making the meeting subject to Colorado's 'sunshine law.' In that the meeting was not open to the public and was purportedly not 'noticed' in a timely fashion, at least one town resident questioned whether the meeting was legal at all. When contacted, representatives of both sides maintained that there was no intent to conduct an illegal meeting if it indeed was, that if violations occurred they were inadvertent, and that no substantive decisions were made at the meeting in any event. They added that 'sunshine law' strictures would be carefully adhered to in any future meeting.

'Sunshine Law' issues aside, the January 7 meeting soon degenerated

into a heated discussion that went nowhere... with each side presenting to the other contractual language they wanted to govern any future relationship. According to Palmer Lake Trustee Susan Miner, the town feels it necessary and prudent for the safety of Palmer Lake residents to insist on service standards they believe Tri-Lakes has not previously been providing, e.g., the presence of a paramedic on each emergency service call. Larkspur apparently would agree to do so. Tri-Lakes, on the other hand, according to Tri-Lakes Chief Keith Jensen, believes that Advanced Life Support-qualified personnel have been present on each such call; and that this is more than adequate for Palmer Lake service – in fact, it is the same service standard provided to Tri-Lakes District residents.

Now, although some uncertainty exists as to whether further meetings will occur between the parties, especially in light of a more recent exchange of letters between the two, we are told that Palmer Lake is expecting a second meeting to take place, this meeting to

be held with attendance limited to no more than two board members from each jurisdiction, and with a mediator present to keep the meeting focused on issues at hand... and, hopefully, with tempers in check. If agreement can be reached at this meeting, the problem will be resolved. If it cannot, all involved hope that the parties can agree to disagree in an amicable way. This sentiment is shared by virtually everyone, even those not immediately affected by the dispute. Woodmoor-Monument Board Chairman, Dick Crowell, for example, hopes the issues "...can be resolved in the short term to the satisfaction of both parties... but, if not, that both parties will keep the dialogue open until results of the on-going joint consultant study are known. The study is being paid for, after all, by all three of us, Woodmoor-Monument, Tri-Lakes and Palmer Lake, and it was commissioned specifically to recommend the best way to provide emergency services to all Tri-Lakes area residents."

Mining museum plans Saturday events

Here is a list of upcoming Saturday programs at the Western Museum of Mining and Industry:

February 9: *Is it Magic, or Electricity?* Celebrate Thomas Edison's birthday at the museum. Marvel as his 123-year-old invention operates today. Learn about the how, who, where, and when of electricity, and then generate your own electricity using a potato.

March 9: *Pack Your Burro: Discover the Pikes Peak Region.* Maps, photos, supplies and stories – gather the information you'll need to explore the geography, history and economics of the Pikes Peak Region in the 1800s. Afterward, weather permitting; help pack the museum's 400-pound burro (donkey) mascots.

April 13: *Reclamation and Wildlife Wonders.* What critters hide in yonder pond? Environmental science is an important part of mine reclamation. Join us as we define habitats, describe invertebrates, calculate stream flows, and identify plant life on the museum's 27 ac. of prairie, riparian, and wetland life zones.

May 11: *Children's Championship Gold Panning.* How much gold could a gold panner pan if a gold panner could pan gold? In celebration of Colorado's Archaeology and Historic Preservation Month, the museum is hosting this contest to demonstrate the skills of early miners.

October 12: *Boo! Spooky hiStories.* The best stories are true, and mining stories can be scary. Come listen to tales of ghosts, cave-in, and lost treasure. This is an historical (and hysterical!) way to kick off the fall season.

November 9: *Rock Odyssey.* What's mined is yours! Through music, games and demonstrations, you'll examine geology and how we use minerals, the building blocks of rocks, in our every day life. Rock on!

December 14: *Mining Camp Craft Day.* Are you looking for that perfect holiday gift? How about making it yourself? Learn about the games and toys of mining town families. Afterward, make your own craft to take home!

Time: 1 pm to 4 pm.

Location: 125 Gleneagle Drive at the southern edge of the Tri-Lakes area. Take I-25 to the Gleneagle Drive exit. The museum entrance is immediately east of the interstate.

Admission: \$3 per person. Please call for reservations and more information at 488-0880.



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Palmer Lake plans enhancements of downtown section of Highway 105

By Sue Buell and Roth Hyland

On Tuesday evening, Jan. 22, the Town of Palmer Lake Planning Committee held a public briefing of some preliminary concepts for improving State Highway 105 in the center of the town.

"This effort stems from previous recommendations and intentions of the Economic and Community Development Committee and a graduate architecture urban planning student of CU Denver," noted council member Susan Miner. The committee saw the need for better parking, sidewalks, traffic speed, and pedestrian crossing. At present there is 1) not enough parking, 2) dangerous parking, 3) no designated safe

crosswalks, 4) no connections to the lake and trails, 5) speeding traffic, 6) no safe sidewalk areas, and 7) lack of proper roadside drainage. The improvement concepts aim to address these issues by providing for a combination of widened roads, drainage ditches, crosswalks, sidewalk paths, along the road and off-road parking for the restaurant and art center areas.

This initial study was sponsored, in part, by the Colorado Center for Community Development (CCCD) and students from the CU Department of Environmental Planning. They developed three preliminary concepts and will use public input to create one master plan. Based on the approval of

a final plan, the town will then be able to apply for grant money for the construction of the improvements. Scaled

layouts were created using satellite photos of the town taken 5 to 10 years ago. Besides the addition of central parking areas, the proposed designs use the idea of a gazebo and grass park area on the west side of the lake, connected by exercise stations and trails to the town's retail area, and provide centralized off-street and over-flow parking for major events.

Some of the design concepts used more parallel and straight-in parking along the road, while the others used off-street parking or a mix of off-street sites and street-side parking near the restaurants and art center. Also included were additional street lighting and landscaping including planters. Some kind of signage at each end of the old town was also proposed using poles or a center island. Another of the designs included a tree-lined walkway and drainage systems

along the road.

Participants placed comments and corrections on the drawings. The results of this first round of three concepts will be corrected and reduced to two alternatives and presented to the committee. The goal then will be to agree on one working concept for recommendation to the planning commission and then the town council. Jim Fitzgerald has volunteered to head a committee to study enhancements to the remainder of Highway 105 down to the bowling alley.

"We are at a crossroads for decisions about how the Town of Palmer Lake is prepared to take advantage of new developments with the improved interchange in Monument coming and the possibility of easier access to our town," said Miner.

Have a Heart, Save a Life

As reported in *Our Community News* last month, a fund drive is under way to raise a minimum of \$15,000 to purchase an MSA 4000 hand-held infrared viewing device that will be shared by our eleven local area fire stations. Any funds raised over the target will go toward a second unit or for support telemetry equipment used with the MSA 4000. Fire Marshall Raymond Blake of the Woodmoor-Monument Fire District has expressed the need in our community for the infrared viewing device. Although the unit would be kept at the Woodmoor-Monument Fire Department, all fire stations in the greater Tri-Lakes area would use it in their search and rescue missions. The Greater Tri Lakes area encompasses a 17-mile radius containing roughly 55,000 homes.

The device is used to locate people and animals trapped in burning buildings. The infrared tool is also extremely valuable for locating people in dense vegetation who may have been thrown from their car in an accident and night rescue missions where normal vision is inadequate. The device can save homeowners and businesses thousands of dollars by early detection of smoldering fires after lightning strikes or other ignitions.

Donations are urgently needed. Make checks payable to the Woodmoor-Monument Fire Protection District. Donations for the purchase of the infrared viewing device are tax-deductible. Mail your do-

nation to MSA 4000 Device, c/o A Chick & A Windshield, P.O. Box 1313, Monument, CO 80132. Donations should be mailed no later than **February 14, 2002.**

Receipts for tax purposes will be mailed after the close of the fundraising drive, February 14. Please include a correct return mailing address with your charitable donation to receive your donation receipt. Also watch for the donation canisters at local participating clubs, churches, schools, and businesses in your community.

If you would like more information or wish to help with this important fundraiser, please contact:

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Woodmoor-Monument fire fighter/EMT, Gary Hobbes, shows off borrowed MSA 4000 Thermo-Imager.

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Monument board of trustees meeting January 7

Parish education center approved, lights for trail crossing selected, purchases and hiring delayed

By Judy Barnes

The first board of trustees meeting of the New Year began with a full house, standing room only. Most of the audience, parishioners of St. Peter's Catholic Church, stayed only for the public hearing concerning St. Peter's Parish Education Center Final Plat and Combined Preliminary Plat/Site Plan. Town Planner Mike Davenport presented the application, which was approved unanimously with the following conditions.

All new lighting that serves the parking area north of the existing Catholic Church should be modified to be downcast and shielded, and reduced to the lower wattage currently in use along the alley.

Signs and striping should be added to show safe walkway areas, as shown in the approved traffic study.

The alley behind the building should be paved.

Christopher McKay, a parishioner and a member of the Public Works Committee, noted that the education center will be a great addition to the community as it may be used by groups such as Boy Scouts. Construction on the center could begin in February and is expected to take 8 months.

The board again considered options for electrical service to lights along Beacon Lite Road south of Second Street, including the crossing at the Santa Fe Regional Trail. Town Manager Rick Sonnenburg reported that the solar option for the trail crossing light would cost \$13,800. This option would not include streetlights. The board unanimously passed a motion to accept the option through Mountain View Electric Association that includes a trail crossing light and streetlights for the whole block. This option will cost between \$17,745 and \$19,745, depending on whether any adverse conditions are encountered during the work. The money can come from impact fees collected from new residence and commercial construction.

The next issue before the board was discussion of possible revisions to the rules and regulations for the Community Development Fund. Each year, the same amount of money received by the town for business licenses goes into a special fund, the Community Development Fund. This fund was established to promote projects designed to improve the Town of Monument. At a previous meeting, Tommie Plank, representing the Historic Monument Merchants' Association, had questioned aspects of the procedures for applying for a grant from this fund. It was decided then to review the rules and regulations for possible revision. After some discussion, the board agreed to the following revisions:

Application forms for grants from the fund must be supplied by the town before the board meeting.

Each year, during the budget process, unused money shall be retained in the fund.

Other options in the previous version of the ordinance for these two conditions were stricken.

The board unanimously approved the Pikes Peak Regional Building Department's permit fee schedule. According to a memo from Regional Building Official Rolf Philipsen, an average increase of 8 to 12 percent in residential permit fees and approximately 18 percent for non-residential permit fees is needed to support the anticipated number of inspections. Fees are based on the effort expended on a per permit basis.

The board unanimously passed resolution #1-2002, the annual approval of the public place for posting of meeting notices, which will continue to be the entryway bulletin board of Town Hall. The Colorado Sunshine Law requires that such notices be posted at least 24 hours prior to the holding of any meeting at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance. The board discussed the need for additional posting sites, perhaps in Jackson Creek. Mayor Konarski suggested a glass display case for posting notices in locations such as King Soopers. Town Planner Mike Davenport suggested having a kiosk. These options will be discussed at the upcoming joint meeting with the Triview Metropolitan District and Jackson Creek Land Company. Earlier in the meeting, the board chose February 11 at 6:30 pm, for that joint meeting.

Next, the board considered resolution #2-2002, adopting the FY2002 salary range structure. The new structure includes an increase of 4.5% over last year's salary ranges to keep up with inflation. Range implementation rules include

increasing all employees to at least the minimum of the range if they are below the range, and freezing the salary of employees above the range. The motion passed 6 to 1, with Trustee Glenda Smith dissenting. The board also addressed setting the outer limits of employee raises for merit pay. A motion to accept the range of 2.5%-7.5% for merit ranges passed unanimously.

Trustee Fay Elbaum expressed concern that input from the public was not being incorporated into the master plan. In particular, Trustee Elbaum observed that the 1983 plan had no heavy industrial zoning, whereas the new plan specifies 'planned industrial' in some areas without indicating if that means light or heavy industrial use. Mr. Davenport explained that the plan doesn't change anyone's zoning, although changes in zoning can be adopted. A small portion of property is zoned for heavy industrial use, but most is light industrial. Mr. Davenport pointed out that the new plan shows less industrial zoning than the old plan. He also mentioned that consultants have recommended changing the heavy industrial zoning to light industrial.

Tom Wall, Public Works Director, presented to the board a request from the Public Works Committee for a study of the possibility of building a road, with a bridge across the railroad tracks, between Old Denver Highway and Mitchell Avenue at the south end of current development along Old Denver Highway and the Synthes property. Federal funding and/or money from the Colorado Department of Transportation might be available for such a study. Also, Mr. Wall brought

up the need to inform the public that plowing snow onto a public right-of-way, such as a road or sidewalk, violates a town ordinance. Mr. Wall also reported that in December, Monument Meadows Mobil Home Park used over two million gallons of water, one third of the water the town produced that month. The owner of the park continues to try to locate and fix the source of the water loss. Meanwhile, the town attorney, Gary Shupp, will investigate the town's options for handling this situation.

Rick Sonnenburg, Town Manager, reported that at a meeting of the heads of each department, they decided to delay acquisition of the following until the numbers were all in for FY2000 and FY2001: New truck and skid loader in Public Works, new streets/parks technician position in Public Works, new water technician position, two replacement police cars, and police copier and computer. Also, Mr. Sonnenburg assured the trustees that future special meetings would only be called if absolutely necessary. Trustee Byron Glenn mentioned that he would like to see the town follow up on former mayor Si Sibell's idea of

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Monument board meeting January 22

Museum receives funds, Homestead North and the Village at Monument approved, grant sought for trail and open space planning

By Judy Barnes

Mayor Konarski began the meeting with a discussion of the meeting process. The trustees agreed to raise a hand when they want the floor and to wait until they are called on so that the transcriber will hear the name. All the trustees wanted to be called by their first name.

Mr. Roger Davis from the Lucretia Vaile Museum received a check for the museum from the town of Monument. The museum, located in Palmer Lake, displays and maintains historical documents and items of importance to Monument and the Tri-Lakes area. The board decided to give \$3000 to the museum to help fund its preservation work following a request at the November 5, 2001 meeting by Jim Sawatzki, of the Palmer Lake Historical Society and the Vaile Museum.

Next on the agenda was a public hearing for Homestead North at

Jackson Creek: Final plat, combined preliminary plat and final PD site plan and an amendment to the Regency Park development and zoning plan for a proposed 70 single family detached lot development on a 27 acre site east of the intersection of Leather Chaps Drive and Creekside Drive. The smallest lot will be 9,113 square feet, and the largest is 43,158 square feet. The applicant requested and received approval for the preliminary and final applications to be considered at the same time due to delays stemming from the need for Triview Metropolitan District, the water and sewer provider, to develop a habitat plan for the Prebles' Meadow Jumping Mouse, a protected species found in the area. Several boundary changes in the proposed subdivision resulted from the habitat plan and relocation of a proposed trail corridor in order to connect with a county trail extending east to the regional park. In addition, a small park area was added near the Creekside Drive entry into the subdivision. Trustee Byron Glenn commented on the location of the park at the edge of the subdivision on a collector street. He would prefer to see a play area in a more protected location in the heart of the development. John Maynard, the land planner from N.E.S. Inc., replied that the park was an afterthought, but that the topography of the site was suitable for a play area. A berm will be built to keep balls and children from going into the street. Trustee Christopher Perry asked if the Tri-Lakes Fire Protection people had seen the final rendition of the plan when they wrote a letter approving the

flag lots in the subdivision. Trustee Perry, a volunteer firefighter, voiced his concern about the difficult access to the flag lots in the subdivision, and remarked that he would have objections to the lots for that reason.

The planning commission recommended approval of the final plat and combined plan/plat, subject to the following conditions: The applicant has made revisions requested by town staff and consultants, to their satisfaction; the applicant contribute its proportionate share to an escrow fund for the construction of traffic signals at the Baptist Road interchange per request by the Colorado Department of Transportation. Trustee Ed DeLaney suggested that all the burlap be removed from the root balls of trees and shrubs being planted in the subdivision, since the burlap doesn't break down in our soil. This became a third condition. The plan with conditions was approved unanimously.

The Village at Monument received a continuation due to the need for more time to complete the documents for their Subdivision Improvement Agreement

At the special meeting on December 27, former mayor Si Sibell suggested forming an Economic Development Committee to bring more business into town. Since the Chamber of Commerce recently established an Economic Development Committee, the board decided to work with them instead of duplicating the Chamber's efforts. Trustees Byron Glenn and Christopher Perry volunteered to serve with the Chamber's committee. Mayor Konarski requested that they investigate what incentives other communities offer to businesses. The Konarski said that she'd recently been asked by several businesses about incentives for coming to Monument. Synthes is one of them, but the mayor declined to reveal the identity of the others.

Mountain View Electric turned off their six lights on Second Street during the week of January 7-11 so the downtown merchants could evaluate the lighting. Tommie Plank, representing the Historic Monument Merchants Association, reported that, so far, she'd heard no objections to the lights being turned off. She will report back to Mr. Sonnenburg after the Merchants Association meeting. Town Manager Rick Sonnenburg agrees that the lights could be left off and the town would save \$600 per year. Police Chief Kissell also agreed that the light from the decorative street lamps was adequate.

Next, the board considered options for Short Term Disability (STD), Long Term Disability (LTD), and life insurance coverage for town employees. After some discussion, it was decided that Mr. Sonnenburg would do

more research about coverage options and costs.

The board approved the donation of a town property remnant to CDOT for the Second Street intersection with S.H. 105. This is a flagpole-shaped remnant south of Rocky Mountain Oil Change Center, most of which is 6.5 feet by 170 feet. In September 2000, CDOT was considering a purchase of the 2,248 square foot parcel plus a 270 square foot temporary easement to facilitate construction of the new I-25/State Highway 105 interchange. In return for the donated land, CDOT will build a pedestrian and bike lane on the new Highway 105 bridge. Trustee Smith was selected and agreed to act as mayor for the February 4 board meeting, when Mayor Konarski and Mayor Pro Tem Ed DeLaney will be out of town.

The next agenda item was notification of neighborhood boundaries for Dagny's Restaurant. Dagny's Place, Inc is applying for a beer and wine license, and will be open for breakfast and lunch only in a building, 65 Second Street, that once housed a similar business, The Golden Swan, and later housed the Cook's Nook. The board accepted both the application of Dagny's Place, Inc for a beer and wine license and the definition of the downtown neighborhood.

Mayor Konarski explained her budget philosophy to the trustees. Please see the Mayor's letter to the editor for details. The mayor noted that for FY2002, it looks as if town staff had under-projected their estimates of the town's income. The town might not be as much in the red as previously thought.

Next was a discussion of possible acceptance of a partial grant from Great Outdoors Colorado, GOCO, for parks, trails, and open space planning. Last fall, the town applied for a GOCO grant to prepare a parks, trails, and open space plan for the town of Monument. The request proposed \$7,500 (25%) town funds to match \$22,500 (75%) GOCO funds to develop a \$30,000 plan. GOCO has indicated an interest in providing \$10,000 in funds and a staff member to assist in developing the plan. The town contribution would remain \$7,500. Graduate university students could be used instead of a consulting firm, saving money. CU Denver and CSU have graduate education and community service programs that can do park planning. The town may revise its proposal to be based on the above resources instead of developing a plan that would cost the \$30,000 mentioned in the grant application. A motion was made and passed to check on the projected money coming in, and if it's high enough, to go ahead with the proposal, using the graduate university students to do the planning.

The mayor announced that Trus-



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Voters shape Tri-Rec's 2002 program

By Russ Broshous, President, Tri-Lakes Parks and Recreation District

In November 2000, voters authorized the formation of the Tri-Lakes Parks and Recreation District – or Tri-Rec, as it is known – by a margin of almost two to one; but, when it came to authorizing the funding, the vote was almost as lop-sided the other way opposing the funding. The obvious question, of course, was “why.” Some said it was the dreaded ‘T’ word – taxes. But, if taxes were really the issue, why authorize the district at all?

This was the question facing the newly formed Tri-Rec Board of Directors, and the board decided to confront it head on. With the financial support of local residents, a survey was prepared and mailed to a random sample of 1700 voters throughout the area. Those voters were asked to provide responses, anonymously if they preferred, as to whether they had voted for or against the district, for or against funding its programs, and which of a variety of reasons may have affected their vote.

The results are shown in the “Tri-Rec Survey Results Summary” table below.

But what does it all mean? Going down the left side of the table, the respondents were classified in a number of ways: ‘Presumed supporters’ versus all others (those not known to be supporters, but on the voter registration list), those living north of Baptist Road versus those to the south, those who voted for the district and its funding (committed supporters) as opposed to those voting only for the district formation but no funding (qualified supporters) and those voting ‘no’ to both (opponents). Finally, separate tallies were kept of those respondents who wished to remain anonymous and those who were willing to put their names on the survey.

What seems clear from the numbers is that voters thought the program was too broad and not adequately defined. There also appeared to be substantial concern that the funding authorization as it was proposed in the ballot seemed too risky for the taxpayer. As to pro-

gram specifics, a majority of voters seemed to feel that an ice rink and various lake amenities were frills, while a significant majority favored a recreation or community center as well as the acquisition and development of trails and publicly accessible open space.

Additionally, respondents were asked whether they would prefer funding the program through a sales tax – on a scale of –2 for ‘definitely not’ to +2 for ‘absolutely yes.’ The statistical results seemed to suggest a modest preference for the property tax; but a large number of voters added written comments on the survey noting that such taxes should be requested only after alternative funding sources had been tapped to the fullest.

As a result of this survey, the district board is contemplating funding issues for the May 7th special district election, issues that would be based on a significantly restructured program.

First, \$130,000 per year of funding from Great Outdoors Colorado has

been obtained, and developer impact fees are being sought as well. These will be applied to offset operating costs.

Second, the program has been pared down to include only a community center, a facility for all age groups, with no third party involvement and no user fees for district residents beyond the real estate taxes they would pay.

Third, funds would be requested to ‘build-out’ the 86-mile Tri-Lakes Comprehensive Plan trail network over 6 to 8 years, as well as to acquire Ben Lomond Mountain (among other selected parcels) and configure it as a public park, with athletic fields to be constructed along County Line Road.

Finally, two separate ballot issues would be offered to voters - one for the community center and one for the outdoors portion of the program - so voters could select one or the other, or both.

Who says the public doesn’t have a voice?

Tri-Rec Survey Results Summary

	Total	Voted "Yes" For		Concerns negatively influencing votes				Other	Likely to approve if concerns are met:				
		District Formation	District & Funding	Too Little Prog Info	Prog Too Broad	Ballot Unclear	\$\$ Auth Risky	Sales Tx -2 ~ +2	Rec Center	Ice Rink	More Trails	Open Space	Lake Improv
Total Respondents	295	60.7%	39.3%	39.3%	40.3%	21.4%	67.1%	-0.38	57.3%	28.1%	56.3%	54.9%	34.9%
Unclassified Voter Reg	209	53.6%	36.4%	36.8%	33.5%	20.6%	65.1%	-0.56	52.2%	21.5%	52.2%	50.2%	31.6%
Presumed Supporters	86	77.9%	46.5%	45.3%	57.0%	24.4%	72.1%	0.05	69.8%	44.2%	66.3%	66.3%	43.0%
North Tri-Lakes	106	67.9%	44.3%	34.9%	27.4%	24.5%	64.2%	-0.72	56.6%	25.5%	56.6%	47.2%	37.7%
South Tri-Lakes	189	56.6%	36.5%	41.8%	47.6%	19.6%	68.8%	-0.19	57.7%	29.6%	56.1%	59.3%	33.3%
Committed Supporters ("Yes" on District & \$\$\$)	116	100.0%	100.0%	50.0%	33.6%	18.1%	54.3%	0.14	93.1%	48.3%	78.4%	76.7%	52.6%
Qualified Supporters ("Yes on District only")	63	100.0%	0.0%	46.0%	61.9%	31.7%	87.3%	-0.26	54.0%	28.6%	65.1%	60.3%	42.9%
Opponents ("No" on District & \$\$\$)	116	0.0%	0.0%	18.1%	31.9%	14.7%	62.9%	-0.88	17.2%	6.9%	25.9%	25.0%	11.2%
Named Respondents	101	77.2%	59.4%	37.6%	34.7%	14.9%	60.4%	-0.09	74.3%	40.6%	56.4%	64.4%	46.5%
Anonymous Respondents	194	52.1%	28.9%	40.2%	43.3%	24.7%	70.6%	-0.55	48.5%	21.6%	56.2%	50.0%	28.9%



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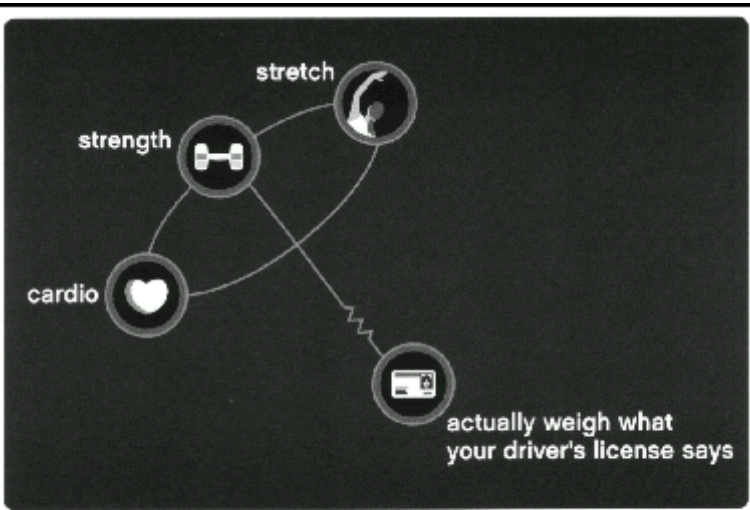


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The Quilted Cottage

Says 4 Fun

Triview metro district board meeting January 24

Comp plan meetings set for February 4 and 11, May 7 election of two director positions planned, draft Wal-Mart water study completed

By John Heiser

The district held its regular monthly meeting on January 24.

Monument Comprehensive Plan Update

Mike Davenport, Monument Assistant Town Manager and Planner, reported that a joint meeting is scheduled for February 11, 2002, 6:30 pm at Monument Town Hall (166 2nd Street) between the Triview Metropolitan District Board of Directors, the Monument Board of Trustees, and the Monument Planning Commission. Major Jackson Creek landowners have been specifically invited to this meeting. A primary point of discussion is the ongoing revision of the Monument Comprehensive Plan.

Peter Susemihl, attorney for the Triview district, stated that the present draft shows, "many recommended zone changes. The existing master plan [for Jackson Creek] was totally ignored."

Rick Blevins of Jackson Creek Vision Development

Company and a representative of the district's principal bondholder, added, "The changes would affect revenue from the district. Why can't the comp plan match the zoning?"

Davenport said, "This plan would not change anyone's zoning."

Ron Simpson, Manager of the Triview district, said that the plan for the Carriages project varies from the draft comprehensive plan. Davenport said the comprehensive plan will be revised to show single family detached rather than single family attached (i.e., town home) residences in that area.

Davenport added that, "There is a three or four month process from here." Public comments will be incorporated by the consultant to produce a revised draft that will be discussed by the advisory and steering committees. The resulting draft will be addressed during one or more planning commission hearings. If the planning commission decides to adopt the document, it will likely be forwarded to the Monument Board of Trustees, perhaps in May, for possible endorsement.

Triview director Bud Weis noted, "Our comments are coming in at the right point. The February 11th meeting will be a good opportunity for the district to express their concerns."

Subdivision Status

Davenport also reported that the Monument Board of Trustees approved the Homestead North development. The number of lots in this project has been increased from 62 to 70 lots. Davenport noted that the final plat and site plan for the Carriages at Jackson Creek is due to be submitted by January 25.

Davenport noted that there is an ongoing need for an infrastructure plan to define what will initiate trigger trail and open space projects.

Speaking as construction manager, Blevins said landscaping efforts along Leather Chaps, Lariat Ranch, and within Homestead Park are continuing despite snow and frozen ground. Detention ponds also need work. The developer has decided to retain and improve a pond on the north side of Leather Chaps because it is cheaper to elimi-

nate the two lots from the plan than it would be to pipe the storm water to another pond. Simpson noted, "The [Creekside Middle] school's pond does not drain. They built a bathtub with no drain."

The board approved additional fencing at \$10.75 per lineal foot. It was noted that a sidewalk required by the town cost the district \$8,000.

Blevins reported that Classic Homes is proceeding with the Creekside development and Keller Homes is proceeding with the nine-lot Jackson Creek Filing 4. "About half the houses in the Keller project are sold already."

Special Meeting of the Board

The Triview board decided to hold a special meeting Monday, February 4, 11:30 am, at the district office to prepare their comments on the Monument comprehensive plan update and to discuss agenda items for the February 11 joint meeting.

Election

Directors Weis and John Riesberg are up for re-election May 7. Candidates must file a self-nomination form signed by one other elector as witness between February 6 and February 28. Forms are available at the district office. If no other candidates file by March 1, the district can cancel the election and declare the incumbents reelected. Dale Hill was appointed as the official to conduct the election. The board concluded that using a mail ballot would be too expensive so a polling place will be set up at Creekside Middle School. If the school is unavailable, the district office will be used as the polling place.

Agreement signed with the YMCA

Blevins reported that a letter of intent has been signed with the YMCA for 12 acres west of Lewis-Palmer High School. The southern edge of the property would be 200 feet to 300 feet north of Higby Road but the exact location is still being determined. Blevins noted that zoning concerns led to the latest location. A ball field is planned for completion within a year. A recreation center is planned for construction in about three years. The project would be funded through contributions. No tax moneys would be involved. The project would be served by the Woodmoor Water and Sanitation District and be covered by Woodmoor covenants and design standards.

Bond Refinancing

Blevins reported that since the district's financial advisor does not sell bonds and cannot answer

(Continued on page 11)



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Clockwise around the table from the left: Chuck Ritter (engineer), Ron Simpson (manager), John Riesberg (director), Gary Walters (director), Kathy Walters (president), Bud Weis (director), Jim Perry (director), Dale Hill (administrator), Rick Blevins (Jackson Creek Vision Development), Mike Davenport (Monument), and Peter Susemihl (attorney).

(Continued from page 10)

questions about marketability, the district must retain a bond underwriter. Susemihl noted that underwriters might be willing to do the analysis and render an opinion as a way to capture the bond underwriting business and the associated fees. He added, "The IRS is scrutinizing bond issues held by developers or developer-controlled entities."

Water Reuse

Chuck Ritter from Nolte Associates, the district's engineer, reported that the plan for using water treatment plant reuse water for irrigation at the school and parks is almost ready for submission to the state. The state process takes about 45 days. An agreement with the school district is ready for signature. The agreement would let the district cut off reuse water if the water is not used in accordance with state rules. The district has one reuse water holding tank now but will need two more if the state approves the plan.

Wal-Mart Water Resource Report

Ritter reported that Nolte Associates has completed a draft of the water resource report needed for submission with the Wal-Mart application to the county. Ritter said the draft is, "ready for review by the district." Simpson will arrange a closed-door meeting of district personnel to review the draft.

Sales Tax Payments

Dale Hill, district administrator, announced that the town has paid all sales taxes due through December 2001. Hill also reported that Monument Town Manager Rick Sonnenburg has sent a letter to the state requesting refund of sales taxes for Texaco and Cost Cutters erroneously sent by the state to the City of Colorado Springs.

Mouse Habitat

Blevins reported that deed restrictions and covenants are being put in place to address mouse habitat restrictions such as not letting pets into the habitat. Enforcement of covenants is a matter between property owners.

Exclusion of the "Park Trade" parcel

The board unanimously voted to exclude from the district a parcel on the west side of I-25 that is within the Triview district and the Monument sanitation district. The parcel was involved in a parkland trade with the county. Simpson noted that the action is, "subject to bondholder consent"

and added that he spoke with "Tim [Phelan] yesterday." A court decree is needed to complete the exclusion.

Wastewater interceptor status

Simpson reported that a big issue with the project is the presence of mouse habitat. He said the U.S. Fish and Wildlife service is requiring a habitat conservation plan for projects that exceed 1/10 of an acre. Simpson said, "This project is on hold until the mouse issue is resolved." Ritter noted, "The road is in the habitat." The interceptor would be needed to serve industrial properties on the west side of I-25. There is no project in Triview with an immediate need for the line.

Inspection fees

In reporting on his survey of fees charged by Colorado Springs and El Paso County, Simpson, noted, "The county has humongous fees." New fees adopted by the county and the City of Colorado Springs are being phased in over several years. Simpson concluded there is no local jurisdiction sufficiently similar to Triview's situation. The district has experience with the cost of reviewing and inspecting residential properties. The cost averages about \$250 per lot for single family and \$150 per lot for multi-family. The district has difficulty quantifying the costs for commercial, office, and industrial projects such as Wal-Mart. This will be further addressed at the February 28 board meeting.

Potential wastewater connection to Colorado Springs

Representatives of the Triview, Donala, and Forest Lakes districts met with Colorado Springs Utilities personnel to explore the possibility of connecting into the city's wastewater treatment system. Simpson said the cost, estimated at \$8.8 million without any provision for reuse water, is prohibitive. In addition, the tap fee would be 1.5 times what city residents pay. Simpson said the Donala district is still interested. One of the problems with the proposal is that the northern expansion of the city did not include any excess capacity, so the districts would have to pay for piping all

the way to the new Garden of the Gods facility.

Correction

Our Triview metro district story on page 6 of our January 5 edition, reported that 7% sales tax applies in Monument. The correct figure is 6.9% composed of 3% for Monument, 2.9% for the state, and 1% for the county. Thanks to Gayle Wade of Monumental Miniatures and Toys for this correction. The same story stated, "Simpson reported that the water treatment plant used by Triview is one of only two tertiary treatment plants in Colorado." Ron Simpson, district manager, noted that while the statement was true at the time the project was started, there are now

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County planning commission approves tower on Baptist road, final plats for Walden and Forest View

By John Heiser

At its January 15 hearing, the El Paso County Planning Commission recommended approval of final plats for three residential filings totaling 82 lots that complete the center of the Walden development just east of Highway 83 and south of Walker Road.

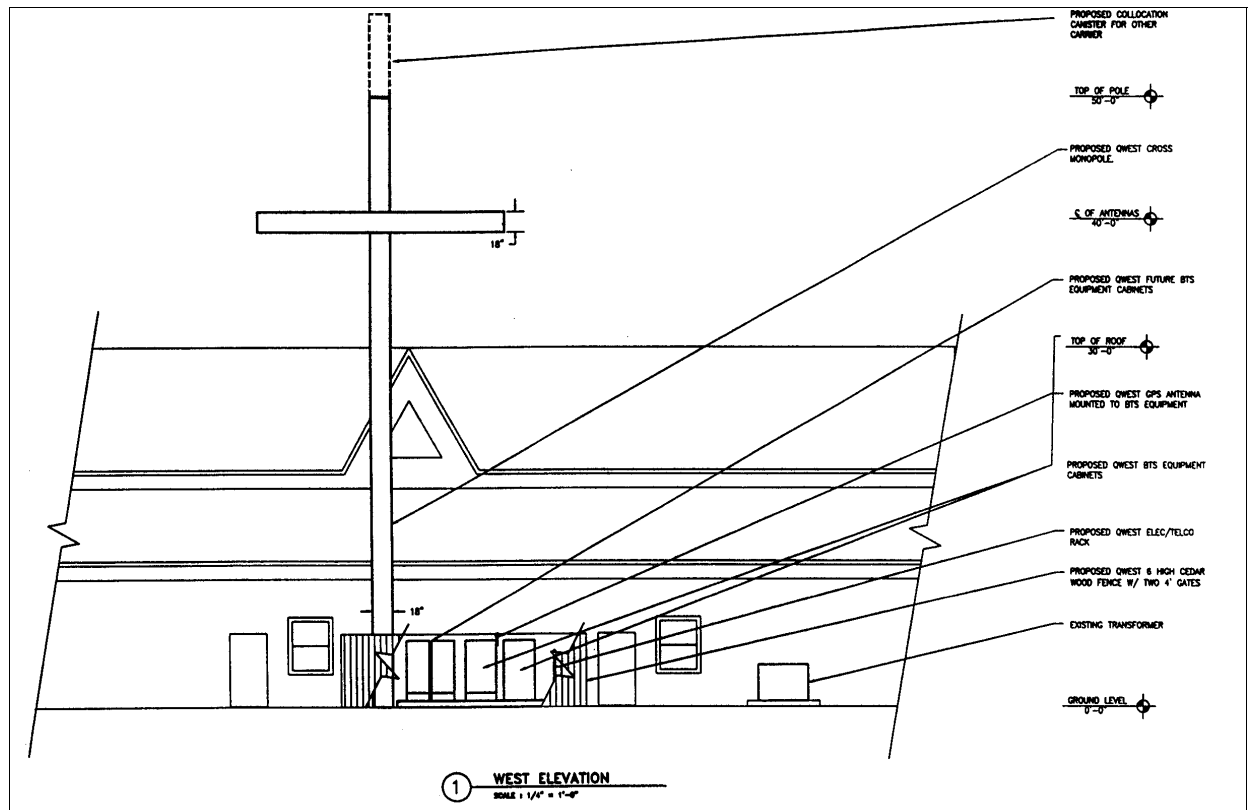
Also recommended for approval was a final plat for Forest View Estates filing 3 with 14 lots located along Mount Herman Road one mile west of Monument and one mile south of Palmer Lake.

The commission also recommended approval of a variance of use for a wireless communications tower disguised as a 50-foot tall cross to be placed next to the Family of Christ Lutheran Church at 675 Baptist Road. The vertical and cross member will be 18 inches square. The design was changed from the previously proposed

lighted flagpole in response to the concerns of residents.

All of these items will now be forwarded to the Board of County Commissioners for a final

hearing. For information on these and other county planning items, call the county planning department at 520-6300.



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School board meeting January 17

By Tommie Plank

At its January 17 regular monthly meeting, the Lewis-Palmer Board of Education began a review of the district's Code of Conduct and Zero Tolerance policies. Ted Belteau, Executive Director of Student Services, reported on the meetings he held with every Building Accountability Committee during the months of November and December. Most parents with students in the elementary and middle schools support the current policy as it stands. At the high school level there are mixed feelings, with some parents feeling that expulsion for a

first time offense of possession or consumption of drugs or alcohol on school property or at school-sponsored events was too harsh. Five people addressed the board on this topic; two were from the Zero Tolerance sub-committee of the high school Accountability Committee, and spoke in favor of lessening the penalty for a first time offense; three people, including a student from the high school, spoke in favor of keeping the policy as it now stands. The board will review this information, and will have more discussion about the policies at the February meeting. Discussion and deliberation are expected to carry on into the summer months. Whether or not the board makes a final decision to alter the policy, no change will be made before this school year ends.

The board received a proposal for a new evaluation system for district employees. The Evaluation of Learning shifts the focus to student learning, and away from teacher actions. It reflects a new philosophy of evaluating and reinforces the district's commitment to the standards-based

movement. The proposal, representing hundreds of hours of work by a committee of teachers and administrators, took a year and a half to develop and fine-tune. When fully implemented, it will be used to evaluate all district personnel, this year numbering over 600 employees.

The board also heard the first reading of the proposed Professional Development Model. The philosophy of the board is that professional development for teachers and staff is critical to instructional improvement, and increases the likelihood of student achievement and proficiency. These two proposals will be discussed and considered for adoption at the February meeting.

On January 24, the board met in a work session with members of the Monument Town Council, the Town Manager, and the Town Assistant Manager and Director of Planning to receive a presentation of the preliminary comprehensive plan. Discussion followed concerning the future of Monument and the school district, and how both governmental bodies can work together as we continue to see growth in the Tri-Lakes area.

The last part of the work session was spent in planning with Superintendent Ted Bauman, High School Principal Keith Jacobus, and Assistant Superintendent Dave Dilley. The focus of the discussion was the presentations to be made this spring addressing the future of the high school. Growth at our current rate will have our present high school facility at capacity enrollment within four to five years. The board is considering two educational concepts: an expanded campus at the present site or a duplicate school in another part of the district. Because of the time required to pass a bond election, design, and build a facility, a decision must be made within the next year. The board is seeking community input. Over the next few months, several presentations are being planned to receive this feedback.



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Letters to Our Community

Trustee Page encourages involvement

Right now, much is being done to shape the immediate future of our community. Even in a mobile society, it is imperative that we pay attention to our surroundings, that we nurture our quality of life, protect our investments, and maintain our sense of community. Demographically diverse as we are, this can mean different things to different people.

As we notice vacant land on the verge of development, it is key that we balance needs, rights, and desires of everyone affected, as best as is possible. This also must be matched by the needs of the town as a whole. This is a considerable, but not impossible, challenge. There is no single growth issue that stands alone. Every decision made has a domino effect.

Come to town meetings, observe, and be heard. Be informed by facts, rather than rumors or personal agendas. I know time is a precious commodity to everyone. Be creative, consistent, and persistent in your involvement. Husbands, wives, friends and neighbors could alternate attendance at meetings. The town council, staff, and committees need your involvement as much as you need ours.

The future of our town is happening now.
Katy Page, Trustee, Town of Monument

Recognizing Yule Log volunteers

I was glad to see Joan Murphy's article, in your January issue, about the Yule Log Ceremony in Palmer Lake. However, the article did not mention the names of all the people whose work and talents made the event possible. I would like to acknowledge all those individuals, including:

Patricia Atkins, leader of the ceremony; Virgil Watkins, Master of Ceremonies; David Quintana and family, presidents of the Palmer Lake Yule Log Association; Rollin, Joan, and Mollie Murphy, vice presidents; Joan Steininger, secretary and treasurer; Gary and Pat Atkins, Yule Log Aficionados; Tim Watkins and Tom Allen, trail leaders; Rich Kuehster and Kevin LaBella, log cutters; Duane Hanson, Rodger Voelker, and Harry Krueger, wassail makers; Sam Swancutt, bagpiper; Betty Jenik, leader of the Tri-Lakes Community Handbell Choir; Genevieve Newton, pianist; Jeff Slone, trumpeter; Dennis Book, Don Graber, Gayle Preheim, and Lynn Roth, men's quartet from the Mountain Community Mennonite Church; and Joan Murphy and family.

Thank you.
Jodie Watkins

Thankful for response to fundraiser for fallen NYC fire fighters

It was a bright and warm September afternoon as I returned home from visiting my terminally ill grandfather in Sterling, Colorado. The air was still as my wife and I sadly listened to the horror on the radio as clean-up efforts continued at the World Trade Center incident. My heart was heavy as I heard of all the children who were left without a father as over 300 fire fighters were missing.

The news of this started me thinking of how we (local fire fighters), might be able to assist the families of fallen or missing fire fighters. Nancy and I began discussing ideas and creating a plan. Upon returning to work, Chief David Youtsey and I met and talked about ideas of raising funds for the families of the World Trade Center fallen fire fighters. I contacted Safeway and asked the management for permission to set up a table in the entrance area. Safeway, as usual, was very willing to help in any way. We were unsure of what to expect.

The B shift staff set a bucket on a table with a sign that read, "help WTC fire fighters." American flags stuck out from the top of the bucket as our fire helmets sat on the table to represent those who were there to help. We were barely set up when we had Safeway shoppers coming from every direction to give all they could. Few had questions of where the money would go and many had hugs and tears, as they were so appreciative of the jobs we do as fire fighters. One family wrote a check, put it into the bucket and quietly walked away. Someone at the table made mention that the check had been written for two hundred and fifty dollars. I pulled the check from the bucket and ran outside to catch the family. As I approached them I told the family that we did not make it a habit to look at check amounts but we noticed that "you gave two hundred and fifty dollars." The man and lady shook their heads and held out their arms to hug me as they thanked us for raising money for such a great cause. Tears streamed down my face as I realized that we were no longer just the greatest country in the world but we were now the greatest family in the world!


Members from all three shifts at the Woodmoor-Monument Fire Protection District were involved in this fundraiser that lasted less than four days. In those four days, with your help, we sent over \$17,000 to the families of NYC fallen fire fighters. Thank you to all who contributed to

the World Trade Center Fire Fighters Fund. We worked together as a community for a great cause. The Woodmoor-Monument fire fighters are proud to protect and serve the great people of our district. May God bless you all!

Ty Rinaldo, Fire Captain, Woodmoor-Monument Fire Protection District

Letters continue on page 14.

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Letters to Our Community (continued)

Mayor responds to budget analysis

This is a response to open letters to the Town of Monument Board of Trustees and the community from Mr. Leon Tenney concerning the 2002 Budget adopted December 27, 2001. Because personally addressed and signed letters were placed in my mailbox, I believe a personal response is warranted.

I agree with Mr. Tenney that before we can address the 2002 Budget we should look at 2001. When we do that, we expose a fundamental difference between us in how to manage a budget. Let me explain.

I look at the Town of Monument as two service “businesses,” owned by the taxpayers with a representative Board of Trustees to oversee policies and a hired manager to “run the stores.” One “business” provides the infrastructure for managing our water resources and ensuring that we provide clean, dependable water to its owners. This “business” is operated out of the Water Fund. The other “business” is running the town’s services

such as roads, licenses, police and land use planning. That second “business” is operated from the General Fund. Each of these “businesses” has an operating budget. Each of these “businesses” has chosen to establish certain impact fees and tap fees to build reserves in order to fund future capital projects. It is here where Mr. Tenney and I disagree.

I believe it is the Board’s responsibility to see to it that these two “businesses” operate within their operating budgets without using monies collected for capital and infrastructure purposes to balance over spending in operations. The issue is that we shouldn’t combine operations and capital because it obscures how much it really costs the “business” to operate. We should not be covering salaries and other operational expenses with monies earmarked for specific capital purposes.

Let us look at how that difference in philosophy plays out in the 2001 financial picture. We now have income and expenditures figures for eleven months of 2001, January through November. I’ll just use the General Fund for illustration. These figures do not include income from special targeted fees (like tap fees) nor expenses for capital projects that we have a choice whether or not to undertake (like new equipment). Numbers include operating income and operating expenditures including recurring expenses like lease payments on police cars. In other words, just the income and expense of “running the store.”

General Fund: What it takes to “run the store”

Budget (12 mo)	Actual (11 mo)	Budget (12 mo)	Actual (11 mo)
\$1,668,943	\$1,941,232	\$1,519,936	\$2,208,766

I believe the town should look at its Budget to Actual in Operations to determine whether income will cover ongoing expenditures. If so, we can begin releasing approvals for the capital expenditures targeted for that year. If not, we do not have ourselves in the situation where we have already spent money on capital improvements and then need to take the money out of Reserves, as we do for 2001. (I have no objection to taking money out of Reserves for special projects for which the Reserves were established, e.g. Beacon Lite Road and Second Street.)

With this kind of quarterly snapshot of operating expenses, the hire of a Town Treasurer, and the successful completion of Audits of the past two year’s finances, the Town of Monument should be well on its way toward sound fiscal control and better equipped to meet the present

Former mayor questions numbers

and future service needs of its owners, the taxpayers of Monument.

Dr. Betty Konarski, Mayor, Town of Monument
My initial response to Mayor Konarski’s letter is, “Where did she get those numbers?” This letter is to put before the public the plain facts of the matter.

Firstly, Mayor Konarski both agrees and disagrees with me. She agrees that we need to examine FY2001 first. She says she disagrees when she wants to separate out operations from capital improvements. Note that for FY2001, I did not separate them for the sake of simplicity, but I did for the budget for FY2002. I also agree with the mayor’s approach to quarterly review and balancing operating income with operating expenditures for all town funds.

I agree with her stated principles, but it is when they are put into practice concerning the actual state of town finances that I take exception. In those financial figures presented in her letter, Mayor Konarski only wants to examine the General Fund operating revenues and expenses. So let us review the numbers in a table comparing Mayor Konarski’s numbers with the actual Town Financial Report as of the end of November 2001. [See table at the top of the facing page]

In addition, the town report separates out capital expenditures for the purchase of the 2nd Street right-of-way and other capital improvement expenses. These total \$662,228, which is not included in the numbers above for the town column.

The column above for the town’s expenses and revenues is taken from the actual report, with seven pages of detail. Mayor Konarski’s numbers come from her memo, without much more detail than that shown. The town’s numbers correspond well to those same categories presented in the budget report for December 2001. As can be seen, Mayor Konarski’s numbers do not correspond well to any other data heretofor presented.

(Continued on page 15)

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- 4:30 pm - Weights and full body toning with Trish Schwartz

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Operating Income for 2001	Expenditures for Operations 2001
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As we can see, the 2001 budget predicted income more than adequate to cover predicted expenses. But even with higher than predicted income, actual expenditures are overspent requiring the use of Reserves to balance the budget. Those Reserve Funds have been built up over the years for special capital projects like the construction of 2nd Street and Beacon Lite Road. If we keep stealing money from Reserves to pay for “running the store” those future capital projects cannot be funded.

What should we do? I believe that first and foremost, the town should annually prepare a balanced budget in its operations. I then believe we should have a variety of capital expenses that we would like to see funded during that year, with costs outlined. On a quarterly basis,

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Town of Monument's General Fund

Actual Numbers Jan. 1-Nov. 30, 2001	Mayor Konarski's Numbers	Town's Financial Report
Operating Revenues	1,941,232	2,025,702
Operating Expenses		
Administration	1,070,912	541,502
Court	7,105	15,381
Planning	150,914	195,117
Law Enforcement	614,495	647,517
Streets	242,503	214,489
Parks	122,537	88,801
Subtotal	2,208,466	1,702,807
Surplus/Deficit	-267,234	322,895

(Continued from page 14)

The over \$1,000,000 in expenditures for administration that her numbers show is almost double the town's budget numbers used in December 2001. Comparing the bottom lines of Mayor Konarski's numbers with those from the town's financial report, I can't help but question what

purpose is served by changing a surplus into a deficit. Trustee Glenda Smith summed up the situation by saying that we need to wait for the audit for FY2000 and the closeout numbers for FY2001.

Based on the numbers from the town's financial report, the conclusion that the operations-maintenance portion of the town's General Fund functions in a deficit is incorrect. The town's General Fund operations-maintenance surplus of \$322,895 for the first 11 months of 2001 indicates that the town is on solid financial ground if these numbers hold up when the FY2001 audit is performed. However, the town has a problem obtaining financial reports that are accurate, complete, and timely. This may explain our current mayor's lack of knowledge concerning the town's finances. This financial reporting prob-

A woman in the house:
A letter from
Rep. Lynn Hefley

lem is what needs to be corrected before it becomes a financial management problem.

Leon W. Tenney

We in the Colorado legislature are trying to miti-

gate the effects of drastic budget shortfalls. Frankly, not many areas will get the funding they want. We are reduced to picking priorities, and the priority that seems most pressing is transportation.

Governor Owens has asked that we change the allocation of sales tax revenue to more adequately represent the percentage of those taxes produced from transportation-related purchases. This would free up millions of dollars to help close the gap between transportation needs and financial realities. He would shift the priority away from construction of government buildings, which have been favored in years past.

Another issue dear to my heart and likely to be at the forefront of the legislature this year is health care and health insurance. I am carrying House Bill 1164, which would provide more choices for small business owners ("small groups" of 50 or fewer employees) to provide health care to their workers.

Up to Wednesday, when the House passed it, my primary efforts were concentrated on my victim's rights bill. As Chair of the Criminal Justice Committee, I've heard many complaints from victims about the difficulties of dealing with parole for those who had committed crimes against them. House Bill 1021 would ensure that victims have adequate notice before an inmate comes up for a parole hearing. This helps prevent the re-victimization and de facto harassment that some

Friends of Ben Lomond sponsor Fitness Day February 9 and
art show March 18 through April 17

The Friends of Ben Lomond Mountain (FOBL) are sponsoring *Fitness Day* on February 9 from 9 am to 6 pm at the Pinecrest Event Center in Palmer Lake. You'll have a chance to try out a variety of types of exercise and local instructors.

You can begin your fitness day at 9 am with Iyengar-style yoga led by Stephanie Streff from the Colorado School of Iyengar Yoga. At 10:30 am learn kickboxing with Janice Jiuditta from Woodmoor Pines Country Club. Jazzercise with Carolyn Savoren will be at noon. Hatha yoga with Raleigh Dove will be at 1:30 pm. Pilates with Susie Poetsch and Trish Schwartz from Fitness Architects will be at 3:00 pm. Weights and full body toning with Trish Schwartz will be at 4:30 pm. You can choose any or all of the classes for \$10 per class or \$25 for multiple classes. Massages from CIMT students will be available from 10:00 am to 4:00 pm. It is a great way to have healthy fun while you support the Friends of Ben Lomond raise funds to help buy the mountain for publicly accessible open space.

Directions to the Pinecrest Event Center: Travel west on Highway 105 until you reach the 30 mph speed limit sign. Take a left onto South Valley Road (not marked). Take an immediate left onto Spring Street (tight U-turn). Follow Spring Street until you arrive to a stop sign with a choice to turn left or right (Greeley Blvd). Turn left on Greeley Blvd, follow the road a few hundred yards, and turn right onto Pinecrest Way. Once on Pinecrest Way, you will immediately turn left into the paved driveway for the Pinecrest Lodge. For more information on this event, contact Sue Buell at 481-2474.

FOBL is also sponsoring an art show March 18th through April 17th at the Tri-Lakes Center for the Arts, Lucille Owens Gallery, in Palmer Lake with a gala opening reception on Friday, March 22, 7 pm to 9 pm.

- Artists are invited to submit original nature-related artworks showcasing Ben Lomond Mountain and the surrounding area.
- The cost for entering the show is \$5 per piece entered with a limit of 5 pieces. Tax-deductible checks are to be made out to the "Trails and Open Space Coalition" with memo line "Ben Lomond Mountain." Anyone who donates \$25 or more to FOBL will receive a one-year membership in the Trails and Open Space Coalition. TOSC publishes a newsletter, sponsors events, and coordinates trail and open space planning in El Paso County.
- All artwork must be available for sale. There will be a tax-deductible donation of 30% of the sale price for all pieces sold. The donation will be split between FOBL and the Tri-Lakes Center for the Arts.
- All artwork must be brought, ready to hang, to the Tri-Lakes Center between Saturday, March 9th and Friday, March 15th.

For more information on this event and registration forms for artists, contact Paula Primavera at 481-4760 or primo2@ix.netcom.com.



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Health and wellness in our community: Nutrition for Success

By Marylou Doehrman, Executive Director, Tri-Lakes Chamber of Commerce

You've all heard this before: "Many people care more about the kind of fuel they put in their cars than the kinds of food they consume." But just like certain types of gasoline fuel a car's performance, the kinds of food we consume are directly related to how we perform on a daily basis and how we succeed long-term in all avenues. Nutrition awareness and exercise commitment are vital to our overall health and essential to a rich and fulfilling life. How about those New Year's resolutions? I bet 50 percent of you resolved to improve your eating habits. That may be due to the

fact that approximately 50 percent of American adults are overweight.

Margo Gasta is a Monument nutritionist who has just started her own nutritional consulting business, *Nutrition for Life*. Gasta, a registered dietician for 13 years, has a master's degree in nutrition and consults for Pikes Peak Mental Health. Gasta followed up the above statistic regarding overweight Americans by citing the major causes of weight gain – overly large meal portions, empty calories, junk foods and too little activity. No surprises there! However, even if you tend toward the lean side but you are not ingesting good nutrients, the effects of an unbalanced diet will eventually catch up with you and compromise your health.

"The problem with weight loss diets," said Gasta, "is that they do not address individual needs and lifestyles." As a registered dietician, Gasta is trained to intercept lifestyle roadblocks to optimum eating habits and address various strategies to combat chaotic eating patterns. "We have to look at lifestyles and personalities – the

bigger picture – when confronting nutritional issues and/or weight considerations," said Gasta. Gasta believes most people know they are not eating right but the tough part is breaking the habit.

An advantage to working with a nutritionist or dietician is the individual attention one receives. Like a personal trainer or career counselor, Gasta acts as a nutritional coach. Our mental health is at risk when we follow an unhealthy and nutrient-deprived diet. A poor diet can be connected to depression, chronic fatigue, and lack of focus. Gasta also works with individuals who have severe eating disorders, like anorexia and bulimia. There is a continuum of eating disorders or disordered eating patterns among the populace, and Gasta knows the significance in viewing the whole person when working to revise eating habits.

Margo Gasta was willing to provide a few simple tips to healthy eating. "Choose three whole grains per day,"

said Gasta, "and make certain that you include a protein at breakfast, like peanut butter, cottage cheese, or tuna fish." Breakfast protein helps avoid the mid morning food crave. "Try to eat two to three cups of vegetables per day and two to four pieces of fruit," said Gasta. "Cut down on meat portions and eat beef just a couple of times per week," added Gasta, "and decrease fatty foods like hamburgers, sausages and hotdogs." As most health professionals, Gasta is an avid supporter of exercise. "For weight loss, exercise at least five times per week, alternating between lower intensity workouts like walking and higher intensity workouts like running," said Gasta. Strength and weight training may be more important to healthy body weights than aerobic exercise. Gasta relates that a pound of muscle burns 30-35 calories per day, while a pound of fat burns two calories per day.

And what about supplements? Gasta does not support any one product; however, given the right product, she believes that supplements can be helpful.

According to data presented by one nutrition company, 70 percent of Americans do not eat the minimum recommended daily intake of key nutrients; thus, making us vulnerable to illness and fatigue. And it may not be solely our fault. The Department of Life Systems, College of Pharmacy and Health Sciences, at Texas Southern University released information in July 2000 stating that plants have far, far fewer minerals now than they did in the early 1900's. There are just not enough nutrients left in our ground to provide us with what is necessary for optimal health.

The Tri-Lakes Chamber of Commerce is sponsoring a new health and wellness committee. The goal is to educate Tri-Lakes residents about an overall healthy lifestyle. From exercise to nutrition to holistic methods of healing, we will inform you and help you choose wisely. If you have even thought about changing your eating habits, you are on the right path. We believe success equals good health. Maintain your body like you maintain your Mercedes.

For more information about *Nutrition for Life*, contact Margo Gasta at 719-331-5067.



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First annual Tri-Lakes Health and Wellness Exposition a success

Approximately 155 people attended the first annual Tri-Lakes Health and Wellness Exposition on Saturday, January 26, at Lewis-Palmer High School. More than 45 booths, representing holistic, allopathic, and spiritual wellness information, were available at no cost to the general public. The Sertomans provided hearing tests, Memorial Hospital tested bone densities, local chiropractors provided fat testing, and local professionals, from massage therapists to exercise instructors, from nutritionists to supplement and herbal experts, answered questions and instructed individuals on mind/body/spirit wellness issues.

Programs, such as healthy cookware demonstrations, health and wellness storytelling and essential oil demonstrations, were continuous throughout the four-hour exposition. The Health and Wellness Committee of the Tri-Lakes Chamber of Commerce and EnergyOne sponsored the event. Marylou Doehrman is the executive

director of the chamber and was pleased with the turnout. "I was extremely happy to see the participation among the health care professionals. Their mission in life is to educate people about the benefits of a truly healthy lifestyle, and I admire their spirit. Next year, I promise that we will double or triple our attendance," said Doehrman.

For more information on the health and wellness committee and future programs, call the Tri-Lakes chamber at 481-3282.

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Joe Beggs to Differ: Residents of Jackson Creek - Some facts that may interest you

Fifth in a series by Joe Beggs

Part 1, "Property Taxes," is at www.ourcommunitynews.org/v1n7.htm#taxes

Part 2, "Just how special are these districts?" is at www.ourcommunitynews.org/v1n8.htm#beggs

Part 3, "The Woodmoor Water and Sanitation District," is at www.ourcommunitynews.org/v1n9.htm#beggs

Part 4, "The Triview Metropolitan District," is at www.ourcommunitynews.org/v2n1.htm#beggs

With regard to the Triview Metropolitan District discussed in my column last month, several facts have come to light that should be noted by all local residents and taxpayers.

Residents of the Jackson Creek Area receive most of their services from the Triview Metropolitan District. According to a Triview office publication, the district was established to provide the following services within its jurisdictional boundaries: public water; public sewer; public drainage; public parks, recreation, and open space; public streets; and public safety protection. Note the inclusion of the word "public" in each entry.

If the Triview Metropolitan District is truly a public entity, then by their own statement and by the dictates of state law, the workings of the Triview Metro District should become public knowledge. According to state law, "...the secretary [of a Special District] shall keep, in a well-bound book, a record of all its proceedings, minutes of all meetings, certificates, contracts, bonds given by employees, and **all corporate acts which shall be open to inspection of all electors, as well as to all other interested parties.**" (CSR 32-1-902- "Organization of Board – Compensation – Disclosure"; Article 32, Special Districts Act).

Here are a few of the facts that definitely should be public knowledge:

Fact #1: There are approximately \$8.7 million (face value) in Triview Metro District bonds that are owned by Centre Development of Colorado Springs. The interest on these bonds run at least 9%, maybe more.

Fact #2: Jackson Creek Land Company LLC and Vision Development Inc. have continuing involvement in the area served by Triview Metro. Rick Blevins of Vision Development sits at the table in almost all the meetings of the Triview Metro District.

Fact #3: Centre Development, Jackson Creek Land, and Vision Development are all owned and/or operated by Timothy and/or Thomas Phelan.

Fact #4: The Triview Metro District has paid well over \$3 million in interest on bonds in 1999, 2000, and 2001. The vast majority of this interest was paid to Centre Development.

Fact #5: Triview Metro District's payments in 1999, 2000, and 2001 to Centre Development were "interest only".

Fact #6: A company named Colorado Structures, Inc. ("CSI") has Timothy Phelan as President, Thomas Phelan as Secretary. Colorado Structures notes on their website that they have built more than one hundred Wal-Marts.

Fact #7: The Triview Metro District Board recently approved \$15,000 for a water study for a prospective Wal-Mart site south of Baptist Road. Facts related to this expenditure:

- The proposed Wal-Mart site is not located in the Triview Metropolitan District.
- The proposed Wal-Mart site is zoned R4 in El Paso County, which means the property is not zoned for a Wal-Mart. (According to the Clerk of the County Planning Department, "Not even close.")
- Wal-Mart has made no application to the County Planning Department to date for the above site.

Fact #8: In fiscal year 2000, the Triview Metro District spent \$1.2 million on bond interest and \$450,000 on administrative expenses, but only \$36,000 on streets, lighting, parks, landscape, and open space. They spent nothing on traffic control.

Fact #9: The five members of the Triview Board of Directors are not residents of the Triview Metropolitan District.

People who **actually live** in the Triview Metro District, which basically encompasses the Jackson Creek Development Area, are paying at least \$1,000 per household each year for services provided by this district.

Residents of the Jackson Creek area should be asking:

- "Whose interest is being served by the present board of Triview Metro?"
- "Where do the interests of the residents fit into the above scenario?"
- "How do residents get involved in the decision-making process, if they are not satisfied with the status quo?"

Residents have the right to inspect all documents and meeting minutes of the Triview Metropolitan District by writing to them or calling them at:

**Triview Metropolitan District
174 N. Washington St., Suite C
Monument, CO 80132
(719) 488-6868**

I urge the residents of the Jackson Creek Community to get involved and to run for the two openings on the Triview Metro District Board of Directors. Candidates for election to the Triview Metro District Board must apply for candidacy after February 6 and before February 28, so "time is of the essence."

[Sources: County Planning Department; Colorado State Law; website of the Secretary of State of Colorado; Independent Auditor's Report of the Triview Metropolitan District for the Year 2000 (Auditor's Report for 2001 is not yet available); Synopsis of the Triview Metropolitan District; interview with District Manager in December; website of Colorado Structures]




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Tri-Lakes Center for the Arts: A place you have to visit

By Leslie Mintz

The fun, energy and excitement that surrounds Tri-Lakes Center for the Arts is visible on numerous levels, and the month of February promises to be more entertaining than ever. Two new exhibitions, avant-garde films, a night of karaoke, lectures, a new gift shop, and a variety of classes and workshops provide the area with a cultural center that is recognized throughout the region and continues to supply the critical press with plenty of engaging rhetoric.

If film and photography are your passion, I strongly recommend reserving a seat for an opportunity to screen the internation-

ally recognized, avant-garde films of Stan-dish Lawder, Ph.D. Lawder, the Director of the Denver Darkroom, received his doctorate in Art History from Yale University, and has instructed film at Yale and Harvard Universities. On February 9th at 7:00 pm in the Main Gallery, the public will have the extraordinary opportunity to view Lawder's outstanding works. These films are of an abstract nature, and directed toward a mature audience. Make reservations by calling 481-0475 (Cost \$5).

The ability to shift from serious to silly is the key for a balanced life, and there are only a few things in this world that are as good for your health as laughter. At Tri-Lakes Center for the Arts, we acknowledge this. Therefore, on February 22nd at 7:00 pm, we invite you to join us for a night of karaoke. Through pledges to benefit the Center, we hope to coax top artists of the region onto the stage. The Center also invites individuals, groups, businesses and organizations to participate in the madness, as you persuade your favorite singers to perform for us all. Prizes will be awarded in several categories. *It ain't over 'til the Artist Sings* promises all participants a night filled with fun and laughter.

Some of Colorado's best artists are also educators, and their artwork will be on display in the Main Gallery from February 3rd through March 16th. The Colorado Art Educators Association will be hosting their annual exhibition; with the opening reception on February 8 from 5:00 pm to 8:00 pm. Awards will be given at 7:00 pm. At the same time, in the Lucy Owen Gallery, the Center will be hosting an opening celebration for *The Photography of the Denver Darkroom Instructors*. Both events are free and open to the public, so please stop by and join us.

As stated earlier, the Center has recently opened a gallery gift shop that offers reasonably priced items created by some of the region's top artists. Tri-Lakes Center for the Arts also offers numerous classes and workshops, and prides itself that many of the instructors are among the best artists in the area. The dates for an educational lecture series will soon be released, and a variety of exciting events are presently being scheduled. Tri-Lakes Center for the Arts is a nonprofit organization, and depends on your support for its growth and future existence.



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Letters from law enforcement: How to make the right call

By Joe Kissell, Chief,
Monument Police Department

I would like to take this opportunity to share with the citizens of Monument and the Tri-Lakes area some important information regarding the Police Department. The Monument Police Department does not routinely dispatch officers to calls. We use the El Paso County Sheriff's Office for this function for several reasons.

When a citizen needs the Police Department, using the Sheriff's Office Dispatch automatically creates a record of the call and documents some extremely important information. It also allows the Police Department to accurately track calls for service and peak times for calls so we can schedule officers where needed.

The dispatchers are trained to get the information needed to properly respond to the call and can immediately dispatch other emergency personnel when required. Since the Sheriff's Office dispatches for the majority of fire departments in El Paso County, they have direct communication with them as opposed to making another phone call. The best way to illustrate this is to give an example and explain how the scenario plays out if the person talks directly with the Monument officer or with a Sheriff's Office dispatcher.

When the Police Department closes at 5:00 pm, the phone is forwarded to the officer on patrol. When a citizen calls the Police Department because a relative is having medical problems, the call is transferred to the officer in the field after 2 1/2 rings. The officer answers the phone,

tries to obtain the pertinent information and drives to the scene. However, if the officer is already on the phone, the citizen gets the answering machine, an inappropriate solution to the situation. Once the officer obtains the information, he or she must then radio the Sheriff's Office to request medical assistance and repeats the information to the dispatcher, usually while still hurrying to get to the call. During medical situations, time is of the essence. Provided all the connections are made and the officer is not involved in an accident while driving, talking on the cell or trying to communicate with the dispatcher, the situation may turn out all right.

Take the same situation only this time the citizen calls the Sheriff's Office. The caller immediately speaks with a call taker trained in Emergency Medical Dispatching. The call taker stays on the phone with the caller while giving medical advice on how to treat the individual having the problem. A second dispatcher is in contact with the officer on the radio and is also dispatching medical assistance. This can greatly improve the response time of the officer and the medical personnel while the caller stays in uninterrupted contact with the dispatcher to keep them updated on the patient's condition.

Therefore, I encourage all residents of Monument to call

- **390-5555**, the Sheriff's Office Dispatch Center, for routine calls
- **911** for emergencies, 24 hours a day.

The Monument Police Department is still available to answer questions and can be reached at 481-3253. Using the Sheriff's Office Dispatch Center to field the calls for service is an efficient way to handle the call. A record of the call is made and the citizens of Monument still receive the service from their Police Department. It is a win-win situation for everyone.

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The Nature of Our Community: Aspens—Quaking in their roots

By David W. Hale

In last month's article, I described the aspen's supremacy as the most massive species on Earth. In this article's exploration of the less obvious qualities of the leaves and bark, we will see yet another aspect of this fascinating species, and gain insight into the aspen's well-deserved niche among the hardy conifers in the high mountains.

Who cannot help but be fascinated by the more functionally obvious and "clever" adaptations of the living organisms around us? Trout are streamlined like miniature torpedoes, so they can move with relatively little drag through their water environment. Among the mottled rocks above timberline, we do not even see the motionless, well-camouflaged ptarmigan until it suddenly and noisily scurries away from a close encounter with our unsuspecting feet. The wary pronghorn antelope, which must spot and outrun predators on the open prairie, possesses eyesight that rivals high-power binoculars and speed that would justify a citation on many Colorado highways. The thick waxy coverings and specialized metabolism of cacti serve to retain precious water, letting these hardy plants thrive in the desiccated desert environment. Weasels turning white, bears turning in, and migratory birds turning tail are all adaptations to environments with cold, snowy winters and limited food availability. In these cases, the survival value of these physical or behavioral adaptations is immediately evident to even the casual observer.

For other animals and plants, the adaptive significance of familiar attributes is not readily apparent without closer examination and consideration. For example, conifers such as pines, spruces, and firs dominate higher altitudes and latitudes at which the growing season is relatively short; because they retain their green leaves (needles) throughout the year, these evergreens can carry out photosynthesis (the complex process by which plants use solar energy to produce sugars from carbon dioxide and water) whenever the weather is sufficiently warm and sunny. And, with their leaves in place, these trees are "ready to go" once spring days are warm enough for photosynthesis. This early start represents a distinct advantage for these trees by extending their growing season. In contrast, deciduous trees, that drop their leaves every autumn, are at a relative disadvantage in such "low-energy" environments, as they must rebuild their leaves anew with the advent of each growing season. And, without their leaves during the winter and early spring, they lack the means to produce food through photosynthesis.

But what of the aspens we see among the conifers in the Colorado high country? Outdoor enthusiasts are all familiar with the aspens' lively, fluttering leaves, whose soothing, mildly hypnotic sound makes for enjoyable hiking and pleasant campouts in the mountains. And, of course, we all know and eagerly anticipate the aspens' blazing golden display during the early fall. Many of us feel some level of sadness and loss when these gilded leaves are dropped, and the trees become bare and stiff until the spring warming. Without the mosaic of the light-green or bright-yellow aspen groves amongst the dark-green and greenish-blue conifers, the mountains are in some way diminished in our eyes and consciousness. So, what adaptations let these deciduous trees successfully grow among the always-green conifers at higher elevations (~8,500-10,500 feet in Pike National Forest) and higher latitudes (such as the northern region bounded by Alaska and Newfoundland)? In other words, how is it that aspens are capable of living in habitats unavailable to their more environmentally restricted deciduous relatives?

The aspens' success in such environments lies, in part, in the unique structure of the all-too-



familiar leaves. The petiole (the "stem" by which the leaf attaches to a twig) of an aspen leaf has a unique oblong or oval shape, and the petiole-leaf junction is unusually flexible. The differential flow of air across the petiole and the broad leaf surface causes the leaf to rapidly flip back and forth in even the most gentle of breezes. This familiar "quaking" phenomenon is the basis for the aspen's exquisitely descriptive scientific name, *Populus tremuloides* (Latin for "the trembling poplar"). According to Dr. Michael Grant, a plant ecologist at the University of Colorado, this alternating exposure of the top and bottom leaf surfaces to direct sunlight may amplify the average light-gathering capacity of the leaves. Or, the quaking movements perhaps enhance carbon-dioxide acquisition by constantly "refreshing" the air at the leaf surface. Either effect results in increased photosynthesis and food production for the tree, thereby letting it more efficiently exploit the short growing season of high-altitude and -latitude environments.

Another familiar aspect of aspens, the sensitive and easily scarred bark, is also related to their success in these environments. In contrast to most trees, aspens possess bark that is active, living tissue. The slight greenish color of the bark reveals the presence of chlorophyll, the green light-harvesting pigment of photosynthesis. Thus, even without their leaves, aspens are capable of some photosynthesis on sufficiently sunny winter days. According to Dr. Grant, the photosynthetic activity in the bark partially compensates for the metabolic cost of winter leaflessness. Unfortunately, this living bark also constitutes a sort of "Achilles root" for the trees. The nutritional value of the bark makes it especially attractive to busy beavers in the summer and hungry elk in the winter. Indeed, in areas of high elk density, the lower six feet or so of aspen trunks are often thickly scarred from elk nipping off the nutritious bark during the lean snowy winters. The living aspen bark also forms dark scars in response to initials carved by thoughtless humans, who, like leg-lifting dogs, are seemingly compelled to leave some overt sign announcing their passage through the area.

Nature always finds a way of maximizing organisms' success in their respective environments, and in this regard she has been especially kind to our quaking aspen. The unique geometry of the quaking leaves and the chlorophyll-containing cells of the living bark comprise effective adaptations for increased photosynthesis, that lets aspens produce sufficient food and

energy stores during the relatively short growing seasons that characterize high-mountain and northern regions. Thus, along with the pines, spruces, and firs, the leafy aspens are able to successfully live in environments not hospitable to other, less-endowed deciduous trees.

Populus tremuloides is truly a unique species deserving of our admiration for its many intriguing attributes. The visual appeal of aspens is widely appreciated during their spectacular fall show, which draws thousands of "leaf peepers" into the mountains. But the aspen is not just another pretty leaf. I hope that, through these two articles, I have provided you with a broader perspective and deeper appreciation of this famous,

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High country highlights: Feeding the Birds

By Woody Woodworth, Owner, High Country Feed & Garden

Bird feeding is a major source of enjoyment during the winter months. Attracting birds is as easy as setting up a feeding station, keeping it stocked, cleaning it and providing water.

Selecting a feeder is the first step. The variety of feeders is endless including hanging bird feeders, platform wildlife feeders, squirrel feeders and squirrel-proof feeders. Leading manufacturers and bird enthusiasts suggest metal and plastic feeders although wood feeders are available. Some popular manufacturers are Duncraft, Droll Yankee, K-Feeders and Perky Pet.

Simple wood bird feeders are very popular in the wild bird feeding industry. They are easily maintained and usually have a plexiglas window to view the seed levels. Most wooden feeders are made of cedar and provide perches or stands on which the bird can sit while it munches the seed. Smaller feeders draw smaller birds like the Black-Capped Chickadee, Finches and Sparrows. Ground feeding birds like Juncos and Thrushes keep the seed picked up from the ground. Some manufacturers attach a wire cage on the side of the wooden feeders to accommodate a suet cake for the woodpeckers and nuthatches.

Tube feeders are another variety and they attract birds according to the type of seed you put in them. Generally, these types of feeders are plastic, inexpensive and easy to fill. American Gold-

finches love a full thistle feeder and will congregate by the dozens to wait for an empty perch to gobble up the tiny black seed. Some tube feeders are interchangeable allowing you to provide a different size opening to accommodate various

types of seed. Some feeders are surrounded by cages that let smaller birds feed but prevent larger birds and squirrels from getting to the seed.

Just off a deck, we hang a metal and wire sunflower feeder for all the birds and squirrels. It has a dome on the top, a wide base on the bottom and a cylindrical shaped wire cage that houses black-oil sunflower seeds. It holds a lot of seed and doesn't require filling as often as other feeders. When a black bear tore it off the deck two years ago and bent it all up to get to the seed, we simply bent it back into shape and hung it up again, so it's proved to be durable as well.

Suet cages are important feeders to remember to put out. They usually are square and hold suet cakes. The cakes come in numerous types and are imbedded with a variety of seeds - one in particular has a hot pepper added to it to deter squirrels. (Pepper doesn't bother the birds because birds have no taste buds). We hang suet cakes from high branches using small chains or branch hooks

to make it easier to fill and view. Keeping suet in a cool place usually makes it easier to handle and get inside the cage. We've seen a Downy and Hairy (the bigger one) woodpecker, Nuthatch, Flicker and the Black-Capped Chickadee all on the suet feeders.

Platform feeders are easy to hang or screw down to a deck rail. They usually have a screen bottom to allow drainage from the seed. We use a plastic saucer from the bottom of a pot. I drilled some 3/4" holes in the basin and screwed it to a feeding station I have in the back. I fill it with peanuts for the jays to steal and bury throughout the forest. This feeder is for larger birds like blue jays and scrub jays, squirrels, raccoons, and anything else that comes by to feed. Occasionally wiping out the tray and raking below keeps the area clean from the bird defecation. It's entertaining watching the squirrel's acrobatic skills and cunning ways to get to all the feeders. I keep the platform feeder full, so it keeps them happy and away from the other feeders in the yard.

Next month, I'll write about the types of seed to provide the wildlife during the cold winter months.

Between the Covers at Covered Treasures Bookstore: Local Historical Treasures

By Judith Pettibone

Lucile Lavelett (1906 - 1998), a life-long resident of Monument gave us a gift. She cared enough about the history of Monument to painstakingly and lovingly leave us its history. As she said in her

biographical notes, "I am not a writer and have never had any training in that line but have listened to many interesting stories of my pioneer relatives and friends." So this good listener decided to fill her retirement years with research on Monument and, with the encouragement of her friends, put it all together in a booklet. The result of her four years of work is the 1975 publication --

Through the Years at Monument, Colorado

By Lucile Lavelett, 1975
67 pages, \$10.00

Now in its fourth printing, this booklet chronicles Monument from its very earliest days. She begins by naming the early settlers and telling of their experiences. There are many details of this time period - from early skirmishes with the local Indians (several families lost 300 horses one day) to the building of a small fort. Local buildings are named, and photos later in the book will help you place the homes and historical figures.

Lavelett had a knack for choosing details that might be of interest to her future readers. There are listings from the Monument Business Directories of 1876 - 1888, naming local merchants, including the music teacher, saloon owner, milliner and dressmaker and, of course, the wholesale potato dealer. "The Divide potatoes were known as the best potatoes in the country." It was the chief industry of Monument. The section on "Potatoes" is filled

with intriguing details including the Annual Potato Bake and the blight from wild roses that caused the demise of big potato crops.

Ever wondered about Dirty Woman Creek, the history of the school district, crime, and even banking? This is your source. Filled with photos and photostats of local historical documents, *Through The Years At Monument* is a testament to the early history of our town and also to the woman who decided one day that our history was just too good not to print.

Monument's Faded Neighbor Communities and Its Folk Lore

By Lucile Lavelett, 1979

70 pages plus photographs, \$10.00

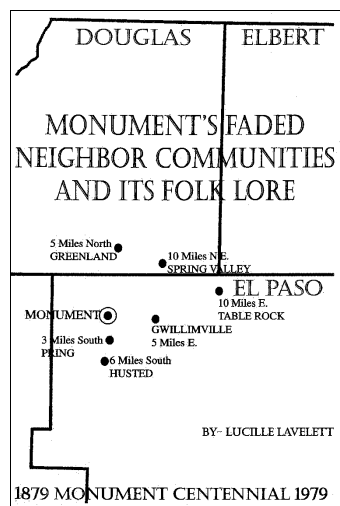
In its second printing, Lavelett's second book was written to commemorate Monument's centennial in 1979. Highlighting the "once close and prosperous" communities of Pring, Husted, Gwillimville, Table Rock, Spring Valley and Greenland, this book is filled with photos and documents. In her dedication, Lavelett tells us her

intent - "The past fifty years I have watched and seen many changes within and in the surrounding areas of Monument; younger generations of people moving in from far away places, who have never heard or known about our once-upon-a-time neighboring communities and people. These facts have given me the insight to put in writing the history of the communities and its people so that the now and future generations can read and know the history of the last hundred years." It was certainly a surprise to this reviewer to read that Monument had "thriving neighbors" five miles

away on several of the compass points. For instance, Gwillimville was 5 miles east on Hwy. 105. The cover of the book is a map with each of the "faded neighbors" and the mileage from Monument.

Tucked in between descriptions of neighboring towns are tales of Monument and its culture. Lavelett tells us about box socials, Halloween stories and "the funny side of life."

One hopes that all towns have their local historian. We were lucky to have Lucile Lavelett.



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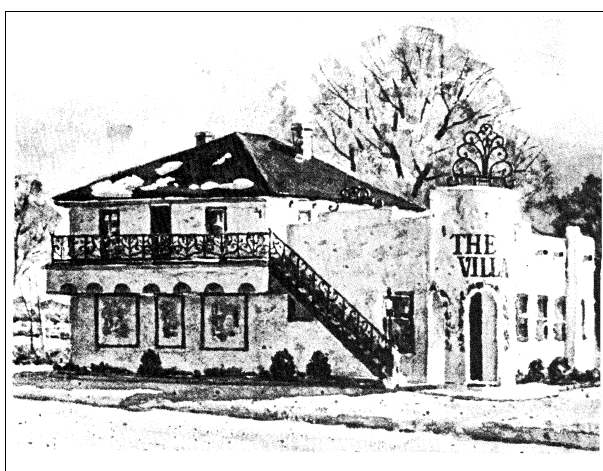
The Taste of Tri-Lakes: The Villa at Palmer Lake

By George Barnes

As a child growing up amidst the rolling red hills of rural central Georgia, my only experiences with Italian cuisine came from eating pizza and spaghetti, and more often than not both were of the "Chef Boyardee" variety. During the early 90's, though, I was fortunate to be able to travel to Italy and enjoy some of that country's great regional cooking. I have to admit I was genuinely surprised when I learned that most Italians don't eat pizza. Indeed, they regard pizza as being more of an American invention. Real Italian cooking is a joy, and it was a joy to have the opportunity to write this review of the real Italian food at **The Villa At Palmer Lake**.

Since February 2001, The Villa has had a new chef, Chris Bowie from Colorado Springs. Previously chef at Café Giovanni and La Petite Maison, Chef Bowie's specialty is the cuisine of Tuscany. He lived there for two years while learning his craft. Tuscany is located on the west coast of Italy, due north of Naples. Tuscany's main cities include Florence, Pisa, and Siena. Art history owes a great deal to the traditions and artists from this region. Indeed, Michelangelo used marble from the Tuscan town of Carrara to carve many of his most famous works for Florentine clients. Closer to home, the carvings of the Stations of the Cross found in the Catholic Chapel at the Air Force Academy are also of the renowned Carraran marble. Considering the importance Tuscany enjoys in the art world, it should come as no surprise to learn that Tuscan culinary traditions are equally exalted.

The Villa is located in downtown Palmer Lake, along Highway 105. The historic building dates back to the early 1900's, and is distinctive and easily found. Parking is mainly on the south side of the restaurant. The entrance requires stepping up, so someone in a wheelchair would probably need assistance. Once inside, we were immediately impressed with the décor and furnishings. There are two main dining areas that are beautifully decorated and provide luxurious and



romantic ambiance. The staff is knowledgeable and friendly. My wife and I arrived around 5:30 pm, and we were promptly seated. We chose a table in front of the fireplace, and our attentive and cheerful waitress, Sharita, patiently answered our questions.

The menu's variety was notable and in keeping with the great Italian philosophy of, "Good food, good company, and good wine!" The price of entrees on the menu range from \$7.95 to \$24.95, with four pasta dishes under \$12. Since we were there on Tuesday, which is Lasagna Night, lasagna – with meat or with cheese only – and a salad were \$9.95. Wednesday is seafood night, which always includes lobster and a fresh catch of the day flown in. Thursday is prime rib night; a 12-ounce cut is offered for \$17.95, and a 16-ounce cut is \$21.95. All the specials are full dinners including soup or salad. For children, The Villa offers a half portion of Spaghetti Pomodoro or Tagliatelle on Ragu for \$3.95. All bread and pastas are prepared fresh daily. There are two wine lists, one with wines available by the bottle or by the glass, and an extensive reserve wine list. Single glasses of wine cost between \$4.50 and \$7.50.

For my appetizer, I chose the Formaggi Misti con Frutta Secco, a selection of imported Italian cheeses and dried fruits served with a bal-

samic honey reduction. My wife opted for the Insalata di Funghi Misti Grigliati, a blend of marinated and grilled mushrooms on a bed of fresh greens. Both were attractively presented, very delicious, and the portions were generous enough to share.

Specials for the day included roasted antelope, fresh striped marlin in an apple-pear champagne sauce, and slow-roasted prime rib of beef but we decided to order from the regular menu. My wife chose the Lasagna di Quattro Formaggi, meatless lasagna with ricotta, provolone, gorgonzola, and fresh mozzarella cheeses with béchamel sauce, baked with fresh roma tomatoes. I decided on Petto di Pollo Ripieno, chicken breast stuffed with prosciutto and a blend of herbs and cheeses in a white-wine-based butter sauce served with garlic mashed potatoes. Both entrees came with a house salad and vinaigrette dressing. Again, we found the food to be beautifully presented, excellently prepared and very tasty. While eating, we overheard a diner at a nearby table, Jeremiah Smith of Larkspur, commenting to his server that the prime rib at the Villa had spoiled him; he can't find better anywhere. Next time we'll try it.

Luckily, we saved room for dessert. The dessert tray offered six or seven choices, all equally inviting. I decided on the apple-pear pie in a cream sauce (nice but a bit too much cinnamon for my taste), and my wife tried the tiramisu, which was excellent. We left very content – wonderful food, excellent service, beautiful ambiance, and all close to home. What more could we want? The Villa at Palmer Lake is open for dinner Tuesday through Sunday. Reservations are encouraged but not required. The restaurant can accommodate parties up to 150 people. Phone The Villa at 481-2222 for more information.

The OCN Story

Even though we have been publishing OCN for eight months and this is our eleventh issue, some of you may have never seen OCN before, so some explanation is in order.

Background

Our Community News was launched in June 2001 by a group of Tri-Lakes area residents after concerns arose regarding coverage of Tri-Lakes area news. Many stories including the proposed Wal-Mart Supercenter project and the Monument Recall were being given scant or biased coverage by the local media. While the primary local newspaper covered service clubs, etc., it didn't publish a calendar of upcoming public meetings. Residents only heard about major decisions after the meetings had been held. We concluded there was an urgent need to provide residents information so they could get involved in the public process of addressing the significant issues facing the Tri-Lakes area.

Unlike the major local newspaper that is staffed almost exclusively by people who live outside the Tri-Lakes area, everyone at *Our Community News* lives or owns a business in the Tri-Lakes area.

Our Community News is an **all-volunteer effort**. The ad revenue is used to pay for the cost of printing the paper.

Mission

Our mission is to give Tri-Lakes area residents:

- Accurate, objective community-based and area-wide news to help them reach sound con-

clusions and contribute to a successful future for our area

- A forum for the free exchange of ideas and opportunities that may impact their daily lives
- A guide to Tri-Lakes area shopping through Tri-Lakes-focused classified and commercial advertising

What We Ask of You

We ask that you take the time to go to public meetings and get the facts first-hand.

We want to hear from you. Send your thoughts to our_community_news@hotmail.com or P.O. Box 1742, Monument, CO 80132-1742.

This is your community and your voice matters. You can make a difference by working to ensure that we hold on to the things we love about living here.

And, we ask that you support our advertisers. Their willingness to advertise in *Our Community News* makes free distribution of this newspaper possible.

Help Wanted

Our goal is for our volunteers to distribute this free newspaper door-to-door throughout the Tri-Lakes area. To meet that goal, we need your help to expand our distribution network. Here is that paper route you always wanted. No experience is necessary, just a willingness to get out, get some exercise, and meet your neighbors. If walking is not your cup of tea, many of our routes can be covered from the comfort of your vehicle.

If you like to write, here is your chance to have your work seen by thousands of Tri-Lakes area residents. Maybe you have an idea for an article or a column.

Like to take pictures? Want to justify to your spouse that fancy new digital camera? We need digital or print photos to illustrate future articles.

So don't just sit there, opportunity is knocking. Give us a call, drop us a note, or send us an e-mail.

Points of Contact

Editorial Content:

Judy Barnes, Editor 481-4164
our_community_news@hotmail.com

Advertising:

John Heiser, Advertising Editor, 488-9031
our_community_ads@hotmail.com
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Bits and bytes: Safe Computing - How to avoid getting flattened on the information superhighway

By John Heiser

Just about every day, there is news of a new computer virus or hacker attack on some major computer network or other. It has gotten to the point that some people are giving up on the computer revolution. But there are things you can do to protect your computer short of unplugging it and stashing it in the closet. Let's look at each of the major threats – infection, break-in and user error – and see what you can do to protect yourself.

Infection

Infection covers viruses, worms, Trojan horses, and the like. These are programs written to damage the data and programs on your computer and spread themselves to other computers. They may be designed to lie dormant for months or years before being activated. The amount of damage done by infectious programs ranges from a little message that pops up on the screen to erasing the entire contents of your hard drive, scrambling the code in your basic input-output system (BIOS) chip, or trying to cripple the Internet. Norton anti-virus currently lists 58,325 infectious programs. The number is growing every day.

Why would anyone go to all the effort of building an infectious program? No doubt the reasons are the same as the reasons some people bash mailboxes with baseball bats, spray graffiti, or steal cars: A callous disregard for other people's rights and a need to feel superior. Sometimes that is coupled with the intent to steal valuables such as credit card or social security numbers.

So what can you do about it? **Buy and use an anti-virus program.** A couple good ones are *Norton Anti-Virus* and *McAfee VirusScan*. They list for about \$50 but are often available for less. Don't want to spend any money? There is a free one I have heard good things about: *AVG Anti-Virus* (www.grisoft.com). Whichever anti-virus

program you choose, **keep it up-to-date.** Norton and McAfee publish new virus signature files every few days. Check frequently. Download and install the latest. *Norton Anti-Virus* includes a live update feature that will notify you and install the update as soon as it is available.

Break-In

The Internet is a wonderful tool for people to connect with one another and exchange information. The problem comes when someone on the other end of your Internet connection is intent on vandalism or worse. The same connection you use to visit far-away web sites can be used to snoop around in your computer. To see how vulnerable your computer is, visit Gibson Research (www.grc.com) and click on *ShieldsUp!* and then "Test my shields." You may be shocked to discover just how vulnerable you are.

The Gibson Research site has extensive instructions on how to make your Internet connection more secure. One essential tool is a *software firewall* that monitors every interaction over your Internet connection looking for and blocking nefarious activity. Software firewalls are available from various companies including Norton and McAfee. There is a good quality free one: *Zone Alarm* (www.zonelabs.com). Gibson Research offers advice on firewalls at <http://grc.com/su-firewalls.htm>. One of the single most important things you can do to prevent break-in: **Install a software firewall.**

User Error

Just as the most dangerous part of a car is "the nut that holds the steering wheel," each of us is a major menace to our computing security. We forget to save the report we just finished. We add a new piece of hardware or software without backing up the current configuration and discover to our horror the system no longer works. This is the hardest problem to fix. Most of us need to develop some new habits.

- As you are composing a document, save your work to disk every few minutes. Every hour or so, change the file name, perhaps by adding a version code (a, b, c, etc.). That way, if the latest version of the file is unreadable, you can revert to the prior version and reenter the latest changes.
- Save a copy of the Windows registry before making changes to the configuration of your system. *Norton Utilities* and a variety of other programs on the market can automatically back up essential files. This advice is just as important to follow before installing the anti-virus and firewall software described above. Note that some users have reported serious problems resulting from installing the latest version of *Zone Alarm*.
- Back up your data to external media. This can be as simple as saving a copy of important files on floppy disk, CD, or *Zip* disk or as elaborate as a daily full back up of all files to magnetic tape. Develop a system for doing back ups and stick to it. Think about what you would do if your hard disk drive crashed tomorrow and was unbootable. That same precaution will be invaluable if a virus makes it past your anti-virus program and reformats your hard drive.

So, here is your ounce of prevention ...

- Install an anti-virus program and keep it up to date.
- Install a software firewall.
- Back up your data.

There is more on this topic including links to a variety of articles on the subject at www.coalition1c.org/links.htm#Security.

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Our Community Views

"What is the most important local issue and what should be done about it?"



Brady – Woodmoor: "Pollution - We need public transportation such as rail, buses and taxis."



Rose Mather – Monument: "Road conditions, the Monument interchange. - action needs to be taken. It's time for action on it."



Bill Fenton - Palmer Lake: "Mostly growth. Palmer Lake is growing too fast; and water. - We need to slow down."



Kevin Kunnel - Palmer Lake: "Roads. Money seems to be coming in but I don't see any going out for road improvements."

Keith Norman - Kings Deer: "Vandalism: of mail boxes, car and truck windows, smashed construction equipment and the elementary school."



Our Community Calendar

- **Triview Metropolitan District Board Special Meeting**, Mon., Feb. 4, 11:30 am, District Office, 174 North Washington St. Info: call 488-6868. See page 10.
- **Monument Board of Trustees Meeting**, Mon., Feb. 4, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **El Paso County Water Authority**, Wed., Feb. 6, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Info: 520-6300.
- **Monument Public Works Committee**, Wed., Feb. 6, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **Woodmoor Improvement Association Board Meeting**, Wed., Feb. 6, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive, Info: call 488-2694 or visit www.woodmoor.org.
- **Palmer Lake Town Council Workshop**, Thu., Feb. 7, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Friends of Ben Lomond Mountain Fitness Day**, Sat., Feb. 9, 9 am to 4 pm, Pinecrest Event Center. For info: See pages 14-15 or call 481-2474.
- **Western Museum of Mining and Industry, Is it Magic, or Electricity?**, Sat., Feb. 9, 1 pm to 4 pm, Gleneagle drive just east of I-25. For info: call 488-0880. See page 5.
- **Open House on the Baptist Road Improvement Project**, Mon., Feb. 11, 4 pm to 7 pm, Lewis-Palmer High School. This will examine recommended improvements for Baptist Road.. For more information, contact Conner Shepherd, BRRTA Project Manager, at 303-779-4525 or shepherd@cliftoncpa.com.
- **Special Joint Meeting of the Triview Metro Board, the Monument Board of Trustees and the Monument Planning Commission**, Feb., 11, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **Woodmoor Water and Sanitation District Board Meeting**, Tue., Feb. 12, 1 pm, Conference Room, District Headquarters Building 1845 Woodmoor Drive. Info: call 488-2525.
- **Monument Planning Commission**, Wed., Feb. 13, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **Palmer Lake Planning Commission Workshop**, Wed., Feb. 13, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Palmer Lake Town Council Regular Meeting**, Thu., Feb. 14, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Baptist Road Rural Transportation Authority**, Fri., Feb. 15, 1:30 pm, Location is TBD. Info: 303-779-4525.
- **Monument Board of Trustees Meeting**, Mon., Feb. 18, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **El Paso County Planning Commission**, Tue., Feb. 19, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Info: 520-6300.
- **Monument Parks and Landscape Committee**, Tue., Feb. 19, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **Tri-Lakes Recreation District Board Meeting**, Tue., Feb. 19, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson, 1st floor board room. Info: call 488-0074.
- **Palmer Lake Planning Commission Meeting**, Wed., Feb. 19, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Woodmoor Improvement Association Board Meeting**, Wed., Feb. 20, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Info: call 488-2694 or visit www.woodmoor.org.
- **Woodmoor-Monument Fire Protection District Board Meeting**, Mon., Feb. 25, 9 am, 1855 Woodmoor Drive. Info: call 488-3303.
- **El Paso County Planning Commission**, Tue., Feb. 26, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Possible Forest Lakes hearing. Info: 520-6300.
- **Tri-Lakes Fire Protection District Board Meeting**, Tue., Feb. 26, 7 pm, conference room at Station 1 on Highway 105 west of Monument near the bowling alley. Info: call 481-2312.
- **Monument Police Advisory Committee**, Wed., Feb. 27, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **Triview Metropolitan District Board Meeting**, Thu., Feb. 28, 8:30 am, District Office, 174 North Washington St. Info: call 488-6868.
- **The Friends of Ben Lomond Mountain**, Thu., Feb. 28, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: 481-2474.
- **Monument Board of Trustees Meeting**, Mon., Mar. 4, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **El Paso County Water Authority**, Wed., Mar. 6, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Info: 520-6300.
- **Monument Public Works Committee**, Wed., Mar. 6, 6:30 pm, Monument Town Hall, 166 2nd St. Info: call 481-2954.
- **Woodmoor Improvement Association Board Meeting**, Wed., Mar. 6, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive, Info: call 488-2694 or

visit www.woodmoor.org.

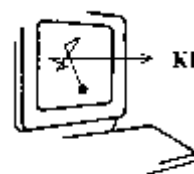
- **Palmer Lake Town Council Workshop**, Thu., Mar. 7, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Western Museum of Mining and Industry, Pack Your Burro: Discover the Pikes Peak Region**, Sat., Mar. 9, 1 pm to 4 pm, Gleneagle drive just east of I-25. For info: call 488-0880. See page 5.
- **Woodmoor Water and Sanitation District Board Meeting**, Tue., Mar. 12, 1 pm, Conference Room, District Headquarters Building 1845 Woodmoor Drive. Info: call 488-2525.
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- **Palmer Lake Town Council Regular Meeting**, Thu., Mar. 14, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.

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