

Issue #13 — Volume 2 Number 4 — Saturday, April 6, 2002

Highlights

Triview candidate Weis withdraws p2.

Hay Creek Ranch subdivision recommended for denial p8.

Monument Trustee Ed DeLaney retires from the board after 20 years of service to the town p10.

Palmer Lake seeks input on 105 comprehensive plan p11.

D-38 holds meetings on high school configurations p12.

Baptist Road improvement Project meeting draws more than 200 p13.

Letters to Our Community p14.

Gardening at Altitude p16.

Special district candidate Q&A p18.

The Fiesta Guadalajara p21.

Little known facts about nature p22.

Attracting Bluebirds p24.

Bohler print show p25.

Gleneagle garage sale p26.

Calendar p27.

Political power shift in Monument



Members of the Monument Board of Trustees elected April 2 are, from left to right, George Brown, Byron Glenn, Frank Orten, Christopher Perry, and Doug Warner

By Joe Beggs

Three candidates from the Jackson Creek Area and two candidates from developments on Old Denver Road were elected to the Monument Board of Trustees on Tuesday, April 2, marking the first time in the history of the Town that a majority of the Board hailed from outside the Old Monument Town limits.

Joining Mayor Betty Konarski and Glenda Smith on the Board are Byron Glenn, Doug Warner, and Frank Orten from Jackson Creek (Glenn and Orten are next-door neighbors); and Christopher Perry and George Brown (also next-door neighbors) from the John Laing development. The 5-2 majority representing the two new developments in town signals a new and interesting shift in perspective for Monument politics, which have always been dominated by residents from the older parts of Monument.

There is also a shift downward in average age, as Glenn, Perry, Warner, and Orten are all less than 45 years old. There is no lack of enthusiasm with this group. "I'm ecstatic", says Byron Glenn, who gleaned the most votes in Tuesday's election. "I'm excited about the potential for this board to bring Monument back on track," he said. Doug Warner and Frank Orten echoed this sentiment, and both were "eager to get started."

Christopher Perry, contacted at his volunteer-fireman's evening job in Black Forest, said, "I like the people on the new board, and I anticipate working with them to move Monument forward." (We were unable to contact George Brown before deadline.)

Vote Totals: Brown 436, Glenn 475, Morgan 118, Orten 379, Perry 469, Schutz 175, Warner 440.

Palmer Lake voters approve only 1 of 5 ballot issues

By Judy Barnes

In the Palmer Lake election on April 2, fewer than 20% of the approximately 1600 registered voters in the town participated in the democratic process.

The four town council candidates were all running unopposed. Mayor Nikki McDonald received 157 votes. Votes for the other trustee candidates were as follows: Chuck Cornell, 163 votes; Randy Jones, 175 votes; and Scott Russell, 158 votes.

Ballot Issue 1 passed, 163 to 93.

Ballot Issue 2 was tied and will require a special election, 128 to 128.

Ballot Issue 3 was defeated, 109 to 146.

Ballot Issue 4 was defeated, 105 to 148.

Ballot Issue 5 was defeated, 105 to 154.

Issue 5 proposed a six mill levy to fund the Palmer Lake Volunteer Fire Department. The levy would have made approximately \$118,000 per year available to the fire department, an increase from the \$40,000 per year currently allocated to the department. Since a sanitation district bond expires this year, the impact of Issue 5 on some property owners would have been two mills.

The other four ballot issues asked the voters to let the town retain any excess revenue at the end of the fiscal year for use in the budget for the following year. Issue 1 was for FY2001, Issue 2 was for FY2002, Issue 3 was for FY2003, and Issue 4 - "deBrucing" - was for future years.

Look for our next issue
Saturday, May 4th
Deadline: Fri., April 26th
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OCN is published on the first Saturday of each month by the all-volunteer Our Community News Committee

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Concerns about election and Wal-Mart raised at Triview metro district meeting

By John Heiser

At the March 28 monthly meeting of the Triview Metropolitan District Board of Directors, Jackson Creek residents confronted the board regarding the upcoming election and the Wal-Mart proposal.

Election, Related News Coverage, Candidate Weis Withdraws

Dale Hill, district administrator and election official, reported that the May 7 election will be held at Creekside Middle School. Three judges have been appointed. Director Gary Walters and one resident will serve as a canvassing board on May 9 to certify the election results.

Director Bud Weis said he is concerned that the article “Qualifications of Triview directors questioned” starting on the front page of the March 2 issue of OCN did not state the reasons non-residents are serving on the board. He noted that until the past few years there have not been any Triview residents.

Peter Susemihl, attorney for the district, added that the “technicality” cited in the article was intentionally created by the legislature to help districts get started before there are any residents.

Jackson Creek resident Sonja Beaudoin said, “It is time for residents to take responsibility. Why

can’t the residents run unopposed?” She then asked Weis, “Why are you running?”

Weis responded by citing his background and the experience of serving for four years on the board. When pressed further, Weis announced he would withdraw as a candidate. Dale Hill said the ballots including his name have already been printed.

Board president Kathy Walters suggested Weis take some time to reconsider whether he wants to withdraw. She said, “Bud has been a very effective board member who has shown hard work and dedication to make sure residents get the best of everything.” Rick Blevins of Jackson Creek Vision Development Company added, “He has no financial interest in the district. He has been serving out of the goodness of his heart. It is an open, public election. Anyone can run who is qualified.”

[At press time, Bud Weis had officially withdrawn as a candidate in the May 7 election.]

Wal-Mart

Ron Simpson, district manager, reported that Wal-Mart has not yet submitted an application to the county. He added that there is pressure on Wal-Mart to contribute to the cost of constructing Jackson Creek Parkway south to connect to the portion of Struthers road extending north from Northgate. Susemihl said that the understanding is that Wal-Mart will pay a 3% retail sales fee to a Public Improvement Corporation (PIC) or Public Facilities Authority. With a projected \$45 million in sales the first year, the retail sales fee could total \$1.5 million. Half

of that would be dedicated to pay for bonds to do road improvements. The other half would go to the district for water and sewer. The road improvement bonds could be paid off in three to five years. After that, the district would receive the whole 3%. That would enable the district to restructure the junk bonds issued in the 1980’s at high rates. Depending on which design is selected for the Baptist Road interchange, the Colorado Department of Transportation (CDOT) may do part of the construction of Jackson Creek Parkway south of Baptist.

Jackson Creek resident and board candidate Martha Gurnick said, “I am totally against Wal-Mart.” The parcel across Baptist Road from King Soopers is “an inappropriate site. I don’t think it fits with our community. They generate so much traffic. Wal-Mart is not a good corporate citizen.”

Simpson said, “They looked at five sites in the Tri-Lakes area. They want to be here for whatever reason. If it goes there, we want to provide the service. Wal-Mart is the largest tax producer in the world.” He added, “It is not our decision.” Monument and the county make land use decisions in the area. Simpson said for Wal-Mart to get service from the Donala or Forest Lakes district “would cost a lot. It won’t cost us a dime to run sewer and water lines to the site.”

Weis noted, “It is out of the district. The revenue flow will enable us to implement infrastructure.” Board president Kathy Walters added, “It will benefit the district.”

Gurnick replied, “It will not benefit the residents.”

Open Space and Recreational Areas

Simpson reported that deed restrictions addressing the Preble’s Jumping Meadow Mouse habitat, as required by the district’s endangered species permit, have been signed by two of the three affected landowners. The permit places 175 acres within the district off-limits to development. Susemihl said that in addition to other restrictions, “The covenants say people won’t let their cats get in there.”

Weis asked, “Is any recreational use allowed? The biggest concern of residents is space for kids for recreation.” Blevins responded that no recreational use is allowed in the habitat area but the district could, “put a trail right next to it.”

Blevins added that there are three acres of open space dedicated to the district west of the middle school that could be used for recreation. Classic Homes hasn’t yet amended the plat to show it.

Blevins cited another 1½ to 2 acres as part of Lariat Ranch next to the trickle channel.

Simpson reported that maintaining the existing 1.3 million square feet of open space will cost the district about \$60,000 per year. The open space includes the required 300-foot buffers from mouse habitat. Blevins said, “There will be a 700-foot minimum buffer from residential to the back of the commercial strip planned along the east side of I-25. Simpson added, “Thanks to the mouse for that much buffer.”

Board president Kathy Walters asked, “Could the mouse be removed [from the threatened species list]?” Simpson responded that it would take a “minimum of 10 years for removal from the list.” Blevins noted that if that happens, the open space could be converted to parks and recreation.

I-25 Interchanges and Baptist Road

Simpson reported on the monthly meeting hosted by CDOT. After a four month delay, six alternatives are being discussed for the Northgate I-25 Interchange. As reported in the November 2, 2001 issue of OCN, work was delayed to address Air Force Academy concerns. Of the new alternatives, Simpson said alternative 4B might be satisfactory to the USAFA even though Gleneagle traffic would still have access to the Northgate interchange.

(Continued on page 3)



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(Continued from page 2)

A major factor in all transportation planning is the assumed land use. As an example, Simpson cited the Monument traffic study assumption of "no [Jackson Creek] Parkway until 2011."

He added, "Four or five engineering firms are working on Baptist. It makes it interesting." The boundaries of the Baptist Road study extend from Tari on the east to the projected southern extension of Mitchell on the west. No money has been committed for construction along Baptist although two transportation proposals are being considered in the state legislature. Simpson said that past estimates called for work on Baptist to begin in 2005 to 2007. He noted that county funding would probably be funneled through the Baptist Road Rural Transportation Authority.

The extension of Baptist east to connect to Highway 83 at Hodgen is awaiting acquisition of one additional portion of right-of-way. Blevins added that the extension "will bring Black Forest traffic down Baptist."

Water Rights

Susemihl said that in the 1980's a Tuscon-based developer with holdings in the area filed for bankruptcy. The associated default on tap payments nearly led to the bankruptcy of the district until the Jackson Creek Land Development Company purchased the bonds. That history complicates interpretation of a long-standing agreement for the district to buy the associated water rights. The water rights are needed to support additional development within the district. Blevins added, "Our interpretation is that Jackson Creek Land Company LLC retained the water rights." Parcels west of I-25 were sold at auction to the Pinetree developer. Blevins asked, "What happened to those water rights?" A report is being prepared that may clarify the situation.

Construction Manager, Developer and Bondholder's Report

Blevins, who serves as construction manager, representative of the developer and representative of the bondholder, reported that work has started on

the trail through Lariat Ranch. He said, "All the landscape work should be done by mid-summer." He also reported that work is underway on the detention ponds on Leather Chaps and that water treatment plant B should be operational in May.

He noted brisk sales of homes in Creekside and Homestead. Homestead North is being renamed Copperridge. The Town of Monument is reviewing the plat for Homestead filing 3. Construction is planned to start in two to three weeks. The Monument Board of Trustees will hear the Carriages at Jackson Creek on April 1.

Bonds for infrastructure in the Heights approved by the board for a not to exceed \$625,000 came in at an actual amount of \$570,826. Several bond issues approved last year were re-approved since they needed to be renamed as 2002 series rather than 2001 series. Blevins said the change is "mainly a technicality."

Engineer's Report

Charles Ritter, district engineer, reported that an effluent pump at water treatment plant A was found running with no water in the plant. Prior occurrences have led to two pump failures last year. Further controls are needed to shut down the pumps under these circumstances.

The district is collecting azimuth-elevation information covering Jackson Creek as input to a Geographic Information System (GIS) database for the district. This information will help draw accurate maps and locate infrastructure.

A response from the state health department is expected within 60 days on the application for Creekside middle school irrigation with reuse water from the water treatment plant. Simpson noted that similar reuse systems, "are already working in the Denver area."

Simpson reported that the Creekside subdivision developer has agreed to construct \$456,000 of on-site infrastructure.

The Forest Lakes Metropolitan District has signed the Intergovernmental Agreement for the Monument Creek wastewater interceptor. The 5,000 feet of sewage line will be jointly owned. It will serve the anticipated commercial and industrial developments on the west side of I-25.

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Regional Fire Chiefs meet with consulting group

On March 5th, 2002, chiefs from the Woodmoor/Monument Fire Protection District, the Tri-Lakes Fire Protection District and the Palmer Lake Volunteer Fire Department met with members of the Emergency Services Education and Consulting Group (ESECG). The purpose of the meeting was to verify the contents and make corrections to the draft of the Regional Fire Protection Feasibility Study for the Tri-Lakes Area.

In addition, operational options, opportunities and models were explored with a view toward improving the delivery of fire and emergency services. Topics discussed included organizational staffing, budget comparisons, joint training, administrative services, support services, specialty apparatus, station placement and partnering in fire prevention activities. The data collected will be compiled into the final report, which will present four final recommendations, one of which will be presented by the ESECG as the preferred option. "The meeting was productive," said Woodmoor-Monument Chief Youtsey, "They got the information they were looking for and now we're anxiously awaiting the final report." The final report will be received around April 10. Consultants from ESECG will be here to discuss their recommendation during the last week of June.

The study is being conducted through the interview of the management staff and by a review of the district's/departments' policies, programs, records and other documentation. The data gives agency-specific analysis of issues relating to consolidation, partnering and/or inclusion. The survey objective matrix allows comparison of individual components of each of the agencies side by side. Observations needing consideration are categorized as being of a critical priority or a recommendation, which if implemented, will result in improved performance of a program or division.

The fact that this feasibility study is underway recognizes the illogical boundaries in the Tri-Lakes area as a potential problem. Boundaries drawn with little regard to service realities can result in poorly deployed emergency resources. Such inefficiencies usually result in a duplication of service between agencies, a wasteful use of public funding.

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Monument Board of Trustees Meeting March 4

By Judy Barnes

Mayor Betty Konarski called the meeting to order at 6:30 pm. There was discussion about the minutes of the February 19 meeting. Trustee Smith noted that there were some omissions, and expressed concern. "Four years ago it was very selective what was put in the minutes; I just don't want to see that happen again," remarked Smith.

Public Comments: Ernie Biggs asked if

the board would be discussing what happened during the executive session with the town manager on February 19. Mayor Konarski replied they would.

John Dominowski had questions regarding the sales tax figures in the budget. He said it appears to him that projections are higher than what is actually coming in. He said he is concerned that the town is spending money it does not have. Mr. Sonnenburg, Town Manager, and Mr. Yockey explained that the water fund figures get added. Mr. Dominowski was trying to work with just two of the three figures that are part of the total.

Trustees Smith and Page voiced their concerns with the article in the town newsletter about the trustee candidates. They objected to the mention that candidates Schutz and Morgan had been recalled.

Old Business

Trustee Perry agreed to work with Mr. Sonnenburg to complete the job description for the town treasurer.

The board passed an amendment to the employment agreement with the Town Manager. The amendment included the right to increase compensation

and the ensuring of annual reviews, including a mid-year performance assessment by the board of trustees.

New Business

Mr. Kyle Logan, of Swanhorst, Dragon & Cutler LLC, presented the FY2000 audit, which the board accepted. Logan noted that his firm was unable to obtain sufficient accounting records to support the recorded amounts in the Town's general fixed asset account group as of December 31, 2000. Trustee Smith later explained that this account, which involves things in the town that depreciate, has been an ongoing problem since 1997. The 1998 audit found \$147,000 of fixed assets that could not be accounted for. This was supposed to be resolved in 1999, but never was.

Expenditures were \$345,644 over budget. The water fund is in good shape, but Trustee Smith noted that the tap fees seemed low. Mr. Sonnenburg will check when the new tap fees went into effect. There was some discussion about the lack of good monthly reporting.

Roger Sams of GMS Engineering reported on the progress of repairs to the Monument dam and answered questions.

Monument Board of Trustees Meeting March 18

By Judy Barnes

Additions and corrections to the minutes of the March 4 meeting included the following: Mayor Konarski indi-

cated that the state assumed the presence of whirling disease in Monument Lake. The dredged material was not tested for spores of the disease. Trustee Glenda Smith added clarification to comments made by John Dominowski. In regard to the FY2000 audit, Dominowski mentioned that revenues had been over-projected, and implied that the immediate past board was to blame. Trustee Smith noted that it was actually the doing of the board before that. Former Town Treasurer Mike Shoback predicted revenue of \$2.2 million dollars for FY2000.

Trustee Katy Page addressed the claim made by Ernie Biggs in a newsletter that Page had not interviewed for her position on the board. Page explained that she was unable to attend the board meeting (October 15, 2001) at which the trustee candidates were interviewed, but that she had a telephone interview with each trustee.

Scheduled Guests

Mr. Jeff Hulsman, of Monument, appeared before the board on behalf of the Palmer Lake Fireworks Committee to request a donation for the annual Fourth of July fireworks display. The town has given \$2,000 for fireworks in past years. The board will make a

decision at a future meeting, when they have access to more recent budget figures.

Ruth and Bill Stone appeared before the board to discuss the town's parking requirements in historic downtown Monument. Mrs. Stone wants to open a Victorian tea room at 244 N. Washington, but does not have sufficient room for the 11 parking spaces the town requires for the 1300 square feet of the building. Town Planner Mike Davenport addressed the issue of parking as an obstacle to development of historic downtown areas. Mayor Konarski suggested that Mr. Davenport speak with merchants, property owners, and consultants to get ideas for resolving the problem. The board will revisit the issue in June.

The board unanimously approved a resolution authorizing the temporary closing of Second Street for the Farmers Market, which will open for the season on June 29. Second Street, from Washington Street to Jefferson Street, will be closed from 6 am until 2 pm Saturdays from June 29 through October 5. Mayor Konarski noted that next year the Farmers Market might have to find a different location due to the anticipated increase in traffic on Second Street. The

(Continued on page 5)

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Contact 481-3177 for details of the Historic Monument Merchants

(Continued from page 4)

extension to Second Street is expected to be finished in July, making the street the main thoroughfare for the town.

Old Business

The board unanimously approved a continuance to the April 15 board meeting for the Subdivision Improvement Agreement of The Village at Monument.

James Miller appeared before the board to file the landscape plan for the west side of the John Laing homes, next to the railroad track, at Peakview Ridge. Due to restrictions resulting from the Preble's Meadow Jumping Mouse, some lots in the development are no longer buildable and a proposed trail stops abruptly. Robert Burgess spoke on behalf of the Pastimes Homeowners Association requesting that the platting continue as originally designed and expressing concern about the condition of a retaining wall abutting the trail easement area. The board approved the landscape plan, and recommended that Miller negotiate with the homeowners association for a trail easement to link the trail to the street.

Change Order #2 for the Monument Lake Dam Repair

Mr. Ed Toms of Boyle Engineering gave a slide presentation explaining the need for a change order for an additional \$19,869 for the Monument Lake dam repair project. The new change order is for construction needed to support the sewer line and manhole, work that would cost around \$34,000. However, the engineers identified ways to reduce costs on other aspects of the repairs. The project's first change order was for \$47,000 to move the sewer line. Mr. Toms is optimistic that there will be no more additional costs, since the underground excavation is done and the existing underground problems have been revealed. After some discussion, payment for

the change order was unanimously approved.

Police Report

Chief Joe Kissell reported that he had contacted Rite Aid's holding company to request chains across the two driveway entrances to prevent people from parking cars in the parking lot. Chief Kissell also said the police department will be placing cards on the businesses around town noting that the police had checked the business and found it secure, or they will note concerns that the business owner may want to address.

Water Service to Monument Meadows

Water service to Monument Meadows Mobile Home Park: The committee recommended that the board of trustees and town staff seek ways to resolve the water-wasting problem other than shutting off the water to 200-300 residents. One suggestion was to replace the entire distribution system in the mobile-home community with a completely new system, at the town's expense if the owner is not willing to do so. The town could then assess the property for recovery of the cost over a mutually agreeable period of time. This option is currently allowed under the existing ordinance and would ensure the integrity of the system for decades. Furthermore, replacing the water-distribution system could save the town the cost of drilling a new water well and building a water-treatment plant, a cost of one to one and a half million dollars.

Monument Skate Park Closed

Public works superintendent Tom Walls reported that he has closed the skate park due to vandalism of the recently installed safety modifications. At the February 19 board of trustees meeting, Mr. Wall reported that in a routine inspection, the Colorado Intergovernmental Risk Sharing As-

sociation (CIRSA) identified the need for guardrails in four parts of the skate park. Mr. Walls later explained that the town has implemented all of CIRSA's safety recommendations as a precaution to reduce the risk of injury and lawsuits, and to keep insurance costs down. The latest effort was the installation of the four guardrails recommended by CIRSA. Vandals took down three of the guardrails. Replacement of the guardrails has been delayed due to manpower scheduling difficulties, but Mr. Walls plans to ask if he can reopen the park without the guardrails in place. The police department is investigating the vandalism.

Checks over \$5000

Approval was requested for a check of \$8,000 to Hunsperger & Weston, Ltd for a second appraisal of Gulf Coast Resorts, the Lake of the Rockies campground owned by Ernie Biggs, which is the site of the Monument Lake Dam. Trustee Glenn asked why a second appraisal was necessary. Attorney Shupp noted that it was required.

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Palmer Lake Town Council Workshop March 7

By George Barnes

The Town Council workshop was called to order by Mayor Nikki McDonald at 7:02 pm.

Parks & Recreation

Parks & Recreation: Trustee Allen recommended acceptance of an \$11,000 bid from Breneman Landscaping for groundskeeping and landscaping of the town parks. Ms. Allen noted that this was the only bid submitted for the work and also that the company has it's own equipment which is a requirement for acceptance. The work is expected to begin in mid-April or early May and continue through mid-September.

Roads

The roads supervisor, Mr. Bob Radosevich, informed the council that he has been able to obtain guardrails, handrails and anchors for Spring Street at a reduced cost of \$10,000. New safety barriers were estimated to cost around \$17,000, but Mr. Radosevich was able to obtain high quality used replacement rails from a bridge inspection company in Colorado Springs. The roads supervisor also reported that he has been able to acquire a large quantity of good used railing from a Colorado Department of Transportation project in Castle Rock. The charge for these is estimated to be \$600, which is chiefly the cost of transporting the rails to Palmer Lake.

Mr. Radosevich further reported efforts to form a Memorandum of Understanding with officials in El Paso County, Colorado Springs, and Monument that would let Palmer Lake join forces in the Regional Habitat Conservation Plan. Such a coalition would be cheaper and quicker than using personnel from the US Fish & Wildlife Agency in the event studies involving the Preble's Meadow Jumping Mouse become necessary. The town would be responsible for 1% of the \$200,000 needed for a study.

Police

Trustee Kinney noted that total calls were down to 32 for the month. He also asked that Marshall Dale Smith check into improper parking of vehicles next

to O'Malley's Restaurant.

Community and Economic Development/ Buildings

Trustee Miner reported that input for the Highway 105 study continues to be solicited from area residents and businesses. The final meeting is scheduled for April 30. She noted that a CDOT representative is supportive of the Highway 105 development concept.

University students are developing a business proposal designed to take advantage of potential uses for the historic town hall. Such a plan would provide revenue to the town by levying charges for events like receptions, weddings, parties, etc. Mrs. Miner also reported that renovation to the town hall is ongoing and that the trim in the building soon would be repainted in the traditional forest green color. The banner in the hall is in need of cleaning, and Mrs. Miner suggested that bids be obtained for a replacement. The old banner could be kept on display in the town museum.

Fire

Fire: Trustee Russell reported that there had been 28 service calls to date. Two Fire Department personnel, Officers Branch and Stein, are scheduled to attend a class in the fall that deals with hazardous material from trains.

Water and Mayor's Report

Mayor McDonald reemphasized that water restrictions in the Palmer Lake area will likely occur. She referred to a study that claimed the water level of Colorado's aquifers will be greatly reduced by the year 2020, and that tough decisions need to be made now. Some practical options include xeriscaping and using local grasses and flora. She also cautioned that although the town's new well is pumping adequately now, it cannot be guaranteed to be doing so in 20 years.

The Mayor revealed that Palmer Lake had been selected for a health & nutritional study. Representatives of the National Center for Health Statistics will be conducting phone surveys of local residents between April 4 and June 5.

Requests for Business Licenses

Mr. & Mrs. David Scholer requested a license to do business as Pine View Real Estate Services at 85 Highway 105, Unit A. Sign plans and parking requirements meet current standards.

Mr. Gregory Woodrow of 17 South Valley, requested a license to do business as Palmer Lake Woodworks. Mr. Woodrow noted that his business address/residence would be used solely for bookkeeping purposes, and that no work materials would be stored there. All work would be from his vehicle

Ms. Shannon Sitar requested a license to do business as The Promised Land Retreat. The location of the proposed business is the Mission Training International (MTI) building at 421 Highway 105. Ms. Sitar is a wedding services provider and explained that she would contract space at MTI for her business. Liquor would not be provided by the business, but could be brought in by attendees and guests, and served by staff members for a fee. Trustees Jones and Miner expressed concern that the town's Planned Unit Development (PUD) agreement with MTI limited the amount of traffic and parking that could be accommodated there, and that weddings were not envisioned as part of that original agreement. The council members suggested a need for further legal consultation and requested that Ms. Sitar return for the next scheduled council meeting.

Mr. George Reese requested a license to do business as Discount Sales. The proposed business is located at 780 Highway 105, unit A. Mr. Reese presently is allowed to sell up to three vehicles at that address, but asked that he be allowed to sell additional various late model Subaru vehicles, as well as related auto parts and some trailers, on the frontage area along the highway. He was requested to be present for the next scheduled council meeting

Palmer Lake Planning Commission Workshop March 13 and Meeting March 20

By Judy Barnes

Mike Elliot of the Bella Panini restaurant appeared before the commission on March 13 to discuss placing a 2' by 3' sign on a lamppost.

David and Jocelyn Scholer requested, and were approved, a sign for Pine View Real Estate Services at 84 Hwy 105. The 4' by 3' sign will be mounted on a preexisting post.

The commissioners, at the March 13 workshop, revised the sign ordinance regarding banners. Banners are allowed in Palmer Lake on business buildings, on a temporary basis only, with a per-

mit required. Banners may not advertise the price of a product. The new ordinance specifies that the permit application must be submitted 14 days in advance. The fee has been increased from \$5 to \$25, the same cost as a vendor's permit. To allow for multiple-day events, banners may be displayed for a maximum of 14 days, and must be removed by noon after the last day.

At the workshop and the meeting, considerable discussion focused on possible changes to the tower ordinance enacted in 2001. Qwest Communications complained because the ordinance was stricter

than the guidelines of the Federal Communications Commission, and they objected to a \$6,000 fee the town charges even if the tower is on private land. Apparently Qwest has expressed interest in erecting a communications tower on the property at 4 Highway 105. The town cannot prohibit towers, but they can encourage "stealth" towers--ones that would blend into the surroundings, or at least not be terribly conspicuous. Besides aesthetics, the commissioners are concerned about safety, including anti-climbing measures--ways to make the towers less accessible to young people.

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Palmer Lake Town Council Meeting March 14

By George Barnes

Parks and Recreation

A grounds-keeping contract supported by Trustee Allen was unanimously approved.

Town Hall Usage

Trustee Miner described the progress regarding potential moneymaking uses of the town hall. She also commended Sue Coons for landscaping done around the building.

Involved Residents

The mayor and council formally recognized Sue Coons for her long-standing attendance and involvement at town meetings. Coons was described as a citizen who "...gets involved."

Also recognized for their public involvement were Gary and Mary Coleman and their son, Travis. All three are well-known participants and contributors to town meetings.

Mr. Glenn Burge introduced himself to the town council. Mr. Burge, an environmental health consultant, has volunteered his professional services to the town. He is Palmer Lake's representative to the Pike's Peak Area Council of Governments (PPACG) in matters concerning the Fountain Creek Watershed.

Requests for new Business Licenses

Business licenses were approved for the Pine View Real Estate Services and Palmer Lake Woodworks.

Shannon Sitar requested a business license for The Promised Land Retreat, to be located in the Mission Training International (MTI) building at 421 Highway 105, and in the Living Word Chapel, located at 290 Highway 105. Trustee Kinney recommended that Sitar be granted a license for the Living Word Chapel, but noted that a prior Planned Unit Development (PUD) agreement with MTI prohibited her business license in that facility. It was explained that due to previous negotiated parking and traffic limits, MTI would first have to submit a new PUD to the town council before Sitar's business license at that site could be considered.

George Reese sought a business license for Discount Sales at 780 Highway 105, Unit A. He explained his desire to lease from the town some additional frontage area along the highway. He anticipated having no more than 15 or 20 late model Subaru vehicles on site for sale, as well as associated auto parts and a few trailers. Trustee Miner expressed a concern that the area might not be zoned for that sort of enterprise. Coons, a nearby resident, added that she felt homes in the area needed to be protected from inappropriate development along the highway. Mayor McDonald said that the town could grant a business license for three vehicles, and that negotiations for lease of the frontage land owned by the town could be done at a later date.

Annual Renewal of Sports Riders Agreement

Trustee Kinney moved that the town renew the lease of Tim Tracey for the Palmer Lake Sports Riders Club moto-cross track on County Line Road. Tracey said he is satisfied with the present lease conditions and may expand the club's membership to 45 members. Trustee Allen seconded the motion and it passed unanimously.

Willow Creek Town Homes Landscape Plan and Water Meters

The town council voted to require the owners of the Willow Creek Town Homes off Highway 105 and Vale Street to develop the property closer to the original site development plan presented in December 2000. That plan showed 130 Austrian pines, about 105 quaking aspens, and 88,000 square feet of grass sod. The plan also included a "tot lot" for the resident children. The most recent plans submitted to the board, though, show the children's playground has been eliminated and only 39 pines are shown. The council was concerned that, although the amount of sodded lawn has now been

reduced to approximately 32,000 square feet, this area is still considered to be too great. Mayor McDonald expressed concern that the water needed to keep such a lawn attractive was excessive in light of anticipated future water restrictions and shortages. She favored a greater use of native grasses that require less water and maintenance. Trustee Bockhaus said that the developers should be held to their original word. Trustee Miner, while admitting that trees are expensive, said that unit rates for the individual town homes could be increased to offset the developer's costs. Speaking as a member of the public, Chuck Cornell said, "Promises were made (by Willow Creek), and should be kept." Sue Coons suggested that perhaps a mixture of trees and seedlings could be agreed on that would match the figures in the first plan.

The issue of water meters at the Willow Creek development also was addressed. The town's general requirement is that such meters are to be located outside. In the case of Willow Creek, five meters are placed in one pit. Recent cold weather resulted in as many as four of the five meters in each pit freezing. Town personnel thawed the meters as a courtesy. Trustee Gins noted that legal responsibility for the meters resides with the owners of Willow Creek, and that it is their responsibility to maintain the connection from the main water line on Vale Street to the individual meters in the pits next to the town homes.

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County Planning Commission recommends denial of Hay Creek Ranch subdivision

By John Heiser

On March 19, following a lengthy hearing that featured testimony by property owner Mert Hull, members of his extended family, and numerous Twin Valley residents and property owners, the El Paso County Planning Commission unanimously voted to recommend denial of the requested Planned Unit Development (PUD) rezoning and the associated preliminary plan calling for 15 lots on the 50 acre Hay Creek Ranch parcel. The planning commission vote is advisory. If Hull decides to proceed despite the planning commission recommendation, the Board of County Commissioners will make the final decision on the proposal.

The land, located on Hay Creek Road that connects to the western end of Baptist Road, is currently zoned RR-3 (Rural Residential, five acre minimum lot size). Subtracting area for the required access roads would allow, at most, nine lots. The steep terrain with Hay Creek running through the property complicates development. The preliminary plan shows a minimum lot size of 2.75 acres, an average density of 3.3 acres per lot, and approximately 20% of the area held as open space.

Mert Hull, a 44-year Colorado resident, described the project as a family-oriented development for his seven children and their families. According to Hull's son, Jamie, they need the fifteen lots to make the project economically feasible. Family members would purchase about twelve of the lots. The others would be marketed to recover development costs.



The present 1926 farmhouse was built on the site of the original 1876 house. Supporters of the project said that as part of the project they plan to restore the big red barn and the arts and crafts style farmhouse.

Richard Dudding, a 35-year resident of the county whose 30-acre lot adjoins the Hay Creek Ranch parcel, said, "Density is the issue. It is totally unprecedented in this area of the county. The smallest lot in the area is 25 acres." Dudding also presented a petition signed by more than 70 people opposing the project. He said all the Twin Valley neighbors signed it.

Jamie Hull noted that many neighbors signed the petition before they saw the plan. He added that only 18 of the 71 property owners showed up at a meeting to discuss the proposal.

Both sides referenced the 1999 Tri-Lakes Comprehensive Plan. Part of that plan says, "This sub-area should remain primarily rural residential with lot sizes averaging five acres exclusive of roads and tracts not devoted to open space areas. Large lot clustering options, utilizing minimum 2 1/2 acre lots, should be considered only if there is strict adherence to this overall density approach..." Planning Commissioner Bill Jambura described the proposal as "a 50% increase in density" beyond what is recommended by the comprehensive plan.

Attorney Eric Hall, representing Ray and Bob

Dellacroce, owners of the Dellacroce Ranch at the western end of Baptist Road, described this proposal, "as a pure test of the Tri-Lakes plan" and said his clients are, "not opposed to development or a PUD. They just want it limited to five acre [average density]." He noted, "The land seems to recommend a lesser density. Nine or ten lots maximum would be quite acceptable." Ray Dellacroce likened the situation to heading down a ski slope. "Every request will be for higher density."

Twin Valley property owner Jim Drewry raised concerns about ground water shortages in the area. He said a U.S. Geologic monitoring well in the area recently went dry after declining for more than a decade. He noted that higher density would accelerate depletion of the remaining groundwater.

The county planning department background material used by the planning commission included a note that "the proposed plan shows considerable environmental sensitivity" but concluded with a recommendation that the project be denied "due to inconsistency with the Tri-Lakes small area plan in regard to density."

Other proposals considered during the March 19 meeting included the location of a new station for the Black Forest Fire/Rescue Protection District and revisions to the county's land development code to facilitate cost recovery agreements. Both were unanimously approved.

The fire station will be located on an 11-acre parcel at 11450 Fagan Road south of Burgess Road approximately 800 feet east of Black Forest Road. The main emergency vehicle driveway will front on Teachout Road near where it intersects Burgess Road. Under state law 30-28-110(1)(a), the planning commission approval is sufficient: Approval by the Board of County Commissioners is not required.

The proposed change to the land development code addresses private cost recovery agreements to pay for off-site extension of roadways and related infrastructure. If approved by the Board of County Commissioners, the change in the regulations would let a subdivider who builds off-site roads recover a fair share portion of the construction cost from other benefited landowners if they decide to subdivide their property within 15 years after the improvements are built. The complicated rule to be known as Section 49.E could have the effect of accelerating development in areas of the county where the cost of road building has constrained expansion.



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Citizen's Voice Workshop April 16

April 16, Citizens Project and Voters Network are hosting a Citizens' Voice Workshop - an activist training workshop focused on the local levels of government (municipal/county).

Citizens' Voice is a civic-engagement program that hosts county-wide training workshops on monitoring local government, lobbying officials, and working with the media. Additionally, Citizens' Voice offers five model reform ordinances addressing growth and development, government ethics and campaign finance reform. A team of volunteer attorneys that drafted the models will also work with people to help pass them.

Participants are connected to the professional staff and resources of the sponsoring organizations: Colorado Common Cause, the League of Women Voters of Colorado, the Colorado Public Interest Research Group, the Interfaith Alliance of Colorado, the Colorado Environmental Coalition and the American Friends Service Committee.

The workshop is on Tuesday, April 16 from 6:30-8:30 at Slocum Commons on the Colorado College Campus. It's free and everyone receives a handbook of resources, including the texts of the models.

For more information, contact Citizens' Voice Project Organizer Stacey Brown at 303-292-2163 or visit www.coloradocitizensvoice.org



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Joel Azrikan

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Steve Stannard

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Problems that need attention:

- Poor cooperation with regional emergency services.
- Lack of short and long term planning.
- Inefficient district boundaries.
- Slow response times to most of the district.
- Inadequate water supply in areas without hydrants.
- Inappropriate purchases of equipment and facilities.

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and STANNARD
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Monument Board of Trustees Meeting April 2

By Judy Barnes

Mayor Betty Konarski called the meeting to order at 6:30

Financial Reports

Dennis Yockey of Grant Thornton presented the monthly financial reports for January and February. The expenditures are actual, and the sales tax revenues are estimated. With incomplete information, it is hard for either the Board of Trustees or this reporter to verify the true financial picture. However, the one solid piece of evidence presented in the Town's financial report is that the total of all the money in the town bank accounts has increased from January to February. The amount in the accounts at the end of February was \$3,506,821.

When asked, the Town Manager, Rick Sonnenburg, stated that the sales tax revenues for January 2002 were 30% higher than those of January 2001. There is a two-month lag in the receipt by the town of sales tax revenues. January revenues come to the town in March. Revenues for the February report financial report are estimates and won't be verified until the end of April.

Monument Dam repair status

David Frisch of GMS, Inc. Consulting Engineers reported that work on the west side of the spillway was farther along than the east side because of the additional work needed because of the sewer line on the east side. Ed Toms of Boyle Engineering noted that the completion date will be September 23 instead of September 2 due to relocation of the manhole and phase one of the sewer relocation. The work on the dam is 38% complete.

Fishing is Fun Grant

The town submitted an application to the Colorado Division of Wildlife for a Fishing is Fun Grant for \$200,000 to be able to dredge an additional 25,000 cubic yards of silt from the bottom of Monument Lake to add capacity for more trout and other sport fish. The additional dredging would also add capacity for water storage. Boating on the lake would be allowed, but swimming would not. Dredging more now while the lake is dry is much less expensive than dredging more later, after the lake is full.

\$50,000 of the grant goes toward the dredging the town was already doing. The grant was approved, subject to certain requirements. One requirement is to guarantee that the lake's water level, for the 20-year life of the grant, would never be lower than three feet below the spillway elevation. If the town would need to draw water below that level, they'll have to give some of the money back. The motion to accept the grant was approved, with Trustees Katy Page and Byron Glenn dissenting.

Change order for additional 25,000 cubic yards of dredging at Monument Lake, \$156,250

The change order was approved, with Trustee Glenn dissenting.

Funding request for Palmer Lake Fireworks Committee

Mayor Konarski noted that the Fourth of July celebration is a Tri-Lakes endeavor. Monument puts on the parade early in the day, and Palmer Lake provides the fireworks display in the evening. Since Monument merchants benefit from people staying in the area all day, perhaps they would like to use some of their grant money to contribute toward the fireworks. Tommie Plank will bring the issue before the merchants at the next meeting of the Historic Monument Merchants Association. The town was still not ready to commit to an amount to donate for the fireworks, which cost \$12,000 last year. The Fireworks Committee is asking for \$3,000 from Monument this year.

Knollwood Village--Final Plat, referral from County Planning Department:

The applicant proposes a minor land subdivision to allow for three lots zoned Planned Business Park (PBP) and one lot RR-3. The El Paso Board of County Commissioners approved rezoning the property to PBP on December 14, 2000. The land in question is on the north side of Highway 105, east of Knollwood Drive. The County recommended support for the CDOT recommendation to include on the plat a note stating that no direct access would be allowed between the subdivision and State Highway 105. A second recommendation is that the developer be required to escrow funds with the County or CDOT to pay for its proportionate share of the cost of improvements to Highway 105 caused by the impact of the proposed development. The final plat was approved unanimously.

Utility easement to Palmer Lake Sanitation District for relocated sewer main at Monument Dam

The 15 foot wide easement was granted unanimously, with the condition that Monument can have the old easement back in return.

Change Order No. 3 with ASI for spillway chute wall and mouse corridor

Trustees Perry and Glenn expressed concern with the proposed use of galvanized concrete form ties instead of stainless steel ties. The savings would be \$4,000. Perry also said that the town shouldn't have to bear the cost of the mistake by the engineers of not locating the manhole in the first place. The town will check the wall warranty and whether the town can get a 10 year warranty on the galvanized ties. With the originally proposed stainless steel ties, the new amount of the change order is \$297,260. The change order was approved, with Trustee Perry dissenting.

New appraisal of land for dam access:

Trustee Glenda Smith asked about when the board would be meeting with attorney Malcolm Murray about the new appraisal of the land being acquired by eminent domain at the Monument Lake Dam. Smith later explained that Mr. Murray wrote a letter to the town, dated February 28, about wanting to speak with the board about the appraisal. Smith found out about the letter on March 25, over three weeks later. The board also wasn't told of the appraisal. Smith went to Town Hall to read the appraisal herself. In response to Smith's question, Mayor Konarski suggested that the first work session with the new board would focus on background of legal issues facing the town.

Skate Park reopened

Tom Wall, Public Works Superintendent, reopened the skate park Friday afternoon, March 29. Walls had received permission from the town's insurance company, Colorado Intergovernmental Risk Sharing Agency, to reopen the park without the guard rails that had been taken down by vandals. The police are investigating the crime.

Economic Development Committee

Trustees Glenn and Perry are working with the Tri-Lakes committee to update promotional materials and to explore what kinds of businesses they want to attract to the area.

Monument Meadows Mobile Home Park water leak

At the end of April it will be 60 days since the town delivered the ultimatum that gave the park owner 60 days to pay all outstanding water bills and reduce water usage to 600,000 gallons per month or less, or the town would shut off the water to the park. The town is still considering different options, since they don't want to turn off the water on the 150-200 residents of the park.

Town Treasurer

The top candidate declined the town's offer. Mr. Sonnenburg will arrange an interview with the second candidate.

The meeting adjourned at 8:00 and was followed by a celebration of 20 years of service to the town by Trustee Ed DeLaney, shown below, who is retiring from the board.

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Palmer Lake seeks public input for Highway 105 Comprehensive Plan

By Judy Barnes

The Palmer Lake Economic Development/Highway 105 Comprehensive Plan Committee met at the Red Barn on April 2. Trustee Susan Miner led the meeting, which was attended by 20 Palmer Lake residents and business owners, including Mayor Nikki McDonald. The goal of the meeting was to develop a shared vision of Palmer Lake--what people want and what they don't want in the town, particularly along State Highway 105--for at least the next twenty years. A graduate student from UCD has already developed some design alternatives for Highway 105 in the center of town, which will be reviewed again on April 30. The attendees offered their ideas about a number of issues including the purpose of Highway 105, signage, utilities, zoning, architectural and lighting standards, and landscaping standards. The next meeting of the Comprehensive Plan Committee will be Tuesday, May 7, location to be announced. Phone Susan Miner at 488-9866 for details about the April 30 and May 7 meetings.

James W. Taylor, Sertoman of the Year

The **Monument Hill Sertoma Club**, located in the Tri-Lakes Area, is proud to announce the awarding of **Sertoman of the Year** for the Southern Colorado District of Sertoma International to **James W. Taylor**. "Honest Jim" has served in numerous service agencies, including Boy Scouts, Knights of Columbus, the Woodmoor Water and Sanitation District, the Military Order of World Wars, and the Woodmoor Improvement Association.



Marian and Jim Taylor

Jim and his lovely wife Marian currently live in Woodmoor. A retired Air Force Colonel, Jim has worked here and in Illinois for Computer Sciences Corporation, retiring in 1997. Congratulations, Jim!

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D-38 holding a series of meetings seeking input on high school space

By Hugh Eaton

“The decision on additional high school space will be the most important decision a school board in District 38 has made in a long time. It will impact the school district for the next fifty years.” -Dr. Jeff Ferguson, President of the School Board

The Lewis-Palmer District 38 (D-38) school board has asked Ted Bauman, D-38 School Superintendent, to hold a series of community meetings to obtain input from the district’s stakeholders regarding the projected need of additional space at the high school level. Dave Dilley, D-38 Assistant Superintendent, and Keith Jacobus, Lewis-Palmer High School (LPHS) Principal, are assisting in the presentation. A schedule of these meetings appears elsewhere in this issue.

Two years ago, the school board engaged an outside firm to perform a computerized student enrollment projection covering the next ten years. This projection was based on all known and approved subdivisions in the D-38 area being “built out” or completed. A key assumption is, of course, just how fast this build out will occur during the next ten years.

LPHS currently has 1,414 students and a capacity, without adding portable units, of 1,700. Using a district student population growth rate of five percent, which approximates the historical rate over the past several years, capacity at LPHS will be reached in 2006-2007 school year. However, Mr. Bauman and D-38’s Chief Financial Officer, Joe Subialka, foresee some slowing of growth in the area due to the recession. They are assuming a three percent growth rate in preparing the 2002-2003 school year budget. At a three percent growth rate, LPHS will reach capacity in the 2008-2009 school year.

The two primary options being presented at the public meetings are (1) increasing the space at LPHS and (2) a second high-school building. Either option requires a lead time of about three years, beginning with the bond election and ending with the completion of construction. At five percent growth, the bond issue would have to be placed on the ballot in November 2003. The bond issue for a three percent growth rate would be on the November 2004 ballot. While options have been considered, the board has not made a decision on either option.

This schedule dictates the need to begin to gather information from the community now and a decision by the board sometime in the next year.

The board and administrators have been discussing the need for additional high-school space for over a year. Their study has included visits to other high schools, large and small. More detailed information will be presented at Mr. Bauman’s meetings, including the board and administration’s criteria for delivering education at the high-school level.

The meetings are being presented at all the D-38 schools and to several community groups to try to give everyone an opportunity to be heard. A little known fact is that a majority of families living in D-38 do not have children in school, so it is imperative that all those living in D-38 have a forum for their opinion. The board encourages all in the district to attend one of these meetings and to offer input into a decision that will impact education delivery in D-38 for the next fifty years. (The meeting schedule is shown on page 27 of this issue.)

School Board News

By Tommie Plank

At the March 21st regular monthly meeting of the Lewis-Palmer School Board, accreditation was approved for all nine district schools. Lewis-Palmer High School, Lewis Palmer Middle School, Creekside Middle School, Lewis-Palmer Elementary, Palmer Lake Elementary, Ray Kilmer Elementary, Grace Best Elementary, Prairie Winds Elementary, and Monument Academy are all accredited through June 30, 2007. The schools will provide annual reports marking progress toward school-improvement goals.

The Board approved out-of-district open enrollment for all district 38 for the 2002-2003 school year, subject to principal approval. Space may not be available at all grades or subjects, and applications will be considered based on availability. Principals will also consider in-district transfer requests.

Contracts of all central office administrators and principals were extended for the 2002-2003 school year. Along with Superintendent Ted Bauman, members of the board stated how proud they are to work with professionals of such high caliber, a group with high integrity and intelligence, who daily do their best for the students of the district.

Three of approximately twenty scheduled presentations of the future high school configuration have been conducted. Valuable feedback has been received from those attending. No definitive plans have been made, and the Board expects to take about a year to study and decide which concept would be best suited for district 38. (See the listing on page 27 in this issue of OCN for upcoming meetings). All community parents and patrons are encouraged to attend one of the presentations.)

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Baptist Road Improvement Project meeting March 18 draws more than 200

By Judy Barnes and John Heiser

The Baptist Road Rural Transportation Authority (BRRTA) and El Paso County sponsor the Baptist Road Improvement Project. Loris and Associates is the project engineering firm. The project managers of all three groups led the public meeting attended by more than 200 at Lewis-Palmer High School on March 18.

The project goal is to upgrade Baptist Road to improve safety, traffic operations, and traffic capacity from Tari Drive west to the proposed southern extension of Mitchell Road. The goal of the meeting on March 18 was to gather public input concerning the future of Baptist Road. More than 200 people, many of them from Jackson Creek, attended and expressed their ideas.

After a short presentation on the project, the people attending broke into small groups and listed their hopes and concerns on flipchart paper. Later, each group presented its list to the whole group. Many groups had common concerns and preferences, but on some issues they differed. For example; every group was concerned about traffic noise, but some wanted a traffic light at the Leather Chaps intersection while others did not want a light there. Some wanted Baptist Road widened, and others did not.

A sampling of some of the hopes presented:

- Protection of open spaces
- Keep the rural flavor and maintain the current quality of the neighborhoods
- Incorporate good aesthetics such as a median with trees, similar to Research Parkway
- Landscape the sides of the road to improve appearance and serve as a wind break
- Level the terrain along Baptist Road to improve sight distances
- Add deceleration and turn lanes where needed
- Include bike lanes or paths, sidewalks, and recreational trails
- Add 10' firm shoulders on each side
- Add signals at Gleneagle Drive and at Struthers Road
- Limit the number of intersections on Baptist Road
- Limit commercial access
- A maximum of 4 lanes.
- No widening of Baptist, just fix the problem areas (prompted a round of applause)
- Use road design to control speeds
- Minimize light pollution from street lights
- No Wal-Mart (prompted a round of applause)

A sampling of some of the concerns presented:

- Ever-increasing sprawl. Expanding the road will bring more development.
- How will the extension of Baptist Road to Highway 83 and Hodgen affect the traffic on Baptist Road? Do not want Baptist Road



to become a heavily traveled commercial thoroughfare between I-25 and Highway 83

- The Baptist Road and interchange improvements should be completed prior to commercial development
- The impact of commercial development on the volume of traffic and the intersections.
- Big box commercial development will destroy small businesses.
- Traffic flow from commercial property affecting traffic to residential areas.
- Drainage concerns; could cause flooding in Chaparral Hills and elsewhere.
- Concerned about the safety of school buses using the Leather Chaps and Jackson Creek
- Light pollution
- Will future commercial developers share the cost of infrastructure improvements? Current homeowners do not want to get stuck with the cost of future development.
- Planned urban development is not compatible with rural development.
- Wider road will mean higher speeds.
- Too many traffic lights
- High speed produces more noise
- Do not want a major road through Jackson Creek to Lewis-Palmer High School

This is the first phase in a four-phase project and this was the first of three planned public meetings. The next step is to develop design alternatives for the ultimate improvements in the year 2025 assuming unlimited funding. These alternatives will be presented for review at a public meeting in a few months. Then, a preferred alternative will be selected and refined. A public meeting to discuss the preferred alternative and interim improvements will follow. The interim improvements will be designed, and construction will commence when funding is available. The engineering could be completed within two years. Under ideal conditions, construction could start in 2004.

The sponsoring organizations vowed to keep the public input process open and to listen to all ideas. The BRRTA board, composed of three county commissioners (currently Duncan Bremer, Chuck Brown, and Ed Jones) and two trustees from Monument (currently Mayor Konarski and Trustee Byron Glenn), will make the final decisions.

Although voters could approve a sales tax of up to 0.4%, currently all funds for BRRTA and this project come from impact fees on new resi-

dential and commercial buildings. When asked if there is any limit on the impact fees, BRRTA Project Manager Conner Shepherd said, "Elected officials are sensitive to reasonableness and fairness in setting impact fees." Current BRRTA impact fees are \$500 per single family residence.

Other sources of funding are being sought. Shepherd said, "Having this plan will put BRRTA in a position to apply for [Pikes Peak Area Council of Governments] funding."

To get more information and provide comments on this project, contact:

Maryam Babaki, Project Manager, Loris and Associates, 303-444-2013 x17, mbabaki@lorisandassociates.com,
Conner Shepherd, BRRTA Project Manager, 303-779-4525, connershepherd@cliftoncpa.com,
John Clack, Project Manager, El Paso County Department of Transportation, 520-6851, johnclack@elpasoco.com.



Maryam Babaki of Loris Associates answers questions. In the background are Susan Watkins of Kazziah-Watkins and Conner Shepherd, BRRTA Project Manager.

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Letters to Our Community

Residents Can Still Opt-Out of Tri-Rec

Mr. Broshous' column in the March 2 edition of *Our Community News*: "Opt-Outs Opt Back In" needs the other side to be told. Residents CAN still opt out. The statutes allow this. But, it will cost you. The Tri-Rec Board quickly put together policies and procedures requiring those who wish to Opt Out to plunk down \$1,250 to cover the expenses of a special hearing, attorneys fees, etc. Of course, the final costs could be less or, if the board refuses to grant the opt out request and the requestor chooses to pursue the matter, it could cost a whole lot more. Either way, the board says you'll be out \$250 minimum to opt out. What is interesting is that according to statute (CRS Title 32, Special Districts), the procedural requirements to consider Opt-In's is essentially the same as Op-Outs. Yet, the board didn't charge the Op-Ins a dime to let them in and the process was basically a "slam-dunk." So why the punitive fee for the Opt-Outs? Perhaps Mr. Broshous would like to explain this to us.

Ketch Nowacki

Reply from Russ Broshous, President, Tri-Lakes Parks and Recreation District

The reason is pretty simple. The statutory criteria used to judge opt-in's or opt-out's include "impact on the District." Hence, going in to either process, one presumes a request to opt-in will be approved, while one to opt-out may not be. The statute also allows petitioners to appeal a District board decision through the Board of County Commissioners and the Courts; but the petitioner has to pay all expenses, even the District's. This is most likely in the case of 'opt-outs'.

We require all petitioners (in or out) to put up a \$250 administrative fee to cover the cost of advertising, unless a large number of opt-ins are willing to wait to be heard en masse on a quarterly basis. That was the case with the recent 'opt-in' petitioners. However, for 'opt-outs' our counsel advised us to require an escrow deposit to cover the larger expenses that could result. If an opt-out petition is heard, and the petitioner accepts the judgment as final (or whenever the process is concluded), the escrow deposit or what's left of it will be returned to the petitioner with an accounting of expenses.

Russ Broshous

Tri-Rec 2002: Q&A

Over the past month and a half, several questions have been posed to the Tri-Rec board regarding the brochure that was distributed as a paid advertising insert in the February issue of *Our Community News*. The Tri-Rec Board submitted the following list of the most frequently asked questions and the district's responses:

Q1: Is the program really new, or just a warmed over version of the November 2000 offering? The program is totally new. Two segments of the old program – the ice rink and lake amenities – have been dropped in response to voter preferences. The Community Center has been redesigned to better serve the needs of the community, without requiring any user fees from taxpaying residents; and the open space and trails program has been more clearly defined.

Q2: If I favor one portion of the program, but not the other, must I vote 'Yea' or 'Nay' on the whole thing? The Community Center and Open Space/ Trails programs will be presented separately, so you can vote for either or both. There will be an operating question at the beginning of the 'Issues' section of the ballot that will provide operating funds mostly for the Community Center. The second question will provide bond funds to build the Center, and the third will provide bond funds for trails and open space.

Q3: Is Tri-Rec 2002 just the nose of the camel under a Tri-Lakes tent... a precursor of requests for more tax money in the future? The tax funding required for the Tri-Rec 2002 program is as advertised: \$37 per year (in

the worst year) per \$100,000 of estimated value for each assessed residence in the District. \$26 of this goes to the Community Center, including the bonds and operating funds; and \$11 goes for bonds to acquire open space and build trails. There are other sources of funds that can be tapped in the future: such as various grants offered by public and private sources. To get them, however, the District must demonstrate through this vote that it has public support. If the District chooses to pursue further projects or expand existing ones (such as the Community Center), it will do so by tapping these types of funds, not tax-based sources.

Q4: What non-tax funding sources are being tapped for the current program? The District is currently receiving Conservation Trust funds from the state. These and developer impact fees as may be approved by the County and the Towns will be applied to the operation and maintenance of trails and open space. Apart from this, the Community Center will benefit from the receipt of user fees charged to those living outside the District's service area; and, as new residents request to 'opt-in' as several have already done, the tax base will increase providing more operating funds for the Center.

Q5: Why is the Tri-Rec District competing with the YMCA and dividing the community? The District does not view itself as competing with the YMCA. So far as we know, the Y has no comparable 'Trails and Open Space' program; and, as the new director of the local YMCA Branch is quoted as saying in the *Tribune*, the Y can co-exist with community centers. The YMCA is a private organization that can do as it chooses. If it does in fact build as it has announced it intends to do, we would welcome it into the Tri-Lakes area. At the same time, it has no exclusive right as a recreation provider; and we think our proposal is substantially different from the Y's.

Q6: Where will the Community Center be built? Tri-Rec intends to build the facility as close to the geographic center of the District as possible on donated land if that can be arranged. At the moment, there are three possibilities that fit these criteria; and we have also put funds in the budget (within the tax figures quoted in our brochure) to buy the land if we have to. However, since these possibilities are still open, it would not be in the public interest for us to discuss specific locations in advance. That could result in us having to pay a higher price if, indeed, we do have to pay. If we don't have to pay, the tax cost of the Center will be lower.

Q7: Some have argued that there won't be enough money to operate the Center. Is there enough? Those who have made this argument believe, incorrectly, that we intend to use Conservation Trust funds to maintain the Center. As noted earlier, these funds will be used for operating and maintaining trails and open space. Center operations, in contrast, will be funded by an operating levy, as well as with user fees from those residing outside the District service area. Combining these two revenue sources, our forecasts show the Community Center operating budget as growing from \$235,000 in Fiscal Year 2003 (the year the facility is scheduled to open) to about \$750,000 in 2006. This is more than enough to operate the facility. (It is possible that the District's forecast is less than others may have to allocate for the operation of such a facility; but the District has no out-of-district overhead that others may have to cover.)

(Continued on page 15)



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(Continued from page 14)

Q8: Is it true that there will be no user fees for residents? And, if those not paying District taxes are to be excluded or required to pay user fees, how will this policy be enforced? As we indicated in our brochure, District taxpayers will pay no user fees. However, those living outside the District service area will have to pay if they want to use the facility on a space available basis; and those who have previously opted-out of the District, even though they live in the service area, will be required to petition to opt-in and to pay back taxes before they will be allowed to rejoin the District and use its facilities. Our voters made it clear that anything less than this policy would be unfair and unacceptable to taxpayers. The system will be relatively easy to enforce. The County Assessor maintains an electronic list of all District taxpayers. This can be loaded on a computer terminal at the Community Center entrance. All a District resident need do on entry is show a photo ID which has the person's home address on it; and the computer will then let the attendant know whether or not the person requesting admis-

sion is a taxpaying resident or family member.

Q9: Why won't Tri-Rec permit 'opt-outs' to use the facilities without opting back in, especially since the District is receiving state (Conservation Trust) funds based on population? Again, it's an issue of fairness. For the record, the District is now receiving Conservation Trust funds on a per capita basis; but the population considered for these payments does not include 'opt-outs'. Funds for these individuals go directly to the County, not to the District.

Q10: The map in the District's brochure depicts trails that appear to go right through several established subdivisions. How will Tri-Rec decide on trail routing to avoid disrupting these neighborhoods? The trail map in the District's information brochure is really a reprint of the trail map annex in the County's Tri-Lakes Comprehensive Plan. It was drawn with a general trail outline in mind, not specific neighborhoods or specific homeowner impacts. In contrast, the District has to be mindful of these issues and is now considering a specific Policy Statement to address them. In essence, the policy

statement will likely require the District to obtain approvals of the subdivision's homeowners association or – absent such an association, a majority of affected homeowners in the subdivision before a trail can be routed though any subdivision built and substantially occupied before May 2002. If the association (or a majority of affected homeowners) objects, the trail must be routed elsewhere.

Q11: What if the Ben Lomond Mountain property owner refuses to sell at a reasonable price? Is the Open Space program dead in the water? The Trust for Public Land, an organization that specializes in assisting such purchases, has already made contact with the landowner on behalf of El Paso County over a year ago. While substantial negotiations may be required, there is every reason to believe a reasonable purchase can be arranged.

* * * * *

If readers have questions that weren't addressed here, please direct them to the District's web site at info@tri-rec.com.



**Letters from Law Enforcement:
Monument Police
participate in
program for youth**

*By Joe Kissell, Chief
Monument Police Department*

The Monument Police Department is partnering with the Tri-Lakes Community School Resource Office and Amy O'Dair to present a youth program similar to Outward Bound. The program held at LaForet Conference Center in the Black Forest consists of low-rope and high-rope challenges designed to encourage safer risk-taking in place of unhealthy behaviors. Accomplishing various challenging tasks promotes self-confidence, goal setting, reliability, and concern for others. The program is an experiential activity that allows positive relationships through role models.

The program is open to all public-safety organizations in the Tri-Lakes Region and letters were sent to all fire departments, law enforcement agen-

cies, and Woodmoor Public Safety encouraging their participation. The officers and firefighters will participate once a month in an adventure activity along with the youth referred from the schools and throughout the area. The positive role models let the youth know there are caring adults in the community with their best interests at heart.

Amy O'Dair contacted several schools in the area that are excited about participating in the program. The Tri-Lakes Community School Resource Office provides the facility and expert trained facilitators. The schools and the community supply the youth and the public safety offices provide the role models. The combination is a winning scenario for all involved.



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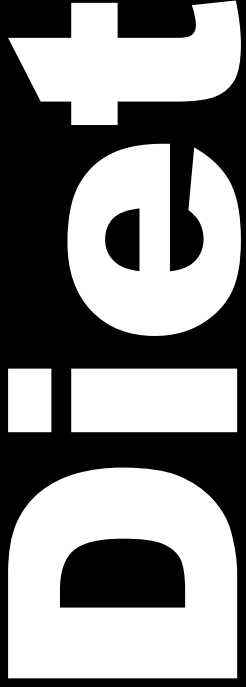
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Between The Covers at the Covered Treasures Bookstore:
Gardening at Altitude

By Judith Pettibone

Is gardening above 6,000’ an oxymoronic undertaking? My friends from the Pacific Northwest tell me it is. I lived in that gardener’s Eden for nearly eight years and I can testify that the grass needs cutting every other day, the blackberry vines twine around your ankles if you stand still too long, and the hydrangea are magnificent.

That said, gardening here is one of those ‘no guts, no glory’ enterprises. Because it is so challenging, the rewards can be even sweeter (except for the hydrangeas). Since one cannot simply throw seeds in the ground here, a bit of advice is useful. Some books may be of help as spring approaches. But please do not let our springtime in the Rockies fool you. REALLY, you do need to wait until Memorial Day weekend. REALLY.

The Undaunted Garden

Lauren Springer (\$27.95)
Lauren Springer has written one of the best books

about “planting for weather-resilient beauty.” Filled with lush photographs (over 250) and lists of tough plants, this book is a must for the high-altitude gardener. Springer’s philosophy is to use what works in any given area and to realize that the history of gardening is filled with images of English cottage gardens and those on the coast—fantasy gardens not suitable for the west. For example, in Colorado we need a book with a chapter called “Hail.” Springer takes you through all the seasons and even has a chapter for winter. One of the best parts is that Springer is a wonderful writer. Her book was honored by the American Horticultural Society as one of the 75 best gardening books of the past 25 years.

The Xeriscape Flower Gardener

Jim Knopf (\$19.00)
“A waterwise guide for the Rocky Mountain Region,” this compact volume gives you the keys to xeriscape or water-efficient flower gardens. This concept is important to our arid region as currently 40 to 60 percent of our drinking water is used to irrigate our gardens. Knopf outlines the benefits, economic rewards, planning, and planting of a xeriscape garden. Plant lists, plant profiles, and blooming sequences follow. Knopf includes information on ornamental grasses and tending to wildlife. His bibliography and lists of xeriscape and native-plant organizations complete this very thorough book.

dening shelf, and to bring outdoors for easy reference as you plan and plant.

Pests of the West:

Whitney Cranshaw (\$19.95)
No review of gardening books would be complete without a mention of insects and other annoying complications of gardening. Although Colorado is not a haven to insects, we can still have problems that can throw an unpleasant curve to the Colorado gardener. In this recent revision, Whitney Cranshaw, an entomology professor at Colorado State University, gives gardeners of all levels the tools to combat major insect pests, plant diseases, and weeds west of the Mississippi. The book is fully illustrated and complete with numerous black and white photographs.

Gardening at 6,500’ may not be a slam dunk as it is in more gentle, lower climes. However, because of the challenges, it can be enormously satisfying when February daydreams over gardening catalogues and books make food for the gardeners soul in July, August and early autumn. Be bold.



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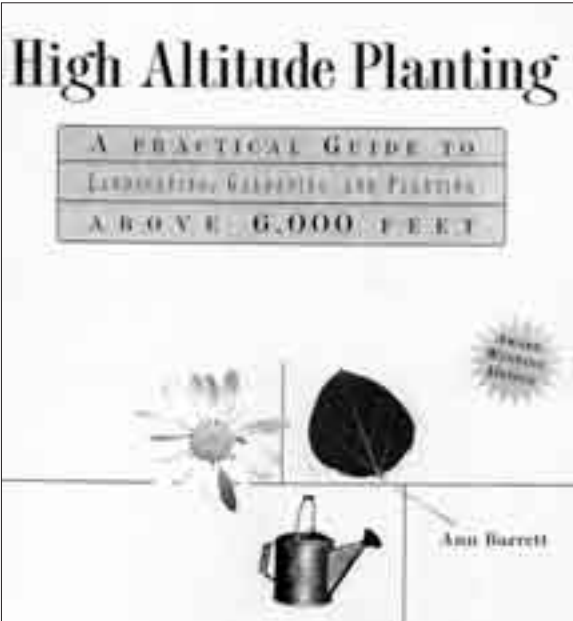


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Ann Barrett’s practical guide to landscaping, gardening, and planting above 6,000 feet is an attractive, spiral bound volume. Her book is divided into 4 main chapters: how to, what to, when to, and why bother? Gardening above 6,000’ needs some high attitude as well. This is a useful book to fill a gar-



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Household Chemical Waste Collection Day April 27

Many household products contain the same chemicals as industrial wastes and can harm the environment and contaminate our groundwater if disposed of improperly. A safe and convenient way to dispose of such waste is using the El Paso County Household Chemical Waste Collection Program. This program is offered as a community service to residents of El Paso and Teller Counties, and will be held twice this year; on Saturday, April 27 and Saturday, September 7, 8:30 am to 3:30 pm. Senior collection day (for 55 and older) is Friday April 26 and September 6, 1 pm to 3:30 pm.

A non-perishable food item for Care and Share and/or a tax-deductible cash donation for the Permanent Household Chemical Waste Collection Facility is recommended. This facility, located with the El Paso County Department of Transportation on Marksheffel Road, is expected to open in May.

What can you bring? Products labeled "Use with caution," "flammable," or "Keep away from children" are hazardous chemicals. Examples of such household products include cosmetics, degreasers, deodorizers, drain cleaners, expired medicines, flea powder, floor cleaners and waxes, furniture polish, lacquers, laundry products, moth balls, oven cleaners, paint, paint thinners/removers, photographic chemicals, rug cleaners, rust removers, silver cleaners, spot removers, toilet bowl cleaners, and window cleaners. Lawn and garden products include insecticides, rodent poisons, wood preservatives, and all pesticides, herbicides, and fertilizers. Automotive products include antifreeze, automotive fluids, batteries, car-care products, radiator flushes, oils, oil filters, and tires (no rims).

How much can you bring? Each household may bring a maximum of 50 pounds of solid waste, 5 gallons of liquid waste, and four tires--maximum 18" rim size, no rims. For larger quantities, call 575-8450 for information and procedures. You must identify all unlabeled products.

Experts will be on site to properly dispose of compressed gas cylinders (propane, butane), fireworks, ammunition, and gunpowder. To dispose of other explosives, call the Metro Explosives Unit at 444-7712.

The following are accepted for recycling: tires, batteries, anti-freeze, oil and oil filters, paint and paint-related products.

What NOT to bring: No waste from business or industry, tires with rims, radioactive material except smoke detectors, PCB's and other unidentified or unknown chemicals. For disposal of these hazardous wastes, call the Colorado Department of Health, Hazardous Materials and Waste Management Division at (303)692-3320. For information on medical waste including sharps, please call El Paso County Solid Waste Management Department at 575-8450.

How to transport your household chemical material:

- Never mix chemicals.
- Leave chemicals in their original containers and tightly close caps or lids.

- If the original container is leaking or damaged, place the container and/or its contents in a sturdy leak-proof container such as a plastic milk carton, glass jar, or metal can, and seal tightly. Do not use an open container, such as a bucket.
- If products are not in their original container, identify the contents by using the original container's label or by stating the product manufacturer and/or contents. Be specific. For example, if you know you have chlordane, do not write 'pesticide,' write 'chlordane.' Bring the original container for disposal if you have it.
- A brief delay may be experienced during the collection. To speed up the drop-off process, separate materials by product type (such as paint, oil, household products) and place into individual cartons, boxes or bags. Place the items in your car or truck bed to be removed in the following order (from front to back of vehicle): explosives, batteries, tires, antifreeze, oil, paint and paint-related products,

chemicals.

- To protect your vehicle, line the trunk of your car or truck bed with newspaper or plastic and also pad the waste material containers with newspapers.
- Avoid eating, drinking, or smoking while handling hazardous materials. Wear protective gloves and wash your hands before handling food or children's items.
- Protect your children and pets; do not bring pets or allow children to ride in the same part of the vehicle with the chemical materials.
- The use of a single vehicle to transport waste collected in your neighborhood is strongly encouraged.
- Volunteers are needed. Phone 575-8450 for information.

When: Saturday, April 27, 8:30 am to 3:30 pm

Where: Penrose Stadium & Equestrian Center, 1045 W. Rio Grande Blvd. Access the site from 21st street only and go east on Rio Grande. Follow the signs. For more information, visit www.co.el-paso.co.us/solidwst/waste.asp

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Tri-Lakes Fire Protection District Board Candidate Q&A

The following candidates listed in alphabetical order submitted nominating petitions for the three open 4-year seats on the Tri-Lakes Fire Protection District Board of Directors:

Joel Azrikan, 15992 Longmeadow Lane, Ridge at Fox Run

Rick Barnes, 18540 Arrowwood Drive, Arrowwood

John Hildebrandt, (incumbent), 18050 Granite Circle, Red Rock Ranch

Charles Pocock, (incumbent), 910 Forest View Road, Palmer Lake

Glenn Scott, (incumbent), 18620 Archers Drive, Kings Deer

Steven Stannard, 17330 Colonial Park Drive, Bent Tree

OCN attempted to contact each of candidate for answers to four questions. Below are the responses received by our press deadline.

Questions

1) Biggest Challenge: *What do you see as the biggest challenge facing TLFPD over the next few years?*

2) Background: *How do your education, background and experience equip you to help the TLFPD Board meet these challenges?*

3) North End Group: *Do you believe that TLFPD cooperation with the North End Group of Fire Chiefs in joint training and standardization is important? If so, why and how do you intend to ensure it occurs? If not, why not?*

4) Unification: *TLFPD is participating in a joint study with the Woodmoor-Monument FPD and the Palmer Lake Fire Department that could lead to greater cooperative management among all three of these emergency service entities ... even to a unification in some way. If this is recommended by the consultant, win you support it? Please elaborate.*

Candidate Joel Azrikan

1) Biggest Challenge: The largest challenge facing the TLFPD is the tremendous growth over the past two-three years. This will call for a rapidly deployable emergency/fire response as well as a coordinated effort between departments. A planned cooperative and collaborative system must be in place in order to avoid a future disastrous incident.

2) Background: My involvement in City, County, and State government as an urban planning commissioner, economic redevelopment chairman, and a professional grant writer enables me to utilize untapped resources as well as grant allocations to bring the TLFPD to its fullest potential in the delivery of emergency/fire services.

3) North End Group: Cooperation is a most essential with the neighboring fire departments. Planning, training, and implementation of a master plan are most critical to a rapid response oriented emergency/fire department. Coordination must be a key factor in providing the best and most comprehensive delivery of emergency/fire services.

4) Unification: Many of the current district boundaries seriously delay a rapid response. When the study is completed I will review it thoroughly. If the recommendations will enhance the delivery of services and protect life and property to a greater extent than the existing system, I will endorse the plan. This may cause some discomfort to fire departments, but the larger picture must be taken into account. Even if the study proves to be inconclusive, cooperation, collaboration, and training must be coordinated.

Candidate Glenn Scott

1) Biggest Challenge: How to deliver emergency services in a more effective, cost efficient manner to the whole of our area is the most important consideration. We must address the effects of growth and be ready to supply the required services.

2) Background: As a former health-care administrator, I am experienced in directing the delivery of emergency services and working cooperatively with a variety of community agencies.

3) North End Group: It is very important. The fire departments of the region must cooperate and cross train to assure that emergency services are available in all areas and can be delivered in a manner that will meet all conditions and potential disasters.

4) Unification: It appears that some form of unification of departments is necessary to eliminate the confusion that exists over boundaries of the districts, to improve response, to contain costs and to enhance quality of overall service. I would work to implement the recommendations of the study if those recommendations will help achieve these requirements.

Candidate Rick Barnes

Mr. Barnes was out of town until the night of April 2. He was able to give the following answers over the telephone on April 3:

1) Biggest Challenge: One of the biggest challenges is to understand the ramifications of consolidation.

2) Background: As an architect, I have constructed fire stations, including those of Woodmoor-Monument and Tri-Lakes Fire Protection Districts. I understand the needs of firefighters. Also, I am familiar with, and know how to evaluate, the new equipment that is continually becoming available to firefighters. In addition, I am aware of how the boundaries work within the districts.

4) North End Group and Unification: Some things can be done jointly; some can be consolidated to a degree. It is important to maintain or improve existing services, not to lose or weaken them. I'd have to review the financial ramifications of consolidation to each district.

Candidate John Hildebrandt

1) Biggest Challenge: There are two major, related challenges facing the district over the next several years. The first is review, evaluation and possible implementation of the inclusion/consolidation study between TLFPD, W/MFPD and PLFPD. The second and most pressing issue is providing adequate emergency service coverage for our residents in manpower, stations and equipment. Only in the past few years have we had adequate revenues to plan for needed capital investments. We are planning for station #2 at HWY 105 and Rollercoaster, and station #3 in Jackson Creek. Those two stations along with our current station will cover the district with optimum locations and response times.

2) Background: My education and background as a maxillofacial surgeon include medicine, trauma and emergency care. Because most of the responses are medical or trauma related, I feel very capable understanding and helping to resolve the problems faced by our emergency responders. Additionally, I have been the TLFPD Treasurer since 1997 and have guided the development of our financial resources, balancing the budget and eliminating the TABOR restrictions.

3) North End Group: The cooperation, or lack of cooperation, between TLFPD and the 'North End Group' has been blown out of proportion with its importance and I feel it is a political issue. More importantly, I feel we should develop joint trainings and standardizations between TLFPD, W/MFPD and PLFPD.

4) Unification: I would be in support of inclusion/consolidation only if it is properly structured, functional and a WIN/WIN situation for all residents. We should have joint training, standardization and purchase planning. We must also realize that this will be the first inclusion/consolidation in Colorado since TABOR and there is no similar case pre-

ceding this unification. If the merger subjects the districts to all of the TABOR limitations, then it is not a financially prudent decision. Having double digit growth with TABOR limitations would create a much longer timetable for providing the needed fire stations, equipment and manpower for our residents.

Candidate Charles Pocock

1) Biggest Challenge: The TLFPD has an aggressive program to increase manning, upgrade equipment and build stations two and three. I would like to see these objectives through to completion.

2) Background: I have a MS degree in management and I am a Registered Professional Engineer. My pre-retirement career was safety and fire-protection related. Since moving to the Tri-lakes area ten years ago, I have served two years on the TLFPD Board, four years on the Palmer Lake Town Council, two years on the Tri-Lakes Cares Board and eight years on the Palmer Lake Historical Society Board, as President, Vice President and Treasurer. Being retired, I can devote full-time to the TLFPD.

3) North End Group: Cooperation with other departments is good and encouraged. All fire departments train in the same methods and to the same standards. However, to be worth the over-time and travel pay, joint-training sessions must be conducted professionally, with lesson plans followed and learning outcomes achieved. "Training" should not be an excuse for a paid social outing.

4) Unification: My first loyalty is to the residents of the TLFPD and secondly to the employees of the TLFPD. The consultant firm stated, up-front, that unification will not save money but will probably cost more. So, unification benefits will have to be in the form of improved service. If it can be shown that a unified fire protection district will provide faster and/or better service to the residents of the TLFPD, then of course I would support it. There are many similarities and differences between the three departments. First steps in unification must be to reduce or eliminate the differences by adopting a standardized accounting system, a common personnel manual including compensation and benefit schedules, unified procurement practices to assure standardized equipment, uniform record keeping, etc. When the differences are resolved, we can consider unification.

Candidate Steven Stannard

1) Biggest Challenge: The biggest challenges facing the TLFPD are how it is going to better serve its rapidly growing constituency. This involves everything from resource planning to cooperation and possible integration with neighboring fire departments.

2) Background: As an Architectural Engineer, I am familiar with the materials and structural systems and construction of buildings in our district, and how vulnerable they are to fire. Having been a firefighter and officer, I am intimately familiar with the operation and management of rural fire departments.

3) North End Group: I believe that cooperation with neighboring fire departments is essential. Having been involved with large scale emergencies in the past, I know how critically important it is that departments know how to operate together in a coordinated manner. This means planning and training together to prepare for these circumstances.

4) Unification: Many of our district boundaries make no sense, and impede the delivery of emergency services. If the ongoing study makes a strong enough case for the unification of local departments, I will endorse it. This would not be a trivial undertaking; fire departments can be somewhat territorial. In any case, illogical boundaries, lack of interdepartmental cooperation and lack of planning must not continue.

Triview Metropolitan District Board Candidate Q&A

The following candidates listed in alphabetical order submitted nominating petitions for the two open 4-year seats on the Triview Metropolitan District Board of Directors:

- Martha Gurnick, 15632 Agate Creek Drive, Jackson Creek
Linda Lee Jones, 15647 Split Creek Drive, Jackson Creek
Corky Reed-Watt, 15653 Split Creek Drive, Jackson Creek
John Riesberg, (incumbent), P.O. Box 171, Palmer Lake
Bud Weis, (incumbent), 19466 Rim of the World, Woodmoor

Bud Weis formally withdrew from the race following the board meeting March 28. He is no longer a candidate.

OCN attempted to contact each of candidates for answers to six questions. Below are the responses received by our press deadline.

Questions

- 1) Background:** *What is your background and why do you want to serve on the Triview Metropolitan District Board?*
2) Plans: *What services does the district provide and what are your plans to improve them?*
3) Finances: *In view of the large debt that the current board has incurred for the district, what are your financial solutions to end the annual deficits as shown in the 1999 and 2000 audits?*
4) Developments: *Given that the district is not responsible for land use decisions, what new developments, commercial, residential, or industrial, do you want to encourage locating within the Triview Metropolitan District?*
5) Wal-Mart: *Do you think the district should provide water and sewer service to the Wal-Mart Supercenter proposed to be built outside the district on Baptist Road across from the King Soopers Shopping Center?*
6) Other: *What other aspects of your candidacy and position would you like to make known to the voters?*

Candidate Martha A. Gurnick

- 1) Background:** I moved to Colorado in 2000 when my husband accepted employment with Compaq. I am a Realtor, and I want to give the homeowners in Jackson Creek a real voice in the way our taxes are spent. We need to consider how the services of the board affect the values of our homes.
2) Plans: Tri-View provides water and waste water services, street maintenance, lighting, signage and traffic control, maintains parks, landscaping, and open spaces, water drainage, etc. I would like to find ways to involve our community in helping the district slow down the growing expenses. I would like to encourage homeowners to look for voluntary ways to make their community better.
3) Finances: This is a difficult problem that has existed for a number of years and it will take careful analysis and innovative ideas to shrink the debt. I believe that the debt should be paid, and that one way to pay it is to increase the number of tax paying commercial establishments in the district. Responsible commercial growth along with the continued building of homes in the area is the only real solution.
4) Developments: I would like to see some new restaurants, some office buildings, maybe a nice motel or two built along the highway. I would also like to have some upscale shops similar to the mall that is planned for the Briargate area. I don't want residential areas to be overbuilt.

- 5) Wal-Mart:** I am personally against a Wal-Mart Supercenter being built on Baptist Road across from King Soopers, but I do believe that if it is built there the district should provide water and sewer services and that we should take as much of the taxes they collect as we possible can.
6) Other: I live in Jackson Creek and want to represent the neighborhood to the Tri-View Metropolitan District Board. I will actively seek the opinions of my neighbors since all matters before the board affect them.

Candidate Linda Lee Jones

- 1) Background:** I have a strong financial background focusing on accounting, budgeting and revenue expenditures. I believe I have a stake and responsibility in the continued growth and well being of Triview Metropolitan District.
2) Plans: In brief detail, my understanding of the district is to provide water, sewer, recreation, and services to the community. Therefore, I would try to improve these areas as applicable and additionally I'm concerned with ensuring our roads are safe/cleared during inclement weather.
3) Finances: My position before a solution can be implemented is that a full financial review/investigation should be conducted. No legitimate prioritized plan can be enacted until these facts are known, but we must balance the books and stop running a deficit.
4) Developments: I believe this isn't merely a question only for this board/candidate, rather a question for the community at large, and those voices should be considered prior to encouraging or discouraging development, along with the future impact on the community.
5) Wal-Mart: I feel number one priority at large is to insure the resources supporting the residential community and surrounding area should be considered first. I recommend any proposal from the commercial industry be weighed against this philosophy, also keeping in mind the future residential growth.
6) Other: I strongly believe the board should conduct its business at the convenience and for the well being of the community at large. It's my belief all future growth should not be at the expense of the natural habitat that made the community want to establish residence in the Triview District.

Candidate Corky Reed-Watt

- 1) Background:** I have lived in the State of Colorado for about twelve years. When my husband and I were looking for a beautiful place to live, we fell in love with the Jackson Creek area and moved into our home here in September.
Currently working as a Product Data Manager at Compaq, I have a Bachelor of Science degree. For about six years, I worked in the construction industry; first for a general contractor and then for an architect. I am a certified Construction Industry Technician and was elected as an officer of the National Association of Women in Construction (NAWIC).
My current specialty is building databases and I hope to build a database of concerned citizens who would like to receive e-mail correspondence regarding their Triview Metro District. It is my belief that every citizen has a right to know about decisions and situations that affect their well-being and taxes.
2) Plans: A metropolitan district generally provides fire protection, parks and recreation, safety protection, sanitation, solid waste disposal facilities, and street improvements. The Triview Metro District serves the Jackson Creek area.
One of the major problems in our district is a lack of recreational land, which I understand is

mainly because so much land has had to be set aside for the Preble's Meadow Jumping Mouse (an endangered species). One way I would like to see the area improved is to save as many of the remaining native trees outside of the creek area as possible and having at least one of the treed areas turned into a park. Although the district is not responsible for land-use decisions, the developers are very involved in the Triview Metropolitan District and their representatives at these meetings should be very open to the betterment of the community for the Jackson Creek community.

- As far as commercial development goes, I would like to have open communication with the people I hope to represent, the people who live in Jackson Creek, and vote as their representative. I hope to start up a communication link with the people of Jackson Creek to let them know what is on the table and how it will affect them.
3) Finances: The debt incurred, I believe, is excessive, since its focus is currently on making money for the developers, not on keeping our taxes and utilities bills within reasonable limits. I believe the current members feel they are taking into consideration our well-being, but their record shows that making money for the developers is much more important than our well-being.

What is frightening to me is that the debt is currently not getting paid. Looking at the financial statement, we tax payers will never be able to pay much more than the interest on the current debt without a tax increase and/or increase in utility costs. As citizens, we are responsible for this debt, even though we currently do not even have a representative on the board. Future spending needs to be watchdogged and citizens need to be informed.
5) Wal-Mart: I feel that if a Wal-Mart Supercenter is built right outside the district on Baptist Road, it will likely cause the Safeway, King Soopers, and all of the smaller stores (both in the shopping centers and the inner city of Monument) to suffer losses that may well put some of them out of business. It will take away opportunity from citizens who wish to start small businesses that sell anything that Wal-Mart sells – which is practically everything! There is already a Wal-Mart less than ten miles away. In addition, Baptist Road is already overcrowded with traffic; so many street improvements will have to be made, many at citizens' expense.

Wal-Mart would likely pay for some needed street improvements on Baptist Road – but what will be the expense to the neighborhood? Do we want a high-scale neighborhood with a Wal-Mart? I believe that the Wal-Mart Supercenter would be out of place in our neighborhood and cause more traffic problems than will be solved.

- I do not believe that Wal-Mart would be an asset to our neighborhood and do not feel that our district should provide water and sewer services to them, since the proposed site is outside of our district.
6) Other: Although I do not yet know all of the issues and have never served on a metro district board before, I believe that it is very important for our district to have citizens on the board to listen to what is being discussed and report back to the public. If I am elected, I hope to be your eyes and ears on the Board. I hope you will let me know what YOU want, so that I can let the board know how citizens feel and as your representative, vote in your interest.

OCN did not receive a response from Candidate John Riesberg.

Woodmoor Water and Sanitation District Board Candidate Q&A

The following candidates listed in alphabetical order submitted nominating petitions for the two open 4-year seats on the Woodmoor Water and Sanitation District Board of Directors:

- Dick Durham, (incumbent), 921 Caribou Drive, Woodmoor
Jim Heintz, (incumbent), 18665 Lower Lake Road, Woodmoor
Benny Nasser, 19925 Riverglen Lane, Woodmoor
Ron Turner, 18220 Red Clover Lane, Woodmoor

OCN attempted to contact each of candidates for answers to five questions. Below are the responses received by our press deadline.

Questions

- 1) Background:** *What is your background and why do you want to serve on the District Board?*
2) Qualifications: *What qualifications do you have to be a board member?*
3) Lake: *Now that the district owns Lake Woodmoor, what is your view on the use of the lake?*
4) Water: *Given the limited amount of water in the Denver Basin aquifers, what should be the policy of the district for water usage both for new development and current residents?*
5) Other: *What other information do you wish the voters of the district to know about your candidacy?*

Candidate Dick Durham

- 1) Background:** As an incumbent, I have participated in many new initiatives for our district, which need to be completed. Further, I believe in giving service to my community in which I live.
2) Qualifications: I am a resident of Woodmoor and I have spent over 50 years in public service both in Colorado and Oregon, where I grew up. As a board member, I represent the district on the Joint Use Committee, which manages the Tri-Lakes Waste Water Treatment Facility. I am the current Chairman of the Committee. This facility has won awards both for its quality design and its ongoing operations.
3) Lake: I have heard from many members of the district that they would like to have some type of recreation activity on the lake. I believe the new board, when elected, should re-look at this issue.
4) Water: During my tenure on the board, the district has started new projects to limit the use of ground aquifers and increase re-use of our treated wastewater. These projects include the use of Lake Woodmoor for water storage, and re-use of treated wastewater for construction dust control. We can save the district considerable money by integrating these measures in connection with the existing water distribution and treatment facilities.
5) Other: I am a West Point graduate and a retired Federal Executive from the Department of Energy. I was an elected member of the city council in Lake Oswego, Oregon, and a commission member of the Oregon State Ethics Commission prior to moving to Woodmoor in 1993. In 1994, I was elected Director of Public Safety for the Woodmoor Improvement Association. I am past President and Chairman of the Board of Monument Hill Sertoma. I currently am a Trustee of the Rocky Mountain Youth Leadership Foundation and Chairman of the Hugh Martin Foundation, both 501(c)3 foundations.

Candidate James A. Heintz

- 1) Background:** I was in sales and sales management in the technology industry (IBM) for over 15 years. I have experience in running a business and working with people. I have sufficient free time, and want to serve the community. Water and sanitation require very long-term and strategic thinking. Our current development and environmental issues, combined with water availability issues make this an extremely challenging time.
2) Qualifications: Long-term planning is very interesting to me and a skill of mine. I have been a board member for the last four years and understand the current and future issues our district faces. During these four years, I have built a positive relationship with staff and other board members, resulting in several constructive accomplishments. I am in contact with constituents within the district and my opinions as a board member reflect the district constituents.
3) Lake: Lake Woodmoor needs to primarily serve as a water reservoir for the water district. This will decrease our use of expensive, non-renewable water supply through wells and aquifers. We will be able to store water from wet seasons and use this stored water during dry seasons, better balancing the demand on our systems. This renewable water source will serve irrigation needs and we also plan to serve drinkable water needs.
Lake Woodmoor should also be maintained as a community resource. Balancing precise uses against cost for those uses is difficult. We need to always focus on the needs of most of the constituents within the district.
4) Water: Woodmoor Water and Sanitation District cannot become a land development management agency. Plenty of government agencies already exist with that responsibility. Our focus needs to be on developing resources like Lake Woodmoor that will supply us renewable water sources and abilities to balance our supply across various water demands. This focus will be constructive for both new development and current residents.
In addition to developing resources, we will continue to support established Woodmoor Water and Sanitation District water use policy, which requires more available water, per property, than State of Colorado and El Paso County 300-year policy.
Candidate Benny Nasser
1) Background: All of my education through a Bachelors degree in Chemistry from the University of Colorado was in Colorado. I had a 28-year career with Union Carbide and Phillips Petroleum Companies in a wide variety of management positions. We returned to Colorado and settled in Woodmoor in 1994 and I retired in 1999. I feel that it is important for residents of any community to be involved in those aspects of local Government that affect them. The availability of water is an important factor in the quality of life in Woodmoor and Northern El Paso County and I feel that I have the interest, business experience and technical background to function and serve as an informed Board member for the community as a whole.
2) Qualifications: I am familiar with Woodmoor issues and concerns having served as a member of the Architectural Control Committee for 1 1/2 years, as a Woodmoor Improvement Association Board member for 3 years, and as a Tree Monitor

for 6 years.

- I have a good balance of technical and business experience. In addition to my degree in Chemistry, I also earned a Masters degree in Business Administration. 10 years of my career were with the pipe division of Phillips Petroleum Company as Technical Director and another 5 years as the Manager of a pipe, valve and fitting company in Denver that served Colorado municipalities in potable water and sewer applications.
3) Lake: I would like to see some type of recreational use for the Lake developed for the residents. I feel that this subject needs to be revisited by the Woodmoor Water and Sanitation Board. Some alternative to the current no use allowed should be developed for the residents.
4) Water: Many draw from the Denver Aquifer and growth will put more pressure on the aquifer. The addition of Lake Woodmoor to the District will act as a surge and provide storage capacity so that surface water can be stored and used for irrigation at the schools and the golf course, thus conserving the aquifer. Beyond that, it is important, that as commercial development takes place, operations that are large volume water users be carefully evaluated.
5) Other: I feel strongly that we need to be good stewards of our water resources. The Woodmoor water and Sanitation District has served the needs of the community well in the past and I would like to serve on the Board to help continue this tradition. Since I am retired I have the time to devote to the Board.

Candidate Ron Turner

- 1) Background:** I am a Hydrogeologist by training with a Master's degree and more than 26 years of experience in environmental and water resources consulting. I would like to serve on the Board in order to lend my experience to assist with the technical issues faced by the District.
2) Qualifications: My consulting experience and expertise includes several areas that may be useful to the Board for dealing with the issues the District encounters as part of their operations. My expertise/experience includes wetlands, environmental permitting (e.g., Corps of Engineers 404 permits) and ground water resources development. My experience in ground water resources development has included evaluation and construction of conjunctive-use well fields, ground water recharge studies, basin evaluations, safe yield determinations, production well design and construction management. In addition, I was a Regional Manager and Vice President for a Top-100 ENR consulting engineering firm.
3) Lake: The first priority for Lake Woodmoor is to protect and conserve the District's water resources. Recreational use of the Lake would also be nice but I'm sure there are liability issues involved which could put the District at risk.
4) Water: Obviously, current residents needs should be satisfied before offering services to new developments. Current residents should also be encouraged, perhaps through some sort of incentives, to conserve water. The District should also try to secure surface water sources, to the extent possible, in order to conserve the ground water resources of the Denver Basin.

Taste of Tri-Lakes: The Fiesta Guadalajara

By George Barnes

When we asked people for advice on which local eatery to visit next, we were surprised to hear one glowing report after another about a new Mexican restaurant we did not know existed. So, being fond of Mexican food, we decided to check it out.

The Fiesta Guadalajara - Fine Mexican Food and Cantina - is located in the Falcon Inn, 1865 Woodmoor Drive. Customer parking is plentiful and close by. The entrance is at sidewalk level and is handicap accessible. Inside, there is a large salt-water aquarium near the entry. The dining room is spacious with an open view of the Rampart Range. It is nicely decorated, with Diego Rivera prints on the walls. The recorded music from Mexico that is played is pleasant. Guadalajara is a city in the state of Jalisco, Mexico, and its famous cathedral is depicted on the front of the menu. On the back of the menu is a list of descriptions of the dishes served. For those readers who demand authentic ethnic cooking, it will be a comfort to learn that all of the Fiesta chefs actually come from Guadalajara, Mexico.

Alcohol is served and there is a moderate list of well-known imported Mexican beers. American beers are limited to the "Big-Three" and the "Big-Three Lite." Wines from the U.S. and Chile can be ordered by the glass, \$4.25 to \$5, or by the bottle, \$17.50 to \$21.

The menu is extensive, with combinations to please every palate. Appetizers range from \$2.95 to \$17.95, but most are in the \$5.95 to \$6.50 range. Small combination plates (e.g., one enchilada and one taco) are \$7.95. Seafood entrees are generally around \$10.95. There are eight enchilada dinners that cost from \$5.75 to \$8.25. These come with rice, beans, and sour cream. Various kinds of fajitas are available at a cost of \$10.95 to \$13.95 for the "Fiesta Fajita" that contains a combination of chicken, beef,



and shrimp.

The children's menu offers hot dogs, grilled cheese or burger with fries, or one taco, burrito, enchilada, tostada, or quesadilla with rice and beans. Prices range from \$3.25 to \$3.95. Desserts, all \$3.50, include flan, sopapilla, churros, deep-fried ice cream, and xango (a banana or plain cheese-cake).

Our waitress, Danielle, brought us chips and salsa. I ordered Pollo a la Cazuela, a chicken dish in a not-too-rich cream sauce. I also ordered a vegetable burrito. Both items were ample, tasty, and not too spicy. The burrito was larger than I expected and I took most of it home for supper the next day.

My wife is a vegetarian, and she requested vegetable fajitas, which are not on the menu, but the staff was happy to accommodate her. Unfortunately, there was nothing about this item she enjoyed: The vegetables were overcooked, bland, and too oily for her taste. She wished she had ordered something else. For that reason, she returned to Fiesta Guadalajara the following weekend to take out some lunch items. My wife got cheese enchiladas (two for \$6.25) for herself, and she enjoyed them. She brought me the deluxe chicken burrito (\$5.95), which was huge and tasty, filled with an abundance of shredded chicken in addition to rice and beans, and topped with a nice crisp lettuce salad. The couple who first recom-

mended Fiesta Guadalajara to us later mentioned that the chicken burrito is what they always order. I would get it again.

Overall, Fiesta Guadalajara serves wholesome food with general appeal. It is open between the hours of 11 am to 10 pm, and sometimes later. Happy hours are between 4 pm and 8 pm, and include margaritas.

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The Nature of Our Community: Did You Know...?

By David W. Hale

As I discussed in The Nature of Our Community last month, the pronghorn has been clocked at speeds in excess of 60 mph on open prairie. Why did such speediness evolve in the pronghorn when none of the existing North American predators (e.g., wolves, coyotes, bears) is capable of running even close to that speed? This apparent mystery is resolved when one considers the North American fauna present during the Pleistocene, ~1.6 million to 10,000 years ago. Cheetahs, as well as pronghorn, were among the many mammals present during that period.

If you have hiked at higher altitudes during the mid and late summer, you have probably seen the bright-red “watermelon snow” within persistent snowfields. This red snow, which sometimes has an odor vaguely reminiscent of watermelon, occurs as patches or streaks within otherwise white snowfields. The conspicuous red color is due to the presence of single-celled algae such as *Chlamydomonas nivalis*, which are actually members of the phylum Chlorophyta (green algae). Within these snow-adapted algae, various red pigments serve as a type of internal “sun block” to protect the cells from the ultraviolet light that sears the exposed, high-altitude snowfields.



If you have hiked or driven through talus slopes at higher altitudes (> 11,000 feet), you have likely seen or heard the bold, vocal pikas. At first glance, these squat, rat-sized mammals appear to be rodents: pronounced incisors, rat-like ears, active whiskers, scurrying locomotion, relatively small in size. However, these appealing mammals are not rodents at all...rather, they are classified within the same order (Lagomorpha) as rabbits.

Bacteria of the genus *Bacillus* produce dormant “endospores” in response to adverse environmental conditions, such as nutrient depletion, excessive heat, or dryness. Once the environment again becomes favorable to bacterial growth, these spores “germinate” to produce active, reproducing bacterial cells. These tough, resistant spores can survive for very long

periods; indeed, reports of the viability of 50+-year-old spores are not uncommon. The most extreme longevity was reported for *Bacillus*-like spores recovered from 25-40 million-year-old amber (fossilized tree resin). When these ancient spores were isolated from the amber and treated under appropriate laboratory conditions, they germinated and ultimately formed active bacterial cultures! Over the past several months, *Bacillus* spores have gained considerable notoriety from news of the anthrax-laced letters delivered to various Congressional leaders and media organizations. When produced in large quantities and weaponized, the spores of *Bacillus anthracis* (the causative agent of anthrax) constitute a formidable agent for bio-warfare and terrorism.

Photosynthesis is arguably the most important biochemical process on Earth. Through a complex series of reactions, photosynthetic organisms (plants, algae, and some bacteria) use solar energy to drive the production of sugars from carbon dioxide and water. Because photosynthesis converts the kinetic energy of sunlight into the potential energy of chemical bonds, it directly or indirectly provides chemical energy for the vast majority of living organisms. By synthesizing sugars from carbon dioxide, photosynthesis is the means by which atmospheric carbon is incorporated into organic molecules. Thus, virtually all carbon atoms present in living organisms were originally “fixed” into organic compounds by photosynthetic organisms. The oxygen on which most living organisms depend is released as a by-product of photosynthetic reactions. Photosynthetic organisms are known as “producers,” as the energy-rich organic molecules they produce move from their tissues to herbivores to carnivores and, ultimately, to the bacteria and fungi that decompose dead material.

The scientific names of various mammals are often exquisitely descriptive of some aspect of the animals’ anatomy, behavior, or notoriety. For example, the scientific name of the raccoon is *Procyon lotor*. *Procyon* is Greek for “before dog” (a reference to the notion that raccoons were the ancestors of dogs), while *lotor* is Latin for “washer.” The striped skunk is very appropriately designated as *Mephitis mephitis*; *mephitis* is Latin for a “foul odor” (in this case, so bad that the namer was compelled to say it twice). The Colorado chipmunk has the polysyllabic name *Tamias quadrivittatus*, which accurately reflects this rodent’s seed-storing nature and striped appearance. *Tamias* is Greek for “hoarder,” while *quadri* and *vittatus* are Latin “four” and “stripe,” respectively. *Thomomys talpoides* is the northern pocket gopher, which is well known for the dirt piles formed by its extensive burrowing activities. *Thomos* and *mys* are Greek for “mound” and “mouse,” respectively, while *talpa* and *oid* are Latin for “mole” and “like,” respectively. Thus, *Thomomys talpoides* is the “mound mouse that resembles a mole.” The scientific name of the porcupine, *Erethizon dorsatum*, is derived from the Greek *ereth* (“irritate”) and the Latin *dorsum* (“back”); without question, this animal has a “back that irritates”!

To support the high metabolic rate necessary for flight, birds have developed an incredibly efficient mechanism of respiration. As birds breathe, *two* inhalation-exhalation cycles are required for a parcel of air to completely move through their respiratory system. On the first inhalation, air enters the air sacs in the bird’s abdomen and lower chest; then, with exhalation and the next inhalation, this newly inspired air moves in one direction through very small passageways in the lungs, and enters air sacs in the upper chest and neck. Finally, with the second exhalation, the parcel of air we have been following exits the bird. The continuous unidirectional airflow through the complex lungs lets birds maximize extraction of oxygen from inspired air.

In contrast, mammals have a one-cycle inhalation-exhalation mechanism in which air flows in a bi-directional fashion (i.e., in and out) throughout the entire respiratory system. Gas exchange occurs in the alveoli, which are microscopic “dead end” sacs at the ends of very small tubes called bronchioles. Although mammalian respiration is very efficient, birds clearly set the standard for obtaining oxygen from air.

We are all familiar with the venomous nature of animals such as rattlesnakes, cobras, poison arrow frogs, black widows, brown recluses, jellyfish, ants, bees, and stingrays. Unknown to most, however, are examples of venomous *mammals*. For example, male duck-billed platypuses produce venom capable of killing dogs and of causing considerable pain in humans (see http://rainforest-australia.com/platypus_poison.htm). A gland on the platypus’ thigh produces and delivers the venom onto a sharp bony spur (~1/2 inch in length) directed inward from the heel. Although these spurs are primarily used in aggressive interactions between males, a threatened platypus will quickly employ them to defensive advantage. Another example of a venomous mammal is the muskrat-sized, shrew-like solenodon in Cuba and Haiti. This animal produces toxic saliva that is used to subdue prey animals such as small invertebrates. Several species of shrews also produce toxic saliva that is delivered via a bite. The venom acts to immobilize, but not kill, prey animals such as insects and worms. This lets the shrew store paralyzed, living prey for several days.

The light-green or bright-orange lichens on rocks or trees are not individual species. Rather, these “organisms” are exquisite examples of a symbiosis - an intimate living association between two different species. Lichens are mutually beneficial associations of an alga and a fungus; each symbiont contributes essential materials or environment that would not be available to the other in a free-living lifestyle. The photosynthetic alga provides sugars and other organic molecules (and, in some cases, nitrogenous compounds) for the partnership, while the fungus encloses the algal cells and provides the basic structure of the lichen mass. Also, the fungus absorbs water, and secretes acids that facilitate mineral uptake from the rock or bark on which the lichen is growing. Essentially, the alga is the cook and the fungus is the housekeeper in this “odd couple” relationship between two very different organisms.

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National Quilting Day celebration a success


By Lisa Black

The National Quilting Day celebration held at the Monument library on Sunday, March 17 was quite a success. More people visited the library that day than on any previous Sunday. The large number of people the day's activities drew into the library and their apparent enjoyment indicated that the efforts of the Palmer Divide Quiltmakers and the Monument branch library staff were much appreciated.

There were numerous activities throughout the day for all age groups. There were ongoing demonstrations by members of Palmer Divide Quiltmakers of hand quilting and hand piecing. People of all ages enjoyed giving it a try, and most discovered that they were pretty good. The storyteller, Miss Ginny, was a big hit with the preschoolers. Preschoolers and elementary students enjoyed making paper quilts. Older children enjoyed getting to

use a needle and thread for their hands-on projects. Hopefully, everyone went home with a newfound appreciation for the art of quilting and were perhaps inspired to make a quilt of their own.

The grand finale of the day was an exceptionally informative lecture given by the much sought-after speaker Bobbie Aug. Bobbie is a quilt historian, quilt collector, quilt appraiser, quilt book author, and three-term president of the Colorado Quilting Council. She brought some antique quilts (one of which was made in 1790) from her private collection to share with the audience. Bobbie has appraised over 17,000 quilts, and has a wealth of quilt knowledge and information. It was indeed a privilege to attend her presentation.



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Above: Joy Doyle and Ruby Davis of Palmer Divide Quiltmakers demonstrate hand quilting,
Below: Barb Broshous demonstrates hand piecing to Allison Allum.



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High Country Highlights: **Attracting Bluebirds**

By Woody Woodworth,
Owner, High Country Feed and Garden

Henry David Thoreau said that the bluebird “carried the sky upon its back.” This bird of gorgeous blue with its tender voice and gentle disposition was one of the most common birds fifty years ago. Since then, its population has been reduced 90% due to the arrival of new feisty competitors (the house sparrow and starling) and the loss of natural nesting sites to land development. Man-made bluebird housing has

already begun to bring back the bluebird, but the rescue of this endearing species is not yet assured. Here are some ways you can attract and shelter mountain bluebirds.

SELECTING AND INSTALLING BIRD HOUSES - Selection of a good location for mounting a bluebird house is crucial. Bluebirds prefer reasonably open areas with scattered trees. Open fields are satisfactory as long as nearby fences or wires provide perching opportunities. Bluebirds seldom nest in heavily wooded areas except along the edges of the woods and in clearings. Bluebirds now rarely nest within cities (except at their outer fringes) due to competition from house sparrows and starlings.

Bluebirds will accept houses at almost any height from one to fifteen feet or more above the ground. However, very low mounting increases the danger of predators, and high mounting can invite house sparrows and make the house inaccessible for cleaning. In general, the best height for the house is five feet from the ground, as measured to the bottom of the box. We recommend you do not paint or treat the natural wood of the house, or place the house in an area where pesticides are used.

When young bluebirds first leave the nest, they instinctively fly directly to a tree or other object that will afford them a perch above the ground. The nesting box should face a tree (with low branches), a large shrub, or a fence that is within fifty feet or so. Bluebirds will often raise a second brood in midsummer.

For your birdhouse to succeed for


bluebirds, it is imperative to monitor its occupants. Any sparrows should be evicted. Opening the house for inspection will not frighten the bluebirds; however, do not open a house after the nestlings are twelve days old lest they prematurely leave the nest. Clean each house after each nesting by removing the old nesting material and checking for parasites. Leave the house up during the winter to provide roosting shelter for birds at night. Inspect and clean again before spring.

CREATING A BLUEBIRD TRAIL - A bluebird trail consists of a number of nesting boxes, usually spaced a hundred yards or more apart, placed in suitable locations and arranged for convenient monitoring. The minimum number of houses along a trail might be six. Scout troops, Audubon groups, or like-minded property owners can monitor large bluebird trails. Immediate success with a trail is most likely to come where bluebirds are already frequently seen. When trying to attract bluebirds, begin the trail modestly. Young birds will often remain in the area or return to the same general area to nest.

FEEDING BLUEBIRDS - Bluebirds are quite versatile eaters and will accept food at bird platforms, trays on posts, window feeders, and suet feeders. Peanut hearts seem to be one of their favorite foods. Bluebirds also love pecan meats, raisins, currants, white bread, cornbread, doughnuts, piecrust, cottage cheese, and baked apples. Water also plays a very important part in attracting bluebirds to your area.

Thanks to Duncraft for information on attracting bluebirds.

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Print show April 27 for local artist and musician Joseph Bohler

By Lucy McGuire

The Folk Art Gallery will host a print show Saturday, April 27 for Joseph Bohler. The show will run 10 am to 2 pm and will feature the debut of Bohler's newest print, "A Lesson in Freedom." The study features a grandfather showing his grandson a trunk of service memorabilia from World War II. Long-time Monument resident Al Miele and Bohler's grandson Luke served as the models for the grandfather and grandson, respectively, in the picture. The original work was displayed and sold at the Gene Autry Museum Show in Burbank, California.

The Bohlers have recently returned from the 37th annual show and auction in Great Falls, Montana, where Joseph was the honored guest for the year. He showed and sold two of his originals, offered a seminar on plein-air painting, and played his famous honky-tonk piano. At the same show in 2001, he was awarded Best of Show for his watercolor titled "Her Gentle Touch," depicting a young Navajo girl calming a lamb.

In the spring of 2000, Bohler was honored at the Thomas Gilcrease Museum in Tulsa, Oklahoma where he presented and sold one of the largest assemblies of his original works ever offered in one show.

Joseph Bohler is widely known and nationally recognized for his delicate and finely detailed work as a watercolor artist. He is a signature

member of the American Watercolor Society, a member of The National Academy of Western Art, a founding member of the Northwest Rendezvous and many other professional organizations. Joe teaches nationally and internationally and participates in competitive art shows around the nation. The publications in which he has been featured are too numerous to mention.

Locally, Joe is known as a casual and friendly man who raised six children in Monument. He and his wife Alaina have lived in the Tri-Lakes area for more years than they care to count. His work has appeared for many years on the cover of the Tri-Lakes Telephone Directory, and many of his paintings are of local landmarks and of his children and grandchildren.

This multi-talented individual is also a killer on the keyboard. Local events are not complete without the sounds of blues and honky-tonk piano played by Joe Bohler. Even the Fourth of July parade features Joe on a flat bed trailer banging away at an old upright piano. In response to popular demand, he has produced a CD of his work; copies will be available at the show.


Please join us for the show and meet Joe in person. Throughout the show, he will be available to visit with friends and admirers and to personalize prints for buyers.

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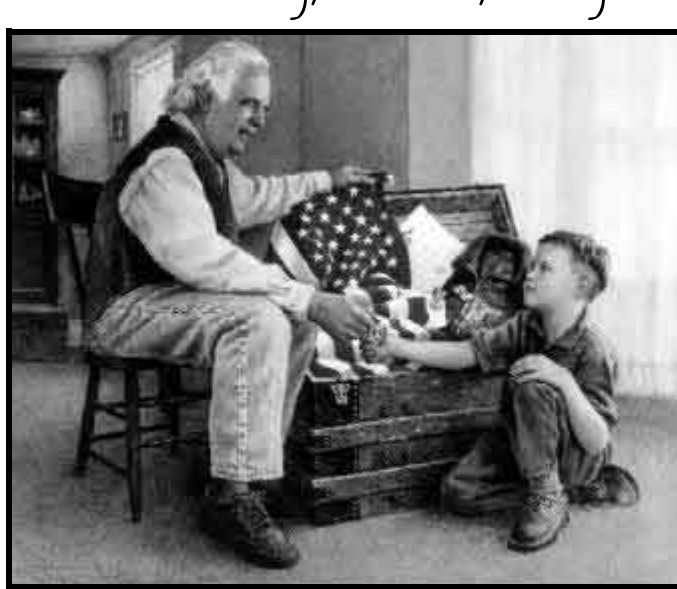
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Get Ready for the Annual Gleneagle Community Garage Sale Coming June 7 and 8

By Terry Galloway

When it comes to garage sales, bigger is clearly better! This is why the Annual Gleneagle Community Garage Sale is such a success every year. As avid garage-sale shoppers scan the local classifieds and form plans of attack, some of the key words they like to see are “multi-family” and “block sale.” Combining goods from a few homes or a whole neighborhood is a great means of stimulating interest for the sale and increasing your profits. It

also splits up the workload. Group sales are also a great way to pull people together or welcome new families.

For the Annual Gleneagle Community Garage Sale, it is all very simple. The advertising is done for you. The week or two before the sale is when the blitz begins. All you need to do is watch it happen. On the morning of the sale days, rummage through your *Garage Sale Survival Packet**, hang out your balloons, streamers, or flags, put up your signs, position your lawn chairs, stock your coolers, open your garages, and wait for the crowds.

Helpful Tips for Having a

Successful Garage Sale #1 and #2 of 7:

Tip# 1: Organizing Your Stuff:

- Take inventory. Go through your attic, basement, garage, kitchen and desk to find saleable items.
- Read garage sale ads and visit other sales for ideas on pricing and demand. If you are selling furniture, silver or old china, stop at antique shops or second-hand stores and compare prices.
- Set a goal of how much you expect to make.
- Set up the night before. The morning of the sale, be ready hours in advance., Many garage-sale attendees start early.
- Townhome and Patio Home Dwellers: It is easy to attract shoppers – you have a possibility of more

participants in a more centralized area.

Tip #2: Get the Neighbors Together:

- Consider sharing a sale with a friend. You will share expenses and have more merchandise to sell.
- One of the most difficult aspects of multi-family garage sales is dividing up the profits at the end.
- This problem can be helped by keeping a running list of the items sold or using price tags that are color-coded or contain families’ names.
- Before the sale, participating families also need to meet and establish the ground rules for haggling. Some people want their goods sold only at the marked prices, while others may be willing to negotiate. The cashiers need to be aware of these preferences.
- Garage sales can be social events. The more people involved, the more fun you will have. A big sale can become a profitable block party.
- With any garage sale, and especially with one with multiple families, a few details are bound to go wrong. Remember that the true goal of the sale is to get rid of unwanted items. So maintain your perspective and have fun.
- You are cleaning out your house and making some money to boot - so do not sweat the small stuff.

Next month, more garage sale tips. For more information on participating in the Annual Gleneagle Community Garage Sale, call Terry Galloway, McGinnis/GMAC Real Estate at 487 3326.

See the Friends of Ben Lomond Art show through April 17

By Sue Buell

The opening of the art show on March 22 at the Tri-Lakes Center for the Arts was a gala event. About 100 people attended the opening reception to enjoy the nature-related artwork and to show their support for the Friends of Ben Lomond (FOBL), a local group that is

working to help acquire and preserve Ben Lomond Mountain as open space. Four pieces of artwork were sold that evening, with 15% of the sale price going to FOBL and 15% going to the Tri-Lakes Center for the Arts. The show continues through April 17.

Tri-Lakes Center for the Arts hosts 3rd Annual Brain Bowl April 13

By Heidi Juell, Board Member, Tri-Lakes Center for the Arts

On Saturday, April 13, the Tri-Lakes Center for the Arts will host the Brain Bowl, a popular trivia event in our community. Brain Bowl is an intellectual trivia competition designed to test a team’s knowledge of

the arts, science, sports, history, geography, literature, popular culture and general trivia. This is an opportunity for community groups or businesses to get together to enjoy a day of wit and wisdom while supporting a good cause, the Tri-Lakes Center for the Arts. Teams of four compete to answer trivia questions. Every team will participate in at least three fast-paced matches leading up

to a dramatic final match between the two “brainiest” teams.

The winning team will capture the ultimate prize, the coveted “Phrenological Head”. In addition, the winning team’s name will be added to the center’s head to be displayed for all to see.

A \$100 registration fee per team is due by April 6 to secure a spot in the Brain Bowl. Prepaid box lunches from Subway will be available at the center for \$5.00. Lunches must be ordered and paid for in advance. Registration forms and box lunch order forms are available at the Tri-Lakes Center for the Arts. Team check-in and orientation will be at 9:30am on April 13. The event begins at 10am. The public is welcome to attend and watch the competition. For more information, call the center at (719) 481-0475.



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- **Woodmoor Water and Sanitation District Board Meeting**, Tue., Apr. 9, 1 pm, Conference Room, District Headquarters Building 1845 Woodmoor Drive. Normally meets the second Tue. each month. Info: call 488-2525.
- **Monument Planning Commission**, Wed., Apr. 10, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the second Tue. each month. Info: call 481-2954.
- **Palmer Lake Planning Commission Workshop**, Wed., Apr. 10, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Tue. each month. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Palmer Lake Town Council Regular Meeting**, Thu., Apr. 11, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Thu. each month. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Pikes Peak Librar District Tax Increase Public Review and Comment Hearing**, Thu., Apr. 11, 7 pm, East Library, 5550 N. Union Blvd. Colorado Springs.
- **Monument Board of Trustees Meeting**, Mon., Apr. 15, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first and third Mon. each month. Info: call 481-2954.
- **El Paso County Planning Commission**, Tue., Apr. 16 , 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the third Tue. and optionally the fourth Tue. each month. Info: 520-6300.
- **Monument Parks and Landscape Committee**, Tue., Apr. 16, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the third Tue. each month. Info: call 481-2954.
- **Tri-Lakes Recreation District Board Meeting**, Tue., Apr. 16, 7 pm, Lewis-Palmer Administration Building, 2nd and Jefferson, 1st floor board room. Normally meets the third Tue. each month. Info: call 488-0074.
- **High School Future Configuration**, Tue., Apr. 16, 7 pm, Prairie Winds Elementary School, Accountability Committee. Info: 488-4700.
- **Palmer Lake Planning Commission Meeting**, Wed., Apr. 17, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the third Wed. each month. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Woodmoor Improvement Association Board Meeting**, Wed., Apr. 17, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Normally meets the first and third Wed. each month. Info: call 488-2694 or visit www.woodmoor.org.
- **High School Future Configuration**, Wed., Apr. 17, 7 pm, Lewis-Palmer High School Student Council and Accountability Committee. Info: 488-4700.
- **High School Future Configuration**, Wed., Apr. 17, 7 pm, Grace Best Elementary School Accountability Committee. Info: 488-4700.
- **Woodmoor-Monument Fire Protection District Board Meeting**, Mon., Apr. 22, 9 am, 1855 Woodmoor Drive. Normally meets the fourth Mon. each month. Info: call 488-3303.
- **El Paso County Planning Commission**, Tue., Apr. 23 , 9 am, 27 E. Vermijo, 3rd Floor Hearing Rm. nfo: 520-6300.
- **Tri-Lakes Fire Protection District Board Meeting**, Tue., Apr. 23, 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., Apr. 24, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the last Wed. each month. Info: call 481-2954.
- **Triview Metropolitan District Board Meeting**, Thu., Apr. 25, 8:30 am, District Office, 174 North Washington St. Normally meets the fourth Thu. each month. Info: call 488-6868.
- **Palmer Lake Highway 105 Comprehensive Plan Review**, Tue. Apr. 30. For time and location contact Susan Miner at 488-9866.
- **El Paso County Water Authority**, Wed., May 1, 9 am, 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the first Wed. each month. Info: 520-6300.
- **Monument Public Works Committee**, Wed., May 1, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first Wed. each month. Info: call 481-2954.

- **Woodmoor Improvement Association Board Meeting**, Wed., May 1, 7 pm, Woodmoor Barn, 1691 Woodmoor Drive. Normally meets the first and third Wed. each month. Info: call 488-2694 or visit www.woodmoor.org.
- **High School Future Configuration**, Wed., May 1, 7 pm, Creekside Middle School Accountability Committee. Info: 488-4700.
- **Palmer Lake Town Council Workshop**, Thu., May 2, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Wed. each month. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **High School Future Configuration**, Thu., May 2, 7 pm, Lewis-Palmer Middle School Accountability Committee. Info: 488-4700.
- **Monument Board of Trustees Meeting**, Mon., May 6, 6:30 pm, Monument Town Hall, 166 2nd St. Normally meets the first and third Mon. each month. Topics include the future high school configuration. Info: call 481-2954.
- **Special District Election Day**, Tue., May 7, 7 am to 7 pm.
- **Palmer Lake Highway 105 Comprehensive Plan Review**, Tue. May 7. For time and location contact Susan Miner at 488-9866.
- **High School Future Configuration**, Tue., May 7, 7 pm, Lewis-Palmer Elementary School Accountability Committee. Info: 488-4700.
- **High School Future Configuration**, Wed., May 8, 8 am, Tri-Lakes Marketing Forum. Gleneagle Golf Club, 345 Mission Hills. Info: 488-4700.
- **Palmer Lake Planning Commission Workshop**, Wed., May 8, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Wed. each month. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.
- **Palmer Lake Town Council Regular Meeting**, Thu., May 9, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the second Thu. each month. Topics include the future high school configuration. Info: call 481-2953 or visit www.ci.palmer-lake.co.us.

Other Local Events

- **Colorado Sustainable Living Roundup**, Sun., Apr. 7, 10 am to 5 pm, The Urban Farm at Stapleton, 10200 Smith Road (just south of I-70 and Havana), Denver. 50 exhibitors of sustainable living technologies. Admission \$3 for ages 20 to 60, everyone else free. Info: www.TheUrbanFarm.org.
- **Women’s Business Luncheon**, Tue., April 9, 11:30 am, Gleneagle Golf Club, 345 Mission Hills. Tammy John will discuss “Increasing Awareness About Domestic Violence.” Info and RSVP: Karen Evans, 487-8900.
- **Imagination Celebration: *The Pink Panther Strikes Again***, Thu., Apr. 11 through Sat., Apr. 13, 7 pm, Lewis-Palmer High School, 1300 Higby Road. Admission: \$6 adusts; \$5 seniors; \$4 children. Open to the public. Info: www.imaginationcelebration.org or 488-4720.
- **Ben Lomond Gun Club, Tri-Lakes Chapter**, Thu., Apr. 11, 7 pm, Tri-Lakes Fire Station on Highway 105. Normally meets the second Thu. each month. Info: 481-3364.
- **Western Museum of Mining and Industry, *Reuse, Reduce, Recycle, and Reclaim***, Sat., Apr. 13, 1 pm to 4 pm, Gleneagle drive just east of I-25. For info: call 488-0880.
- **Tri-Lakes Center for the Arts Annual Brain Bowl**, Sat., April 13. Info: 481-0475.
- **Imagination Celebration: *Rockin’ at Rockmont High: 1950’s Musical Revue***, Mon., Apr. 15, 7 pm to 8 pm. Creekside Middle School, Leather Chaps Drive in Jackson Creek. Free and open to the public. Info: www.imaginationcelebration.org or 481-1099.
- **Tri-Lakes Chamber “After Hours,”** Tue., Apr. 16, 5:30 pm to 7:30 pm, Petal Pushin’ in downtown Monument. Info: 481-3282
- **Colorado Forest Service Healthy Forest Workshop**, Tue., Apr. 16, 6:30 pm to 8:30 pm, Woodmoor Barn, 1691 Woodmoor Drive. Free and open to the public. Info:
- **Fire Wise Seminar**, Fri., Apr. 18, 7 pm, Lewis-Palmer High School. Info: Woodmoor-Monument Fire Protection District, 488-3303.
- **Monument Academy Spring Music and Drama Concert**, Fri., Apr. 19, 7 pm, Monument Academy south campus located in the old Tri-Lakes Recreation Center building, 1808 Woodmoor Drive.

- Info: 481-1950.
- **Citizens’ Voice Workshop**, Tue., Apr. 16, Slocum Commons, Colorado College, 130 E. Cache La Poudre St., Colorado Springs. Info: 471-8824 www.coloradocitizensvoice.org or cocv@qwest.net.
 - **Tri-Lakes Women’s Club’s 26th Annual Pine Forest Antiques Show and Sale**, Sat. Apr. 20 10 am to 5 pm, Sun. Apr. 21, 10 am to 4 pm, Lewis-Palmer High School in Monument. There will be more than 65 antique dealers present, a homemade bake sale and a delicious country kitchen. The proceeds benefit a variety of charities, including students, seniors and the police and fire department. Tickets at the door are \$4.00 for adults (age 13 plus). For more information, visit at www.tlwc.net.
 - **Imagination Celebration: *The Moral of the Story, A Special Storytime***, Tue., Apr. 23, 10:45 am to 11:15 am, Monument Branch Library, 1706 Lake Woodmoor Dr. Monument. Free and open to the public. Recommended for Preschoolers. Info: www.imaginationcelebration.org or 488-2370.
 - **Monument Chapter of Mothers Offering Mothers Support (MOMS)**, Wed., Apr. 24, 10 am, The Church at Woodmoor. Info: Diane Rycenga, President, 592-1441.
 - **The Friends of Ben Lomond Mountain**, Thu., Apr. 25, 7 pm, Palmer Lake Town Hall, 54 Valley Crescent. Normally meets the fourth Thu. each month. Info: 481-2474.
 - **Tri-Lakes Chamber Luncheon on Finance and Health Care**, Fri., Apr. 26, Monument Town Hall, 166 2nd St. Corky Kyle, lobbyist for the Colorado Health Care Association will be talking about the future of health care and provide us legislative information about health care bills, insurance, etc. Also on board to discuss the future of our local economy and small and large business financial issues are Matt Lang, Edward Jones Investments and David Provolt, Merrill Lynch. Both Matt and David reside in the Tri-Lakes area. The Villa Restaurant will be catering lunch, and costs are \$11.50 for chamber members and \$13.00 for non-chamber members. Info: 481-3282.
 - **El Paso County Household Chemical Waste Collection**, Sat., Apr. 27, (55+ Fri., Apr. 26), 8:30 am to 3:30 pm, Penrose Stadium and Equestrian Center, 1045 W. Rio Grande, Colorado Springs. Access the site only from 21st St. and go east on Rio Grande. Info: www.co.el-paso.co.us/solidwst/waste.asp or 575-8450.
 - **Folk Art Gallery: *Joseph Bohler Print Show***, Sat., Apr. 27, 10 am to 2 pm, Folk Art Gallery, 251 Front Street, Downtown Monument. Info: 481-8552.
 - **Imagination Celebration: “*Lighten Up*” Performance and All-School Art Show**, Tue., Apr. 30, 10:30 am and 7 pm, Grace Best School, 66 Jefferson St. Monument. Free and open to the public. Info: www.imaginationcelebration.org or 488-4770.
 - **Palmer Divide Quiltmakers**, Thu., May 2, 7 pm, Church of Woodmoor, Furrow Road. Normally meets the first Thu. each month. Info: 488-0074.
 - **Next issue of *Our Community News***, Sat., May 4. Published the first Sat. each month. Deadline is Fri. Apr. 26. Info: 481-4164.
 - **Imagination Celebration: *Monument Academy Art Show 2002***, Mon., May 6 through Fri., May 10, Monument Academy Charter School, 1890 Willow Parkway, Monument. Free and open to the public. Info: www.imaginationcelebration.org or 481-1950.



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