

Issue #43 — Volume 4 Number 10 — Saturday, October 2, 2004

Inside this issue

Fire districts p1-10
 County Transportation Plan p11
 Palmer Lake meetings p12-15
 Monument meetings p16-22
 Monument Sanitation p23-25
 Triview meeting p26-27
 Donala meeting p28
 D38 school board p29
 Election info p30
 Weather p31
 Letters p32-33
 Books p34
 On the Trail p35
 Gardening p36
 Birds p37
 Woodmoor W&S p38
 Railroad Festival p38
 Fire safety p39
 Events p40-41
 Calendar p42-43

Woodmoor/Monument and Tri-Lakes fire districts move toward fire authority



Just before joint board meeting Sept. 15 went into executive session: Clockwise from the left: W/MFPD board members Bob Hansen, Rod Wilson, and Si Sibell; TLFPD board members Charlie Pocock, Rick Barnes, and John Hildebrandt; and (with back to the camera) attorney Maureen Juran. *Photo by John Heiser*

By John Heiser

At its regular meeting Sept. 16, the Tri-Lakes Fire Protection District Board of Directors announced that the Tri-Lakes district and the Woodmoor-Monument Fire Protection District are quickly moving toward formation of a joint fire authority. Tri-Lakes district president Charlie Pocock said January 2005 is the target date for the as yet unnamed fire authority to commence operations.

In other matters, Chief Robert Denboske announced that four people have been selected to participate in the firefighter residency program at Station 2 on Roller Coaster Road near Highway 105.

The board also held a hearing on, and then unanimously approved, inclusion of a parcel east of Highway 83 belonging to Robert and Cheryl Bates. The board then unanimously approved accepting a petition for inclusion of a 40-acre parcel belonging to Herman and Eleanor Polich.

Formation of fire authority

Near the end of the Sept. 16 meeting, Pocock reported on the results of the Sept. 15 joint board executive session with Colorado Springs attorney Maureen Juran. He said, "She confirmed to us that the authority method was the appropriate method [for unification of the Tri-Lakes and Woodmoor districts]." He added that the arrangement would be documented through an Inter-Governmental Agency (IGA) agreement between the districts and that no separate corporation would be required.

Pocock said, "All the people and real estate would be assigned to the fire authority and all the apparatus, equipment, tools and so forth would be leased en masse to the fire authority. The funding would be supplied by the two districts, which would retain their autonomy."

Director and treasurer John Hildebrandt added that all the equipment would be inventoried. He said, "In 18 months, if it doesn't work out, it can all go back to where it came from."

Hildebrandt said each of the districts would collect revenue as they have in the past and would maintain their own budgets. He added that the fire authority would have a separate budget that would be coordinated with the two district boards.

Pocock said Juran recommended the Tri-Lakes district retain its own attorney to review the documents she will be drafting as attorney for the Woodmoor/Monument district. Pocock suggested that Paul Anderson might represent Tri-Lakes.

Pocock said that following negotiation of the ambulance contract, closest force response agreement, and improvements in interoperability, this is a "logical next step to bring us together." He added, "It would be nice if it were permanent, but it isn't going to be. It is a training wheel to get you to merger. I would like to see the next step in a year or so. Upon merger, the fire authority goes away."

(Continued on page 2)

Look for our next issue

Saturday, Nov. 6

Ad Deadline: Fri., Oct. 22

Finished ads in electronic format are due by Fri., Oct. 29

Letter Deadline: Fri., Oct. 29

Visit our web site and read all the back issues at

www.OurCommunityNews.org

Circulation

Print Run: 11,200

Mail Delivery: 10,400

Stacks & Door-to-Door: 800

Our Community News

OCN is published on the first Saturday each month by all-volunteer, Colorado non-profit

Our Community News, Inc.

Advertising and Distribution

John Heiser

488-9031, FAX 488-3455

ads@ourcommunitynews.org

Editorial Content

Susan Hindman

481-8511

editor@ourcommunitynews.org

© Copyright 2001-2004

Our Community News, Inc.

P.O. Box 1742

Monument, Colorado 80132

All rights reserved.



VOTE

General Election

Tuesday, November 2, 7 am to 7 pm

Postal Customer

PRSR STD
 U.S. POSTAGE
PAID
 MONUMENT, CO
 PERMIT NO. 32

FIRE AUTHORITY (Cont. from page 1)

Denboske said, "We have been working on this for a long time. With a snap of a finger, it goes away. Is this the right direction?"

Hildebrandt replied that it is an interim step.

Pocock said, "You don't know what work is until you try to go for consolidation. It would involve five or six ballot measures."

The group discussed possible names for the new entity. Some suggestions included North County Fire Authority, North El Paso County Fire and Rescue, and Palmer Divide Fire and Rescue.

Noting the associated expense for signs on trucks and buildings, Pocock said they might have a naming contest before making a decision.

The board agreed to wait on purchasing the sign for Tri-Lakes Station 2 until this issue is resolved.

Director Rick Barnes suggested they wait to choose an attorney to represent the district until after the Special

District Association conference Sept. 21-24. He said, "I don't see a lot of reason to rush into this. I want a little more time to review."

The board unanimously voted to table the decision until after the conference and then conduct a phone poll to pick the attorney.

Hildebrandt said the legal expenses would be split between the two districts.

Director John Hartling said that if two districts are paying Juran, it raises the potential for a conflict of interest. He suggested that if Juran billed separately for drafting and review of the documents, then that would take care of the perception issue.

Pocock concluded by saying, "Everything is speculative at this point, but we are moving ahead at warp speed toward a fire authority."

No formal motion was made at this meeting to pursue creation of a fire authority or to specifically authorize expenditure of funds for the legal work associated with preparing the docu-

ments.

Financial Report

Hildebrandt reported that year-to-date receipt of ambulance revenue of \$165,000 is 32 percent over budget.

He added that as of the end of August, expenditures stood at 66 percent of the budgeted amounts, which is the anticipated level as of this point in the year.

Hildebrandt also reported that in the preliminary audit report for 2003, the auditor noted that the district spent \$102,271 in excess of amounts budgeted, which is a violation of Colorado law. Hildebrandt said the additional expenditures were due to additional revenues received. He said the district should have made a budget adjustment in December 2003 to account for the additional revenue and expenditures. He characterized it as a "housekeeping matter."

Hildebrandt announced that Jeremy Diggins resigned as treasurer for the Woodmoor/Monument district and Bob Hansen was appointed to that post.

Hildebrandt, noting that he has been treasurer for the Tri-Lakes district for seven years, said he would be tutoring Hansen.

Chief's Report

Chief Denboske reported as follows:

- During August, the district responded to 79 calls, bringing the total calls so far this year to 731, which is 2 percent less than the same period in 2003. The 79 calls during August were as follows: 37 medical, 16 fire, 21 traffic accidents, 4 public assists, and 1 hazardous materials; 20 people were transported to area hospitals. The totals included 18 mutual aid calls, of which 16 were within the Woodmoor/Monument district.
- Nineteen new volunteers completed orientation. Of those, 12 are attending the firefighter-I classes at the Black Forest Fire Protection District.
- Two of the six applicants for the four openings in the residency program withdrew their applications for personal reasons. The four remaining applicants were given written and agility tests and accepted into the program. The four are Josh Easterling, Ben Mabrey, Dustin Muth, and Scott Sandlin.

The board unanimously approved the lease contract to be signed by those participating in the residency program.

The board unanimously approved the latest revised personnel manual. The board is required to conduct an annual review and approval of the manual.

Station 2

Ron Thompson, assistant chief and Emergency Medical Services (EMS) coordinator, reported as follows on construction of the new station on Roller Coaster Road near Highway 105:

- All windows are installed.
- Drywall is complete.
- Painting is in progress.
- Appliances are to be delivered Sept. 29.
- Furniture will be delivered the first week in October.
- The plumbing for the hydrant and station is nearly complete. The well can deliver 97 gallons per minute to the hydrant.
- Some repairs of cinder blocks cracked by wind damage during construction remain to be done.

EMS Report

Thompson reported that the district is proceeding with purchase of a 2005 Ford F-450 four-wheel-drive ambulance from Wheeled Coach. The purchase will be combined with one by the Castle Rock Fire Department. He said about \$15,000 will be saved by doing a combined order for three ambulances. The final price will be \$106,059. Other bids received for similar vehicles were

(Continued on page 4)



Your Neighborhood Lender

Primary

3.5%
Interest Only
NO POINTS!

Up to **100%**
Purchase/Refi/Cash Out
\$400K = \$1,166

Investment

4.5%
Interest Only
NO POINTS!

Up to **95%**
Purchase/Refi/Cash Out
SFR / Duplex / 4-Plex
\$250K = \$938

Program Options

**Self Employed
Stated Income
No Doc**

**Close any time
at home or office**

Get Current Rates
www.greatratesco.com

Mon - Fri 7am - 7pm
Saturday 8am - 3pm

488-4331



The Billion Dollar Tax Hike**Vote NO on 1A**<http://www.StopRTA.com>**Monument's Fall Festival**
Sat., Oct. 9, 10 am—4 pm

The Historic Monument Merchants' Association invites you to join in the *Third Annual Monument Fall Festival*. All proceeds from the various contests will go to benefit the Tri-Lakes Cares Building Fund. Bring family and friends and enjoy a relaxing day together...

Coloring Contest

Kids, pick up the scarecrow picture to color at the Coffee Cup Café.

Hayrides (11 am - 2 pm)

Take a rustic tour of the historic district. Rides begin at the Gallery Center, 2nd & Beacon Lite, from 11 am - 2 pm.

Scarecrow Contest (throughout the day)

Scarecrows will be on display throughout the historic district all day on October 9th. Enjoy the display and vote for your favorites.

Live Scarecrows (10 am - 2 pm)

From 10 am to 2 pm, there will be live Scarecrows moving through town to answer questions and collect donations for the Tri-Lakes Cares Building Fund.

Pet Costume Contest (10 am - noon)

There will be many categories in which to compete and loads of free pet information at Limbach Park from 10 am to noon.

Gallery Center Grand Opening Celebration (throughout the day)

Pankratz Gallery, Bella Art and Frame, and Pacific Rim Interiors will host the Lewis-Palmer High School Singers at 2 pm and the Men's Choir at 3 pm.

Chili Roaster (11 am - 3 pm)

Stop by the High Country Store to taste and purchase or just sniff and enjoy. There will be music in and around the store most of the day.

Book Signing (11 am - 2 pm)

Major William Tolbert will be at the Covered Treasures Bookstore to sign the book "Threads of Honor", the story of the American flag recovered from the Challenger and returned to Monument Scout Troop 514.

Pet and sketch a live Llama (throughout the day)

at Two Watts Creative, 253 Washington St.

Folk Art Gallery's Art on the Boardwalk (throughout the day)

Local artists will be showing their talents and selling their works.

Many local merchants will be serving refreshments and every store downtown will have a warm welcome for you on this special day.

For further details, contact your historic downtown Monument merchants.

**RIDING LESSONS**
Pikes Peak Riding Academy

16685 Roller Coaster Road, COS 80921

ride@ppra.biz

<http://ppra.biz>**481-4360****LESSONS**

*Year Round

*Group & Private

*Ages 5/6 - Adult

SIGN UP NOW !

*English Pleasure

*Hunter/Jumper

*Western Pleasure

*Dressage

CERTIFIED TRAINERS

*Certified

Horsemanship Assoc.

*State Judge

Certification

Amenities

*Clinics, Camp, Shows

*Heated Lounge, Snacks

Microwave, & Refrigerator



Horseback Riding Provides:

*Year-round

Exercise

*Anxiety Outlet,

*Increased

Concentration, Balance &

Coordination

*Horse: Training,

Exercising, Tuning

& Youngsters Started

We Salute Their Bravery

Horse Boarding

* On site manager

* 3 outdoor arenas;

jump course,

dressage & lighted

warmup arena

* 1 lighted indoor

arena

* 4 large turnout

areas

*Horse: Training,

Exercising, Tuning

& Youngsters Started



We Salute Their Bravery

Construction Lending Basics

Ruben Dinkel, AAFCU's Construction Loan Officer is giving a **free seminar** on October 16, 2004 at our Monument Branch at 417 Third Street, from 10 a.m. to noon. Refreshments will be served. To R.S.V.P., please call the number listed below. The seminar will cover:

- Single Close and Stand Alone Construction Loans
- Disbursement & Inspection Procedures
- Mechanic's Liens



Ruben Dinkel
Construction Loan Officer

Build your dream with a Purchase Money Lot Loan**as low as 5.95%/6.059% APR***

Call Ruben for all your mortgage needs today!

719-488-4943 / 719-332-5626(cell)

Equal Housing Lender

www.aafcu.com

Your savings federally insured to \$100,000
NCUA
National Credit Union Administration
a U.S. Government Agency

*APR=Annual Percentage Rate; rate subject to change. For lots 5 acres or less. For loan amts. \$75k or greater, up to \$120,000 without exception to policy. 20% down required, 20 yr. balloon. With approved credit. Membership requirements may apply. 1st mortgages also available through Air Academy Service Corporation if you do not meet membership requirements. We do business in accordance with the Federal Fair Housing Law & the Equal Credit Opportunity Act. Branches in Monument, Colorado Springs, Fountain, Castle Rock, Parker, Highlands Ranch, & on the USAFA. Federally insured by NCUA.

RUSINAK REAL ESTATE

Specializing in

- Land
- Homes
- Buyers
- Sellers
- Rental Assistance

Lori Van Der Wege, GRI
Broker Associate

719.590.6126www.rockymtnhomes.com**EAGLE WINE & SPIRITS**

I-25 & Baptist Rd. - Adjacent to King Soopers

10% OFF* With This Coupon

Open 9am to 10pm Monday-Saturday

719-481-0708

Over 1000 Varieties of Imported and Domestic Wines,

300 Varieties and Sizes of Micro,

Import and Domestic Beers.

Fine Cigars • Wide Variety of Spirits

Walk-in Wine Cooler

*EXCLUDES PURCHASES OF KEYS, CIGARETTES & OTHER SALE ITEMS

Coupon Expires 10/31/04

Celebrating jazzercise® 35 Years

**Gleneagle — Family of Christ
Lutheran Church** 675 Baptist Rd.
9:00 am Mon*, Wed*, Fri*
8:30 am Saturday
Monument—Sundance Studio
1450 Cipriani Loop, just E. of I-25
9:15 am Tues*, Thurs*
Creekside Middle School 1330
Creekside Dr., Jackson Creek
6:00 pm Tues, Thurs

Call 488-5776

*Child care available
All fitness levels welcome.

**FREE
CLASSES
Oct. 18-23**
in honor of
Jazzercise's 35th
Anniversary
New Students Only

jazzercise
1-800-117-45-17
www.jazzercise.com

\$13,000 to \$19,000 more. A state EMS grant will reimburse about \$43,000.

Barnes said, "I thought we were talking matching funds."

Thompson replied that the state sets a maximum price for the vehicle and then pays 50 percent of that.

Hildebrandt noted that \$47,000 was budgeted as the district's portion of the ambulance cost. Pocock said the

district's cost for the ambulance would be rolled into the loan being negotiated for the two fire trucks that are on order. Thompson added that the ambulance is expected to have about a 10-year life span.

The board unanimously approved the contract for the ambulance purchase.

Thompson also reported that Memorial Hospital EMS conducted Responder Safety training Sept. 22. He added that five district personnel will start intermediate ALS training Sept. 21, and two EMTs will start IV training in December.

The board requested that future EMS reports include lag time in billing for ambulance services.

Inclusions

The board held a hearing on the petition for inclusion of a parcel owned by Robert and Cheryl Bates at 17530 Pond View Place. The petition was unanimously approved.

The board unanimously voted to accept a petition for inclusion of a 40-acre parcel owned by Herman and Eleanor Polich at 6555 Echo Ridge Heights. The inclusion hearing will be held at the board's Oct. 21 meeting.

The Tri-Lakes Fire Protection District board normally meets at 7 p.m. on the third Thursday of each month at the district firehouse, 18650 Highway 105 (near the bowling alley). The next meeting is scheduled for Oct. 21.

For more information, call Chief Denboske at 481-2312 or visit www.tri-lakesfire.com.

Thinking about Holiday Gifts?

Buy a **gift certificate** for a spa package and receive Aromatherapy on the package for free (a \$10 value).

(Offer expires 10/31/04)



Spa Packages available:

Serenity — Salt or Sugar Scrub, Herbal Body Wrap, Swedish Massage.

Heavenly Body — Hand and Foot Paraffin Dip, Parafango body wrap, Hot Stone Massage.

True Bliss — Salt or Sugar Scrub, Raindrop Therapy, Hand and Foot Massage and Paraffin dip.

Nirvana — Pick any 3 treatments and take 10% off of the combined price.

Call **661-6268** to purchase.

Monument Plaza Fall Festival!



A Chick & A Windshield	American Family	Bauers Massage Therapy	Classic Floors
Columbine Gardens	Colorado National Bank	Cork & Bottle Liquor	1st Class Pack & Ship
First National Bank	4 Paws Dog Grooming	Freedom School of Martial Arts	Heatwaves Tanning
Innovations Salon	Little Flower Shop	Monument Pizza	People's Bank
Radio Shack	Rosie's Diner	Starbucks	T K Nails
			Taco Bell
			Wild West Bakery & Cafe

Sunday, October 31st, 2004

3:45 PM - 8 PM

At the Monument Plaza, 481 Highway 105

Activities for the Whole Family!

Schedule of Events:

Fall Festival Coloring Contest

Pick up coloring sheets from Oct. 1-Oct. 24 at participating Monument Plaza Merchant (Child - Adult)
Entries must be returned to any Monument Plaza Merchant by October 25th for display and judging.
Age categories are: Under 3 years old, 4-6 Years old, 7-12 Years old, 13-Adult
5:15 PM Winners Announced October 31st, 2004

Parade of Costumes (Child through Adult)

3:45 Line up (Wells Fargo)
4:15 Parade and Judging begins
4:45 Parade Ends
5:15 Winners Announced

Pre-Carved/Decorated Pumpkin Contest (Child through Adult)

3:30 Arrival and Placement of decorated/carved pumpkins
5:00 Judging of Pumpkins
5:15 Winners Announced

Safe Trick or Treating and Sidewalk Games (Child through Adult)

Treats for the kids and Door Prize Drawings for the Adults
5:30-8:00 PM

Support Our Community Advertise in OCN

We offer very inexpensive ads. Our rates are a fraction of what you would pay in local commercial newspapers.

For more information,
call John Heiser,
Advertising
Editor
488-9031



Brochures • Logos • Publications
Fliers • Ads • Displays • Packaging
Business Cards • Newsletters
Creative or Technical Illustration
Magazine & Book Cover Design

719 488-0282

Tri-Lakes, Woodmoor/Monument FPD joint meeting Sept. 7

By Susan Hindman

While progress has been made in the efforts to merge the Tri-Lakes and Woodmoor-Monument Fire Protection Districts, the bad feelings between the two boards and the Donald Wescott Fire Protection District surfaced early on in the Sept. 7 joint board meeting. The meeting became a push-pull effort, with Tri-Lakes board members trying to point to progress made in committee work, and Wescott representatives pointing out what they believed were misunderstandings and misstatements, while urging Wescott's admission into the two-way talks on unification.

All Tri-Lakes board members were present; Bob Harvey and Jeremy Diggins from Woodmoor's board were absent.

Tri-Lakes District Chairman Charlie Pocock began by reading a statement summarizing his view of the two boards' progress over the past four meetings and of the negotiations with Wescott regarding merger participation and closest force response on calls other than structure and wildland fires. At the conclusion of the open public meeting, Wescott board president Brian Ritz distributed a statement to board members summarizing Wescott's view of the course of these negotiations.

Pocock reminded the audience, "The sole purpose of these joint board meetings is to bring about the unification of the Woodmoor-Monument FPD and the Tri-Lakes FPD" as a single district or a fire authority—first operationally, then legally.

He said there has been agreement regarding the need for financial independence of the two districts, a similar mill levy, and a strong volunteer component, and that hiring and promoting from within will be encouraged.

He said the following goals have been completed:

- The legal and insurance steps required for exchanging personnel between the two departments.
- Common 911 alerting, which enables each department to know the operational status of the other and provide assistance if needed. Later, the Operational Commonality Committee report concurred, adding that it was working well.
- Common ambulance service: The Tri-Lakes ambulance service now serves both districts.

Closest force response was the topic that provoked the most passion. After the July 6 joint board meeting, Tri-Lakes had included the Wescott district in the closest force discussions. That ended Aug. 23, when the two-district ambulance service plan was implemented.

The Wescott district's use of AMR for its ambulance service has continued to be a point of contention with the Tri-Lakes district, which operates its own ambulance service. The Tri-Lakes district has opposed inclusion of the use of AMR in closest force response procedures for Jackson Creek, Kingswood, and Fox Run. Wescott, however, says it will not respond to any medical call, including those in the Tri-

Lakes or Woodmoor districts, without its AMR ambulance, if it is not already dispatched on another call.

In his opening statement, Pocock gave a brief history of his view of the breakdown of communication between the joint board and Wescott over closest force response. "My conclusion," he said, "is that this is...why we must work out our agreements between the two departments before bringing in a third or fourth. Contrary to what has been reported in the press, we did not exclude Donald Wescott. They opted not to be included."

This statement prompted heated response later in the public comment portion of the meeting from Wescott board president Brian Ritz. "You told Mr. Sibell we opted out," he said. "We've been voted out. We'll live with it, but I think you're making a mistake."

There was some confusion as to whether Lieutenant Scott Ridings, Wescott's earlier representative to the closest force response committee, left the committee in August or told the other two members (Mike Dooley of Woodmoor and Bryan Jack of Tri-Lakes) to work out their own agreement and then bring him onboard.

(In a follow-up interview with OCN, Ridings said he met with Jack and Dooley on Aug. 20 to finalize their proposal for a three-district closest force response plan. Ridings suggested changes to the northern and southern response areas of the map, and all three agreed these changes should be reviewed by their respective boards before implementation. They also agreed it would be more efficient if the Tri-Lakes and Woodmoor-Monument districts temporarily began a two-district closest force response plan on an interim operational test, then add in Westcott participation after all three districts reached an agreement by mid-September.

Ridings said that contrary to statements made at the Sept. 7 joint meeting, the three never discussed Wescott withdrawing from the process and wanted to make the three-district plan a reality, after notifying their districts of their new plan.)

Meanwhile, the new closest force response plan is currently in the testing phase between Tri-Lakes and Woodmoor-Monument. Pocock reported that two accident calls had provided a test for the districts, and that it had been successful. Jack agreed, "It has worked out quite well."

Tri-Lakes director Keith Duncan of the Public Perception Committee said that a number of

activities, including an open house and barbecue, are being planned for Fire Prevention Week, Oct. 3-9.

After a vote was taken on holding a joint open house and picnic, Wescott's

Chief Bill Sheldon noted that since Woodmoor did not have a quorum, a vote could not be taken on the mat-

(Continued on page 6)



- It's in your home.
- It can be used in many different ways.
- It's a solution you may not know is there.

What is it?
It's a Home Equity Line of Credit.

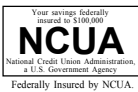
Call 719-264-1207 to get your
HOME EQUITY LINE OF CREDIT

with no closing costs

As low as **4.00%** APR*



www.aafcu.com



*APR = Annual Percentage Rate. APR varies; 4.00% for \$25,000 at 120 months. Credit limit to \$30,000 to 85% of value; limit \$50,000 to 80%. Other rates available for higher limits. Limited time offer. No closing costs offer valid through 12/31/04. Rate reverts to Prime (not higher than 18.00%) on 12/31/04 for outstanding balances. Prime may adjust quarterly, as of 7/31/04 Prime = 4.00%. Prime is the Prime rate as published in The Wall Street Journal. Terms from 60 - 180 months based on advance amount. Min. advance - \$500.00. Payment same unless you obtain another advance. To refinance an existing AAFCU loan, must take out an additional \$5000. Membership requirements & other fees may apply. We do business in accordance with the Federal Fair Housing Law & the Equal Credit Opportunity Act. Branches in Monument, Colo. Spgs., Fountain, Castle Rock, Parker, & Highlands Ranch & on the USAFA. Federally insured by NCUA.



LEWIS-PALMER HIGH SCHOOL BALLOT ISSUE PRESENTATIONS

Thursday,
October
14
7:00 p.m.

Colorado Small School Initiative

Guest Speaker:
Van Schoales

Vice Pres. Of Colorado
Campaign for Children &
Exec. Director of Colorado
Small School Initiative

146 Jefferson
Administration
Bldg.
Learning Center
1st Fl

Tuesday,
October
26
7:00 p.m.

Lewis-Palmer HS Fact Festival

Paid for by Citizens for "1" LP

Lewis-Palmer
HS
Auditorium

PREMIER VISION

SEE BEYOND YOUR LIMITS

Palmer Lake's
own **Diana
Grabenbauer**,
Wells Fargo
Bank Supervi-
sor, avid
reader and
world traveler
is frame-
styled to suit
her active life-
style.



- Eye Exams
- Laser Vision Consultant
- Contact Lens & Frames

We Match Faces
and Frames!

Your eyewear is one of the first things people notice about you. Outdated, ill-fitting glasses can ruin your overall appearance. You'll have a "PREMIER Experience" as our expert PREMIER VISION staff uses your face shape and skin tone to help select eyewear that works with your lifestyle and your budget!

488-9595
In Monument

Behind Taco Bell

www.premiervision.com



Dr. William
Hallmark, O.D.

ter. At issue was whether Bob Hansen—who had accepted a board position with Woodmoor on Aug. 24 but had not been sworn in yet—could vote and be counted toward a quorum. After some discussion and later in the meeting, Si Sibell, chairman of the Woodmoor board, swore in Hansen.

John Hildebrandt, treasurer for the Tri-Lakes district, expressed concern about recent coverage in OCN: "We voted to table the MOU [a memorandum of understanding among the three districts]. We did not vote to permanently table it." While Wescott will

reportedly be invited to begin discussions once the other two districts have their plan in force, Ritz later said, "We keep trying and you table it."

In addition, Hildebrandt said, "We have been criticized as a board for not allowing...chiefs to be part of this decision" regarding closest force response. He noted comments attributed to Woodmoor Chief Dave Youtsey and addressed him: "You don't speak for the Tri-Lakes board unless you have direction from us."

He questioned Youtsey and Sheldon regarding printed statements they had made that Wescott had been written out of the closest force response agreement. When both did not recall specifically saying the things Hildebrandt noted, Hildebrandt suggested they were misquoted.

(OCN confirmed the exact wording of every quote by Youtsey and Sheldon prior to publication. Following the Sept. 7 meeting, both chiefs said misquoting had not occurred and that the information printed was not misleading.)

"Does Chief Sheldon know he wasn't written out?" Hildebrandt asked Youtsey. "Were you told to go deal with Sheldon regarding that document?"

Sheldon said, "Look at the response matrix. You've written us out."

Bill Ingram, a citizen volunteer of the Public Perception Committee, told Hildebrandt it was not his place to chastise a member of the Woodmoor-Monument district and that if chairman Sibell had a problem with Chief Youtsey, then Sibell should chastise him. Sibell responded that he had no problem with Youtsey.

Discussion turned to other reports. Rod Wilson noted that firefighters from both districts "filled the boot" over Labor Day weekend, raising \$3,500 for Muscular Dystrophy. "They

all deserve a pat on the back," he said.


During closing statements, Wescott again pressed the board on the issue of closest force response. Hildebrandt asked, "If Wescott wants to be part of closest force, is it a requirement that AMR be in that response?" Ritz replied, "They should have some options. AMR is responding and they're the ones we want responding."

Sheldon said, "Every time things break down, it's over the ambulance. Is this ambulance thing a revenue-driven thing or is it what's best for constituents?"

Pocock responded, "Whatever we do with AMR has to be reciprocal, and they don't want to do that. They've never called us, don't want to call us. The first reason we don't want to respond in their area is that we're not motivated or manned to respond to their area. We don't have enough equipment. We cannot compete with AMR. We're a tax-funded entity."

Hildebrandt said to the Wescott representatives, "Please take back to your board the closest force matrix where engine 513 is included with the Tri-Lakes ambulance. Get the highest qualified person to the scene. Someone report back to us." Sheldon agreed to carry that message back to his board.

Prior to adjournment, Pocock asked if meetings were productive and needed to be dropped to every two months. It was decided that future meetings would be held "at the convenience of the chairmen," with three days' notice given to the public. The meeting adjourned at 8:40 p.m. and went into executive session to discuss personnel matters. The meeting formally adjourned at 9:30 p.m., with no public announcements regarding the executive session.




THE BODY SHOP

Cathy R. Deschaine, LMT, CNMT
325 2nd Street, Suite T
Monday - Saturday 9-5

719-243-2860

- Deep Tissue
- Neuromuscular
- Trigger Point
- Myofascial Release



BEST FRIENDS PET CARE

Glenside, Monument, and Palmer Lake areas.



I'll care for your dogs, cats & fish, in your home while you're away.

Jo Lindow
719-487-1322



Locally Owned & Operated
Financing Available
Parade of Homes—2003,2004

High Country Tree

Your local snow plow company for all your snow removal needs.

We offer snowplowing, snow blowing, shoveling, snow hauling and sanding. We can handle your driveway, parking lot or private road.

October Special
For every one year contract signed, \$50 will be donated to Tri-Lakes Cares!

888-662-1057 • 719-559-1057
highcountrytree@juno.com





Woodmoor/Monument FPD board, Sept. 29

By Jim Kendrick

On Sept. 28, the Woodmoor/Monument Fire Protection District (W/MFPD) Board dissolved the Memorandum of Understanding on Unification signed in April with Donald Wescott Fire Protection District (DWFPD) in a loud, emotion-filled, and heavily attended meeting. The open conflict between the firefighters and Chief David Youtsey continued as Captain Mike Dooley appeared to have given a purchase order—for bunker gear to be purchased with \$41,000 in FEMA grant funding—directly to Director Dave Hansen, bypassing Youtsey, even though Hansen had not yet been appointed Treasurer and Jeremy Diggins' resignation as Treasurer had not yet been accepted. Youtsey briefly reviewed the paperwork for the proposal for a few moments and said FEMA would reject it for several reasons and might wish to audit the district due to the document's failure to meet minimal federal standards. The board turned down Youtsey's request to hire a replacement assistant chief. Representatives of School District 38 gave a presentation on their upcoming high school expansion ballot issue.

Lewis-Palmer High School ballot issues Luann Deklava, Ted Belteau, and Keith Jacobus gave the standard D-38 overview of the school district's four ballot questions that will be on the November ballot. Board members and citizens asked several questions after the short presentation.

Q: Would the portable buildings go away?

A: Not until the new high school or the new ninth grade center are completed and opened. Belteau said the newest portables have wide hallways and restrooms increasing their functionality. He added that the capacity of either option well exceeds the maximum number of high school students at total district build-out which is estimated to be 2,400.

Q: How many high school students would there be at the Monument Academy charter school?

A: 500 with about 200 from outside of D-38.

Q: Is the high school student growth rate in D-38 really 3.2 percent?

A: Yes, but the growth rate is lower in the elementary schools.

Q: What will the district do if housing prices fall sharply as they have in the past?

A: It would be harder to finance bonds, but all D-38 bonds are fixed rate and length.

Q: What if there are cost overruns?

A: The costs listed in the ballot questions cannot be exceeded and D-38 has not had overruns in the past.

Additional open houses for citizen questions will be held at the D-38 headquarters building on Oct. 14 and Lewis-Palmer High School on Oct. 26. Both sessions begin at 7 p.m.

Financial Report

Several questions were asked about the money from a deceased retiree's pension that was given to the district because the deceased firefighter had no heirs. Originally the amount was reported to be about \$322,000 but because of the additional interest that accrued throughout the protracted settlement period, the actual amount was \$348,074. This has caused some errors in the financial report. There also appeared to be an error in the equation definition for one cell that caused several other numbers to be in error. Nonetheless, Youtsey said the district's finances are on track in general and no problems are anticipated through the end of the year.

Chief's Report

Budget proposal submitted: Youtsey then submitted his budget proposal for 2005. Special districts must complete these proposals by a state deadline of Oct. 15. He noted that the district must forward the final 2005 budget and mill levy resolution for 2005 to the state by Dec. 15.

Closest Force Response test results: Youtsey said the new procedures, wherein the Woodmoor engine responds to all Tri-Lakes medical and accident calls on I-25 north of exit 161 as well as east of I-25, were working well. The Woodmoor engine also responds to all calls within its district west of I-25. The Tri-Lakes engine responds within its boundaries west of I-25 and on I-25 south of exit 161. No figures were announced to show how many additional engine runs the Woodmoor engine is making in providing service to Tri-Lakes constituents no longer served by the Tri-Lakes engine. There was general agreement that when the new TLFPD station 2 at Roller

Coaster and Highway 105 becomes operational that the Woodmoor engine would only respond as far east as Furrow Road, instead of well east of Highway 83 as it is currently doing.

Policy and procedure review completed: Resident Bill Ingram has completed his review of district documentation and submitted a list of his findings; he volunteered to perform the review in August. One issue is the conflict between the policy that there will be no charitable contribution solicitation by employees on duty or on district property and the district's efforts to raise contributions for muscular dystrophy. This particular charity is endorsed and supported nationally by the International Association of Fire Fighters (IAFF); most of the line crewmembers of W/MFPD are IAFF members. Youtsey's suggestion that charity contributions only be solicited during off-duty time was rejected by the board.

(Continued on page 8)

RE/MAX
Properties, Inc.
1840 Woodmoor Dr. Suite 104
Monument, Colorado 80132

Cari Cadis
Broker Associate

Your #1 REMAX agent in the Tri-Lakes/Gleneagle areas!

Over 100 Million in Closed Sales
Top 3% of all Agents in Tri-Lakes and Colorado Springs
(719)-481-9018

To see these properties or any property in Monument, Palmer Lake, Woodmoor, Black Forest or Gleneagle—Call Me!

Wonderful Woodmoor Re-Sale!! Trees and views from this 1/2 ac. home on cul-de-sac!! Over 4,500 sq. ft., 5 br, 4 ba, office, extra large eat-in kitchen, formal living & dining rooms, main level family room, finished lower level walk-out, 3 fireplaces. Only **\$439,900!!**
MLS #410315

Fabulous lot on lake side of Palmer Lake!! Quiet area, trees, views of the lake, mountains, and city lights!! Nearly 1/2 acre!! SOIL TESTS DONE! A MUST SEE AT ONLY **\$69,900!!**
MLS #392989

Magical Monument!! Wonderful 3 bedroom home with one and one-half baths, finished walk-out lower level, attached garage, on cul-de-sac street. This home is in great condition! Only **\$139,900!!**
MLS # 397363

Monument rancher with exceptional views!! Over 2,100 sq. ft. finished. Like new rancher fully landscaped with pond, deck, and rear fencing. 4 br, 3 ba, eat-in kitchen, upgrades throughout. A must see!! Only **\$237,900.**

Million \$\$\$ views from Palmer Lake hillside!! Fabulous log home with 3 br, 3 ba, great room w/ fireplace, finished walk-out lower level w/ rec. room & bar, room for 4th br, gourmet kitchen w/granite countertops, hardwood floors. Over 1/2 ac. double lot!! Close to Nat. Forest! Only **\$249,900!!**
MLS #404033

Lakefront home in Palmer Lake!! Only two yrs. New. 3 br, 2.5 ba, Views of lake and mountains. Quiet location. Great room with fireplace. Main level master. Main level office. Gourmet kitchen with stainless steel appliances. Main level laundry. Upgrades throughout. A must see!! Only **\$259,900.**

Main level living in Woodmoor!! Wonderful home with great views of mountains and Pikes Peak! Only 4 years new, 3 br, 2 ba, great room, gourmet kitchen, 3 car garage, over 3,300 sq. ft., unfinished lower level, .67 acre! Lots of upgrades throughout. Only **\$319,900!!**
MLS #402270

Country living at its best!! Over 5 ac. horse property in Canterbury!! 3,800 sq. ft., 4 br, 4 ba, gourmet kitchen w/eating area, great rm, formal dining rm, main level office/study, rec. rm, & more. Barn, garden shed, fully fenced. A rare find in pristine condition!! Only **\$435,000!!**
MLS #404031

New construction in Red Rock Ranch on 1.24 acres!! Over 4,400 sq. ft., 5 br, 4 ba, great room, finished walk-out lower level with panoramic views. Quality construction throughout. Completion scheduled for November 2004. Must see at only **\$499,900!!**
MLS #409690

Fabulous home on golf course in Woodmoor!! 5 br, 4.5 ba, trees and views on cul-de-sac, .85-acre lot. Sunroom, loft, extra large rooms thruout and finished walk-out lower level. 5-car attached garage. Upgraded throughout. This is a rare find—will not last! Only **\$549,900!!**
MLS #407276

If you have thought about selling your home in the Tri-Lakes/Gleneagle areas, **Call Me** about my monthly listing specials and The Military First **CASH BACK BONUS PROGRAM** for all people who have served in the military!

Call today for a **Free Market Analysis!**

Specializing in ■ Monument ■ Palmer Lake ■ Woodmoor ■ Black Forest ■ Gleneagle

Sibell told OCN there would be no announcements after the meeting. The next board meeting is on Oct. 26 at 7 p.m. at Woodmoor/Monument station at 1855 Woodmoor Drive. Meetings are normally held on the fourth Tuesday of each month.

Centura's Flight For Life Flight helicopter and crew visit Woodmoor/
Monument Fire Protection District on Sept. 17. Paramedic-Critical Care
Technician Robert Good, Physician Advisor Dr. Dave Ross, Registered/
Flight Nurse Nancy Thornton, and veteran rescue pilot Rex Prickett

Donald Wescott FPD Board, Sep. 15

By Jim Kendrick

The Board of Directors of the Donald Wescott Fire Protection District (DWFPD) tabled further discussions regarding participation or inclusion with the Tri-Lakes and Woodmoor/Monument Fire Protection Districts on Sept. 15. Plans, with two options, for expansion of the Gleneagle Drive station with a third engine bay were approved and will be sent out for bids.

There were no public comments at the beginning of the meeting, although former board chair Bill Lowes asked if he could speak about the district's consolidation plans before the board went into executive session to discuss future negotiations on unification with the other two districts.

Treasurer's Report

Treasurer Dennis Feltz said the district was still receiving quite a bit of money from the county for the special ownership taxes. Wescott has received about \$82,000 to date, though they only budgeted for \$40,000. Feltz said, "It is a difficult thing to judge when budgeting." Chief Bill Sheldon said he had given Feltz estimates on how much it would cost to send firefighters to training for the rest of the year and for Sheldon and Assistant Chief Vinny Burns to attend the National Fire Academy Chief Officer Training in late September. The board agreed to cover the overage in the training budget with the unexpected tax revenue.

Board Chair Brian Ritz noted that the district's TABOR exemption would allow any unspent tax revenue overage to be rolled into the next year's budget and that it was not "use or lose money." Sheldon added that he is working on estimates for the 2005 budget and getting estimates for specific equipment he would like to purchase next year. The treasurer's report was accepted unanimously by the board.

Chief's Report

Sheldon discussed the purchase of a computer package that would automate and organize many of the district's reporting and personnel training functions. The package aids the department in NFIRS reporting, making identification badges, hydrant tests, preplans, awards, SCBA, inventory, truck checks, etc. This software system should cost about \$5,000 from the administrative budget, although it could also be considered a capital expenditure. Sheldon said he would like to have the testing completed so installation of a new station computer network could be integrated into the building expansion.

The board authorized Sheldon to continue to investigate and begin a 60-day test of the software on a trial basis. The agreement with the vendor will require a bit more negotiation before the test phase can begin. Feltz asked for an interim progress report at the next board meeting.

Sheldon advised that several district personnel had just completed Colo-

rado Springs Police Department Taser training. Ritz, who is also a sergeant in the city's police department, was the instructor for the training.

Burns presented the run report for August. There was one firefighter injury, a cut on the thumb. This firefighter is back on duty after surgery. The total runs for August were 141, bringing the total for 2004 up to 942. There were 52 district calls including 34 medical, 4 traffic accident, 1 vehicle and 1 other fire, 2 odor, 1 gas-involved fire, 1 public assist, 1 carbon monoxide alarm, and 1 service call. There were 89 mutual and automatic aid calls outside the district, including 1 traffic accident, 1 structure fire, 1 gas-involved fire, and 86 AMR ambulance runs. This is an 8 percent decrease from the August 2003 total of 1,028 runs.

Sheldon also advised that an employee for the department had sustained a serious leg injury in a recent roller-blade hockey game. Surgery was performed on Sept. 9, and it is not known when he can return to duty.


Sheldon introduced Ted Sayer from American Medical Response (AMR) whom he had invited to present a status report on AMR's Wescott operations. Sayer said AMR has had a very good working relationship with Wescott for quite a while. AMR's

philosophy is to do whatever is best for the patient. All of their ambulances are Advanced Life Support with nationally registered paramedics onboard. If the paramedic is not on the AMR ambulance for any reason, that particular ambulance is taken out of service until another paramedic can be assigned. This policy differs from area fire agencies, such as Tri-Lakes and Black Forest, that staff their ambulances with volunteers rather than always scheduling full-time paid paramedics.

Each ambulance is equipped with a 12-lead EKG machine that can FAX EKG information to the hospital. They are equipped with capnography—a newer system that gives more information on the condition of the patient. The ambulances also have rapid sequential intubation, which ensures that a patient who is having seizures that close the throat will still be able to receive oxygen.

AMR is audited monthly through the Emergency Services Agreement (ESA), which checks vehicle maintenance, educational services at all levels, and response time. AMR has been compliant with all of these regulations for approximately six years. Each ambulance contains Global Positioning System (GPS)


(Continued on page 10)



Things just got easier.

Building, buying and selling simplified.


CONSTRUCTION



JOHN CRESSMAN
CENTRAL COLORADO BUILDERS, INC.
481.3088

Building for Your Lifestyle.


FINANCING



CONNIE HANKINS
FIRST NATIONAL BANK
481.0008

A Special Brand of Banking


REALTORS



RON & DONNA ANDERSEN
PRUDENTIAL
481.1900

Real People. Real Results.


APPLIANCES



DALE NOLT
BUILDERS APPLIANCE CENTER
667.1800

*Innovative Appliance Solutions
Enhancing Lifestyles*


CABINETS



DAN KUNZE
COLORADO CABINET DESIGN
559.0123

Cabinetry...as you like it!


FLOORING



KIM & RICHARD CARSON
NATIONWIDE FLOOR & WINDOW COVERINGS
487.7767

We Bring the Showroom to You®


REMODELING



LARRY STRUBLE
PROFESSIONAL REMODELING
630.0403

Professional remodeling on time and on budget.

REMODELING



STEVE PHILLIPS
S&K SERVICES
487.9663

Home Improvement, Maintenance & Remodeling

Sponsors of the

Extreme Chamber Makeover

October 22 - 24

Call the Chamber to sponsor or volunteer
481-3282

www.coconstructionconnection.com

It's not as complicated as you might think, when you have the entire team in place.

We know how difficult buying, selling, building, remodeling and decorating can be, not to mention figuring out how to pay for it all. Because we're a group of professionals working together, we offer you a smoother, less stressful project with fewer communication problems and misunderstandings.

***We all need connections.
Let us be yours.***

Come and watch the team in action at the Extreme Chamber Makeover.

Making the complicated appear simple (i.e. managed chaos)

monitors that enable AMR to dispatch the closest ambulance to calls. AMR has also installed a GPS monitor in the Black Forest ambulance so it can be dispatched if it is closer than an AMR unit. Sayer commended Sheldon for his work with their company.

Secretary Dave Cross asked if Wescott could do anything to improve operations. Sayer replied that Wescott was the best model of combined operations in El Paso County. When asked what their policy would be for calls received in Jackson Creek, Fox Run, and Kingswood, Sayer advised that those areas are not in the ESA area. If AMR received a call from a citizen in that area requesting an ambulance, they would respond to the location while also notifying the Tri-Lakes FPD.

Update on Station 3

The board reviewed the latest stamped architect plans

for the addition to Station 3, which were received about an hour before the board meeting. The plans included changes Ritz and Sheldon had requested in a previous meeting with the architect. The plans included an option to add a separate boardroom and storage to the base plan's expansion of two office spaces in addition to the third engine bay. There is also a new unisex bathroom in the addition. Another option is a parking lot expansion on the south side of the station lot, just west of the driveway. Some existing parking spaces on the north side of the current lot will be taken by the building addition. The cost of the new parking lot option will be approximately \$21,000.

A final decision on these two options will not be made until firm bids are received on the base plan and each option. The next step is to take the plans to Regional Building for approval and to advertise for bids on the plans. Director Kevin Gould, who is also a professional architect, will review and monitor the drawings and bid paperwork and report back to the board at each meeting. He estimated that the Regional Building review and bid process would take about six weeks.

Update on Unification

Ritz said he invited Captain Bryan Jack of Tri-Lakes and Captain Mike Dooley of Woodmoor/Monument to come to this board meeting and present the latest version of the closest force response (CFR) plan, which would once again include Wescott participation. Wescott had been dropped from the draft plan published on Aug. 27. Ritz said Tri-Lakes Board Chair Charlie Pocock told him there would be a revised CFR plan. However, Jack and Dooley did not show up at the meeting.

Public Comment

Ritz called for Lowes to make his requested comments. He said the following:

- He has "been a part of the long process of unification of the northern fire districts from its beginning."
- He has seen all aspects of the process, from his viewpoint "as a firefighter, as the chairman of the board, and now as a

citizen."

- "Tri-Lakes has refused to cooperate with the process from the beginning, including the Emergency Services Education and Consulting Group (ESECG) merger study and abandoned unification talks to continue construction of the Roller Coaster station even though the study recommended against it."
- "Pocock has made conflicting statements on many occasions," even to the Board of County Commissioners, where "Wayne Williams asked if he was lying" and Pocock "avoided answering the question."
- "Pocock has berated Woodmoor/Monument Chief Youtsey in public meetings, even though Youtsey is not a Tri-Lakes employee."
- "The good relations between the districts' firefighters don't carry over to the boards."
- "The Wescott board should take a step back and determine if unification with Tri-Lakes is really in the best interest of Wescott constituents."
- "If Tri-Lakes was concerned about their constituents on the south end of their district at all, they would have invited Wescott to participate in the Closest Response Plan since it is so much closer to those areas and would have a much quicker response time on medical calls."
- "It will cost at least \$1 million to build a new Jackson Creek station and about half a million per year to staff the station. Is this a good decision when we are already here and can cover those calls? Tri-Lakes appears to be determined to waste their money on this station."

The board moved into executive session for an hour. Following that, the board resumed the open session and voted unanimously to table further unification discussions until Tri-Lakes and Woodmoor/Monument present a CFR plan that is in the interest of adjacent Tri-Lakes constituents and what the board may determine to be in Wescott's interest as well.

New Business

The board unanimously approved a 5 percent increase in its contract with AMR. Wescott will be applying to the Department of Local Affairs (DOLA) for 90 percent matching funds from the state for the Volunteer Pension Fund. The Firefighters and Police Pension Association has been handling this in past years, but it is now under the control of DOLA. Brian Ritz and Dennis Feltz signed paperwork as chairman and treasurer of the Volunteer Pension Association Board. This paperwork will be submitted to DOLA before the due date of Oct. 1.

Dr. Dave Ross, physician advisor to Wescott, advised the board that he works with Jeff Force of Centura Health and Battalion Chief Mike Badger to schedule and conduct continuing education training for Wescott personnel. Ross is also the physician advisor for AMR, Woodmoor/Monument, Palmer Lake Volunteer Fire Department, Black Forest Fire and Rescue Department, Larkspur, and El Paso County Flight for Life helicopter operations. (Tri-Lakes has asked Woodmoor/Monument to change to Dr. Marilyn Gifford.) The meeting adjourned at 9:30 p.m.

The next board meeting is at 6:30 p.m. on Oct. 13 at Station 2, 15000 Sun Hills Road.

**Tri-Lakes Center for the Arts
Presents**



Fall Wine Seller Concert Series

Calendar of Events

Oct. 16 Chinook Ensemble — Woodwinds

Nov. 13 Hausmusik String Quartet

Doors Open at 7:00 pm Concerts begin 7:30 pm

Taste of Tri-Lakes

*Delicious tastes from area restaurants,
Wine, Serrano's Coffee, and beverages
will be available.*

*Come & Enjoy the Fall Concert Series
Sponsored by The Wine Seller*



Tickets available at
The Wine Seller (719) 488-3019

www.thewineseller.net

Tri-Lakes Center for the Arts (719) 481-0475

www.trilakesarts.com

The Speedtrap in Palmer Lake (719) 488-2007

**Purchasing a home or
refinancing?**

**We offer the largest
selection of loan programs
for perfect credit and not
so perfect credit
homeowners**



Call me!

Lisa Ramsey

**U. S. Capital,
Inc.**

559-2151

Folk Art Gallery

**Custom Framing,
Artwork, and Gifts**

*Your Tri-Lakes area
dealer for Franz
Porcelain. Stop by
and Enjoy!*

251 Front Street, Monument
719-481-8552

www.lucysfolkartgallery.com
M-F 10 am - 5:30 pm, Sat 10 am - 2 pm

Emil H. Rock Fine Photography

real pictures. real people. real life.



**Senior Portraits
Graduation Portraits
Family Portraits
Weddings
Reunions**

**In studio or on location.
492-5807**

County Planning Commission approves Major Transportation Corridors Plan, Sept. 21

By Judy P. von Ahlefeldt
(Courtesy of the *Black Forest News*,
September 23, 2004 issue)

At the Sept. 21 hearing, seven members of the El Paso County Planning Commission approved the update to the *Major Transportation Corridors Plan* (MTCP). This plan now supersedes all previous road planning, insofar as mapped corridors and alignments are concerned, and brings with it engineering standards and design guidelines that were also adopted at that meeting as part of the major revision to the Subdivision Code. It should be noted that the MTCP is a guidance planning document, while the Subdivision Code is regulatory (i.e., has the force of law).

The Black Forest was essentially the only community within the county that provided organized major input to the updated county road planning effort. Adjustments to road functional classifications, some road deletions, and rewording of several items addressed many of the issues brought up by the Black Forest Land Use and Transportation Committees.

The Planning Department recommended these conditions be added to the plan:

- They added wording noting that the presence of a particular type of road did not construe any specific type of surrounding land use or density.
- They clarified the relationship of the MTCP with the County Master Plan and Small Area Plans.
- They clarified that corridor locations are general.
- They recommended that adding or deleting a corridor, or changing its classification, were major changes not to be done lightly.

In the month since the initial presentation of the MTCP to the Planning Commission, County Department of Transportation (DOT) staff and LSA consultants made a list of recommended changes that clarified corridor preservation intent, limitations of the MTCP, and other items that were intended to make the document more precise.

DOT staff also recommended that a transportation addendum be developed for the Black Forest Preservation Plan and that a freight plan be developed that contained specific recommendations for truck routes.

DOT staff did not agree with some of the citizen requests—namely, removing all collector roads from the MTCP, including the Milam extension north of Shoup, in the 2050 Plan, and downgrading Milam between Old Ranch and Shoup from four lanes to two lanes in the 2050 plan. Another condition added to the approval of the MTCP was to recommend that the El Paso County Board of County Commissioners (BOCC) provide funding for an MTCP review in three years, coincident with the PPACG funding cycles.

Another recommendation was that the Briargate-Stapleton connection be elevated in priority, to prevent heavy east-west cross traffic on Burgess.

Amy Phillips of the Black Forest Land Use Committee spoke and reiterated the point that the county-level plans took precedence over regional and small area planning issues.

Ed Bracken, president of the Black Forest Community Club, spoke for the Black Forest Transportation Committee, presenting a detailed PowerPoint presentation on the Milam Road issues and Burgess-Goodson-Rex Highway 24 connections.

“Burgess and Milam Roads are lightning rod roads,” said Bracken. “Our concerns on these roads have not been fully addressed.”

He noted the dramatic changes in the plan that occurred after the flawed Traffic Analysis Zone (TAZ) units were corrected in May 2004. In his presentation, Bracken said,

“We fail to recognize why there is so much emphasis on the county’s part on two roads that are clearly NOT major transportation corridors [Milam and Burgess].”

“Population densities and projected traffic counts do not warrant the upgrades suggested.

This is the case even if the Black Forest Planning Area is built out to the maximum allowed under the zoning policies stated in the Black Forest Preservation Plan. Milam Road, south of Shoup, and Burgess Road are already developed. Securing the required ROW [rights-of-way] would be very costly. The roads in question are not candidates for federal funding or on the RTA’s list of projects. Road design engineering standards in the new regulations targeted for the MTCP have just become available for public review. A considerable degree of uncertainty exists as to how they should be applied (collectors/arterials). Therefore local/collector roads should not be included the MTCP.”

“Internal roads such as Milam a Burgess should be modified only in manners consistent with the Black Forest Preservation Plan, these roads serve the local needs of Black Forest are are not significant in affecting regional traffic needs, they provide access into and out of Black Forest for local residents, but are not intended for, and should not be altered to allow for urban intrusion into the Forest. The underlying planning premise appears to be that these improvements are necessary for internal capacity needs but traffic projections at maximum build out do not support this premise.”

Bracken proposed that the Planning Commission recommend that the Black Forest Preservation Plan be updated with a transportation addendum. He said, “We would suggest that the addendum address integration of the goals of the trails addendum, business zone and school zone areas, and truck route issues. If the county does not desire to undertake this task at this time, we will develop this addendum independently and present it to DOT and the Planning Commission for approval. Our goal is to maintain the Black Forest Preservation Plan as the best small area plan in the state.”

The final MTCP maps and narratives, after the conditions and revisions are added, will be available in a few weeks and posted at www.elpasomtcp.com.

The urgency for completing the MTCP on Sept. 21 was so the plan could become part of the documentation for PPACG’s 2030 and TIP federal funding cycles.

The controversial roads of concern to the Transportation Committee are not in any of the PPACG funding proposals, nor are they on the RTA wish list that will go before voters in November.

Judy von Ahlefeldt, Publisher of the *Black Forest News*, can be reached at 495-8750 or blackforestnews@earthlink.net



Crystal Burnham
Certified Massage Therapist & Reflexologist

4 Massages \$140
A massage a week for a month

Swedish, Stress Relieving, Deep Tissue & Prenatal

755 Hwy 105, Suite 2H
Palmer Lake CO 80133 **719-651-7213**

Specials!

Plan Ahead and Save! You MUST ask for Specials when appointment is made.

Facial Madness Mondays
October 18th and October 25th
20% OFF All One-Hour
Facials, Micro, MK, and Peels

Thrifty Thursdays
October 14th and October 21st
20% OFF All Waxing
First Time or Maintenance

Product Day
Monday, October 11th
20% OFF All my products

Chris Carnes
Licensed Skin Care Therapist
Tan Lines in the Jackson Creek Shopping Center
1036 W. Baptist Rd.
487-9895 (Messages: 487-8401)

MONUMENTAL MINIATURES



25% OFF

All dollhouse kits in stock!
Good through 10/31/04

481-1361 Both stores conveniently located
274 Washington Street, Historic Monument

MONUMENTAL TOYS

THE PLACE FOR GREAT BIRTHDAY GIFTS

ESTES ROCKETS • TECH DECK • KLUTZ
Groovy Girls • PUPPETS AND MORE!

Riding Lessons ~ Indoor Arena



High Point Academy provides equine-assisted therapy for children and adults with physical, cognitive and learning disabilities. Able-bodied riding lessons also available.

Community Open House
Sat., Oct. 9th, 10 am—2 pm



High Point Academy

Growing and learning through the challenges

(303) 663-9912 ~ 7749 E. Palmer Divide Rd. (1.3 mi. east of Hwy 83)
A Not-for-profit 501(c)(3) organization • www.pinecreekfoundation.org

Palmer Lake Town Council combined workshop and meeting, Sept. 9

By Tim Hibbs

Mayor Nikki McDonald brought the meeting to order at 7:04 p.m. All members of the council were present.

The council members first convened as the Liquor Licensing Board. Steve Spry, executive director of the Tri-Lakes Chamber of Commerce, requested a liquor license for the Sept. 21 Business Expo. The request was approved unanimously, and, with business concluded, that board adjourned at 7:08 p.m.

McDonald then convened the town council meeting. A motion to accept all consent items was offered and passed unanimously.

School board member gives ballot presentation

Hugh Eaton, a Lewis-Palmer District 38 School Board member, presented an overview of ballot items 3A, 3B, 3C, and 3D. Eaton noted that the order of questions on the ballot is mandated by the state, and that tax issues must precede debt or bonding issues. This requirement has added to the complexity of these ballot issues.

Question 3A is a mill levy override requested by the Monument Charter Academy to supply funds for capital construction. The tax increase associated with this issue is about \$310,000 per year.

Question 3B is also a mill levy

override that will be necessary to fund the operation of a second high school in the district, if one is built. The mill levy increase would be approximately \$750,000 per year and would begin with the 2007-2008 school year. The second high school would hold about 800 students.

Question 3C is directly related to 3B in that it is a request for a bond issue to construct, furnish, and equip that second high school. Both 3B and 3C must pass in order for the second high school to be built. The debt increase for this issue would be about \$33.5 million. Some of those funds would be used to renovate and enhance Lewis-Palmer High School.

Question 3D is a request for a bond issue to establish a ninth grade center that would hold about 800 students. The debt increase associated with this issue would be \$29,795,000. The cost of the center is expected to be \$26,209,000. The additional funds would be used to renovate and enhance the existing athletic facilities, commons area, and the parking lot at Lewis-Palmer High School. The School Board, which supports the ninth grade center, feels a mill levy override will not be necessary for the center as it would be for the second high school.

Dave Dilley, superintendent of School District 38, also spoke and

noted that the district is near capacity, with portables now being employed to handle additional students. He stated that ninth grade centers are a relatively new innovation in education and serve to bridge the gap between junior high and high schools while transitioning ninth graders to a high school experience. Dilley also said that with a total projected student population of over 2,000 for grades 9-12 by 2007, a ninth grade center would reduce the numbers at Lewis-Palmer High School to more manageable levels.

If 3D is approved, annual taxes would increase by \$2,678,000 and principal debt would increase \$29,295,000. Dilley noted that the tax impact to the average homeowner in the Lewis-Palmer School District would be \$148 per year if questions 3B and 3C pass, compared to \$86 per year if question 3D passes.

Trustee Trish Flake asked where the ninth grade center would be located. Eaton said the school district is negotiating with Jackson Creek for the land to build the center. If an agreement is reached, Higby Road would be rerouted to the south to connect to Jackson Creek Parkway so the high school and the ninth grade campus would be separated by a pedestrian mall. If the land can't be secured, the center would be built on the existing high school

property.

Homeland Security activities in final phase

Police Chief Dale Smith presented a request for approval of funds for the final part of a three-part agreement with J. P. Robinson & Associates to perform services for the Homeland Security grant received by the town earlier in the year.

As part of this grant, a Homeland Security exercise was held on Aug. 14. As a result of the exercise, J. P. Robinson now plans to develop a multi-agency response plan for disaster incidents and a corrective action plan to identify and rectify deficiencies noted during the exercise.

Smith noted that the training received to date could also be applied to incidents like train derailments and snow emergencies.

Trustee Max Parker moved to release the funds for the final phase; Flake seconded, and the motion passed unanimously.

Update on the Inn

Al Fritz presented an update to the council on recent developments with the Inn at Palmer Divide. He said new partners have come into the project, and he expects to restart construction this fall. In response to questions posed by council members, he noted that the project started in the summer of 1999

YOGA

Interested in yoga? Deahna's Grove offers small classes with caring, personalized attention in a peaceful and beautiful setting. Yoga is a serene science designed to help you achieve your goals on a physical, mental, and spiritual level. Asana classes are available for all levels, first-time explorer or long-time practitioner. In class we play with allowing our bodies find their way into new dimensions. Meditation, yoga anatomy, and yoga philosophy can be incorporated for those who are interested. Your own heart is the true teacher.



more joy in your body...
more peace in your life

Deahna's GROVE

YOGA MASSAGE PILATES

(719) 210-7376

Deahna Brown, L.M.T., C.Y.T.
County Line & Furrow
at the Palmer Divide



October Massage Special
One Hour \$25
Yoga and Pilates Special
2 weeks of FREE classes!
October 18 - October 30

MASSAGE

Nurturing, therapeutic massage eases sore muscles, increases circulation and lowers your stress level. This results in fewer injuries and illnesses and a stronger immune system. Re-connecting body and mind brings the healing benefits of greater calm and clarity. Let weekly therapeutic massage open the doors to a better life.

PILATES

Pilates matwork is designed to re-introduce you to your core muscles...they are in there! Specific conditioning exercises are done with presence of mind and attention to form. Your focus determines the level of difficulty. Feel a difference after the first session -- make friends with those deeper abdominal muscles. This is our center of strength and balance, and once the core is enlivened, the joy can spread outward!

and has received all approvals and building permits for five structures. The partnership has an agreement with Mission Training International for water, and he expects there to be enough available water for both facilities.

Committee Reports

Roads: A proposal was received from Tom Heck to place gravel on Aurelia instead of paving it. The road is 125 feet long, and would require meeting Douglas County standards with storm sewers. Town Attorney Larry Gaddis advised that the committee could approve a gravel surface if the applicant agrees to pay for three years of dust control. The council approved a motion to allow the gravel surface, pending receipt of a letter from Heck agreeing to pay for dust mitigation.

Water: Trustee Chuck Cornell stated that the Water Committee has had three meetings so far and has developed preliminary working figures, projected expenses, and costs per gallon.

Community and Economic Development-Buildings: Tri-Lakes Chamber of Commerce Executive Director Steve Spry spoke about a possible grant of \$6,000 available from the federal government for promoting growth for the towns of Monument and Palmer Lake.

Parker said a proposal was received from Heather Simpson to conduct an Oktoberfest function the second weekend in October. Gaddis advised the council that if any alcoholic beverages are to be served, Simpson will need to secure a permit from the council.

Parks and Recreation: Flake stated that rock work is being done in Glen Park along the trails. Improvements to the benches in the middle of Centennial Park have also been proposed.

Police: Trustee George Reese reported that the Police Department had 134 calls in August, compared to 145 in July. There were 6 arrests in August versus 5 in July, and 27 cases in August compared to 17 in July. Twenty-seven traffic citations were issued in August, compared with 70 in July. The department issued 17 dog warnings and 1 dog citation.

Fire: Trustee Brent Sumner stated that the Palmer Lake Volunteer Fire Department had 3 fire, 7 medical, 1 other, and 2 mutual aid calls for the month of August. Year-to-date calls for 2004 equaled 143, with 92 for Palmer Lake and the balance being mutual aid calls. Sumner thanked resident Marni Neise for her continuing assistance at fund-raising for a new fire truck, and cited a letter written to Roads Su-

pervisor Bob Radosevich for his work on the roads in the town.

Mayor's report: McDonald noted that bus service will be starting this year from Fountain to downtown Denver. A stop is planned in Monument. She also suggested that since so many of the council members were new, a training session would be in order. McDonald suggested that the session be conducted on Oct. 15.

Other business

Pamela Hafeman submitted a request for a change in ownership of Salon 105. The council unanimously approved the change.

Kim Makower, publisher of the Palmer Lake Independent News, donated \$192.91 to the town from excess funds collected for his publication.

Cornell proposed that the stage 1 water restrictions currently in effect be lifted. After some discussion, the council unanimously passed a resolution to lift those restrictions.

The meeting was adjourned at 8:



Screen Repair

**Windows and
Screen Doors**

We come to you!

No waiting for days for the hardware shop to call!

Kurt 360-9559

"A little training goes a long way in helping a child stay safe should the need for self-defense skills arise!"



**\$19.95
Introductory Special**

**2 private lessons
with certified Instructor.
Includes FREE uniform!**

Freedom School of Martial Arts
481 Hwy 105 (In the Monument Plaza near Monument Pizza)
Call today! 481-3625



WELCOME HOME TO THE RANCH

TALL PINES RANCH

**CHOICE
2 1/2 ACRE
HOMESITES**

A PERFECT MATCH!

Your personalized house plan built on a choice 2 1/2 acre Tall Pines lot will create a truly delightful home.

- 2 1/2 acre lots now available from the \$170s. See the map for available **FiveStar** home sites.
- **Tall Pines** offers existing covenants, paved roads, underground gas, electric, phone and cable. Well and septic are required. District #38 schools.
- Pick one of many natural settings for your new home. You'll enjoy the beautiful Ponderosa Pines, wild flowers, meadows, views and privacy.
- For pictures, pricing and a covenant summary, visit www.MarketwideRealEstate.com and click on **Tall Pines**, or call 719-460-6900 for more details or a tour.

Come See Tall Pines Ranch, the Epitome of Satisfaction in North El Paso Country!



1/2 mile North on Lake Dr.

HIGHWAY 105

■ Indicates Lots Available

**Bud
Burgstahler**
719-460-6900

★ ★ ★ ★ ★
**FIVE STAR
PROPERTIES, INC.**

Beth Vickstrom
719-636-2424
www.MarketwideRealEstate.com

**MARKETWIDE
REAL ESTATE**
"We Cover the Market"

Palmer Lake Planning Commission Workshop, Sept. 8

By Tim Hibbs

Chairman John Cressman convened the meeting at 7:03 p.m. Commissioner Vic Brown was absent.

Shank's development moving ahead

Tim Shank presented his proposal to vacate an alleyway in preparation for property development. The property is located near the intersections of Columbine and Page Streets and Highway 105.

In response to questions from Commissioner Gary Atkins, Shank stated that he plans to fill in part of the property that is situated in a floodplain. He noted that he is probably two years away from starting the development due to required planning with the Federal Emergency Management Agency. No public input was received on the proposal.

Loveland Road request on hold

George "Gerry" Parsons presented a request on behalf of David Bolko and himself to vacate a right-of-way on Loveland Road. Parsons and Bolko own houses close to the road and would like to use the 10-foot strip of land currently defined as the right-of-way. The request, however, depends on their ability to acquire control of additional properties near theirs, and neither expected that to be done by the next planning commission meeting. The commissioners agreed to table consideration of the request at the meeting if nothing had changed by then.

Inn project to resume

Al Fritz provided a short update on the Inn at Palmer Divide. He noted that new partners have invested in the project, and Fritz intends to resume construction this fall. Commissioner Denise Cornell voiced concern about erosion on the property. Fritz indicated that he had spoken with Roads Supervisor Bob Radosevich about this and had made some effort to mitigate the problem. More work to address the issue is planned once construction resumes.

Jones talks about Elephant Acres

The rest of the meeting was devoted to Randy Jones' development plan for his Elephant Acres subdivision on Westward Lane. Jones gave the commissioners updated plan documents and related his discussions

with the Roads Committee, noting that their primary concern was to preserve as many of the older trees in the right-of-way as possible.

Jones designed several changes to the road to allow free water flow to a wetland area near the road. The revised plan would require removing five to six large trees; 50 to 60 three- to six-foot-high trees would be relocated at a cost of about \$4,500.

Driveways in the development will be built at ground level, with a base of rock to let water flow over the top without washing them out. Jones described the plan for a concrete pan at the crossing that would connect Westward Lane to the northern end of Meadow Lane at the west edge of the turnaround. The pan will be built at ground level to let water flow over its top during times of high flow and to allow the wetland area to recharge.

The Army Corps of Engineers is charged with preservation of wetlands, and Jones said that approval from the Corps has not yet been secured. He noted that approval is dependent on decisions made on his plan by the planning commission.

Atkins noted that the proposed road will be dirt, and chemicals will be regularly applied to mitigate dust. The chemicals used are toxic to trees, and runoff will likely kill the trees Jones has proposed to save with his plan. Atkins believes the concrete pan and rock base will not withstand even a moderate flow of water. He said the reason the culvert under the nearby railroad tracks is six feet wide is because of historically large flows.

Kevin Stiltson from the Regional Floodplain Office said he agrees with the plan and noted that the ground level design will allow unrestricted water flow during floods. He recommended against a culvert under the road, noting common problems with silting and obstructions.

Atkins was not convinced. He said the road was washed out just six years ago and that increased drainage from the new houses and construction would increase the runoff volume during storms. He further observed that access to the development

would be impeded if the road were damaged.

The public responds to Jones' development

Cressman opened the meeting to public comment. Sue Coons echoed Atkins' sentiments. She suggested Jones rectify problems with properties he previously developed in the area before proceeding with this new development. She asked the commission to reschedule hearings on the development to a later date to let the public review the plans.

Carol Nolan said, "If this project happens, we want it done right." She commented that her property, which is near the development, has an 8-foot ditch at one end that has grown with each flood. "What will happen to us if the water flow increases with 17 or 18 more houses in the area?" Nolan asked.

Several others echoed comments about drainage problems. Les Milligan said he and his neighbors on Meadow Lane "wouldn't be here if drainage weren't already a problem." Tom Martinez added that Jones' plan for the road doesn't meet Douglas County standards, which is the standard Palmer Lake has adopted for road construction. He suggested the commission require the road be replatted, noting that the town would have greater control over the plan if it did so.

Cressman read a letter from Palmer Lake Volunteer Fire Department Chief Julie Lokken about concerns she has regarding the development plan. Lokken noted that the area has limited access and argued that fire equipment access should be a primary consideration. She said the area does not have fire hydrants and that water shuttles would be required to fight any fires. In response, Jones said he redesigned the proposed cul-de-sac to provide a 100-foot turnaround diameter as required by the 1997 Fire Code.

Citing the many differing arguments offered in the meeting, Cressman suggested the commissioners meet with Jones at the property on Sept. 13 at 5 p.m. Cressman pointed out that this meeting would be open to the public, but that input and discussion would be limited to let planning commission members review the property in light of the development proposal.

The meeting was adjourned at 9:25 p.m.

Meadow Lane Subdivision site inspection, Sept. 13

By Jim Kendrick

Members of the Palmer Lake Town Council and Planning Commission were joined by town staff members and adjacent property owners in a site inspection of the proposed extension of Meadow Lane. The walking tour of the parcel by about 30 people was guided by developer Randy Jones on Sept. 13.

Jones had asked both town bodies for guidance in August on changes in the location of Meadow Lane

required by the Army Corps of Engineers and county floodplain department. Both had suggested that the northward extension of this dirt road be moved east to avoid wetlands and flood zones. The proposed extension lies in the box canyon created by surrounding neighboring homes at higher grade levels to the west and north and the elevated railroad track to the east, two blocks east of Highway 105.

Jones had staked out the location of the 24-foot dirt roadway in the current plat and his proposed alignment around the disputed

areas in the parcel. Only a little more than half of the currently platted lots can be used for construction. The realignment will reduce the depth of most of the other lots. Jones also pointed out the drainages within the portion planned for construction, as well as the trees that would be relocated and those too large to be transplanted.

The walkthrough was informal, with numerous question-and-answer conversations among Jones, town officials, and neighboring residents. Residents also asked town officials questions regarding other issues during the hourlong site inspection.

Separate Non-Smoking Room NOW OPEN!



THE DEPOT
RESTAURANT

AT PALMER LAKE
Highway 105 & Primrose St.

481-TOOT
8 6 6 8

Dine In or Take Out
Breakfast Served Sundays
9am – 11am

Voted BEST BURGERS
in El Paso County for 2003
by Gazette Telegraph

Open Daily 11am
for Lunch & Dinner

- * Air Conditioned
- * Special Occasions
- * Kids Menu

10% OFF
with this ad
Expires 10/31/04

featuring
Steaks * Shrimp
Chicken * Burgers
Burritos
Our Famous Reubens
Wine * Beer * Spirits
The Depot Cocktails



Monumental Massage

Sofia M. Pico, LMT, RM, Owner
Swedish, Hot Stone, Reiki/Energy Work

Monteverde Building
325 Second Street, Suite C
Monument, CO

(719) 488-2900

E-mail: cloud9@monumentalmassage.com
Website: monumentalmassage.com

The Billion Dollar Tax Hike

Vote NO on 1A

<http://www.StopRTA.com>

Palmer Lake Planning Commission meeting, Sept. 15

By Tim Hibbs

Chairman John Cressman convened the meeting at 7:03 p.m. All commissioners were present. The previous meeting's minutes were accepted unanimously.

Tim Shank presented his proposal to vacate the alleyway for parcels A, B, C, and D bordering Columbine and Highway 105. The commission agreed unanimously to recommend to the town council that the alleyway be vacated.

Custom Home Theater submitted a request for a new sign, which was approved unanimously. However, the commission noted that the state could request that Custom Home Theater modify the sign if it is found in violation of state regulations.

Dave Bolko addressed the commission on behalf of himself and George "Gerry" Parsons. Bolko noted that he was not able to contact the owner of lot 4 in the Loveland Road development, and requested the commission table their request for vacation of the right-of-way. The commission unanimously agreed to do so.

Elephant Acres tree issue resolved

The commission reviewed the plan submitted by Randy Jones regarding the disposition of trees in the right-of-way for his Elephant Acres development. Jones requested that the commission approve the road as engineered and allow the trees to be removed as necessary. After some discussion, Commissioner David Cooper made a motion, seconded by Commissioner Denise Cornell, to recommend to the Town Council that Jones be allowed to remove the larger trees in the roadway and to relocate the smaller trees "within reason." The motion passed, with Commissioner Vic Brown opposed.

The commission then drafted a list of recommendations for the development to be sent to the Town Council:

- Review the issue of drainage from the property and its impact on property owners in the area
- Require Jones to update the

Preble's meadow jumping mouse study and to look at impacts to other endangered species

- Require Jones to get a storm water permit, including signatures from the Regional Floodplain Office and the Army Corps of Engineers
- Consider requiring that the Meadow Lane extension be paved
- Enforce a minimum 24-foot width for the entire road
- Consider the use of cross culverts under the road, spaced at 100-foot intervals, rather than channels along its east side
- Require that the part of the proposed cul-de-sac currently in the wetland be moved further east or be raised with infill
- Ensure that the fire department's requests are adequately addressed
- Require that excavated areas be revegetated
- Consider erosion control needs for those impacted by the development

Commissioner Gary Atkins noted that paving for the Elephant Acres extension should include paving the original extension to Meadow Lane as well. Brown suggested a curb and gutter design be employed, and Cressman noted that was already part of the Douglas County road standards.

No vote was required on the set of recommendations, which will be sent to the council for review. Cressman adjourned the meeting at 7:57 p.m.

C&S WIRE & CABLE
Telecommunications/Multimedia Wiring

Telephone Installation
Systems Maintenance
Wiring for High Speed Internet

Over 34 years experience ~ www.cswirecable.com

Call Sam at cell 719-200-4753 or 481-1215

A low cost alternative to the big telephone & cable companies inside wire & jack rates

Single family homes, apartments, condos, town homes & commercial businesses

Installation, repair, additional lines/jacks, CAT 5E, CAT 6, RG6, RG6 quad & structured media systems



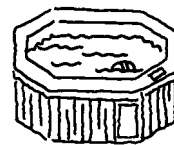
We Have
The Perfect Loan For You!



Mortgage Loans
Construction Loans
Land Loans
Commercial Loans
Car & Truck Loans
Boat, Motorcycle, and RV Loans
Home Improvement Loans

Home Equity Loans and

Home Equity Lines of Credit



Personal Loans and
Lines of Credit

Whether it's buying a new car, new home, consolidating debts, or remodeling, we have a loan that will work for you. At Colorado National Bank, our rates are always competitive, approvals quick, and applications easy!

See us for your perfect loan ...
contact Pandre' Nichols or Kyle Crosswhite
today at (719) 488-4309



Colorado National Bank

581 Hwy 105, Monument
(719) 488-4309

www.coloradonational.com

Also located in Colorado Springs at 3100 N. Nevada and 601 N. Nevada



Tantastic

TAN & WIN



Purchase any \$39.95 tan package or higher
and enter to win a 3-day 2-night stay!

Come in and check out my lotion special!

"HAPPY HALLOWEEN" OCTOBER SPECIALS

- One month unlimited lay-down \$39.95
- One month unlimited stand-up \$54.95
(purchaser of stand-up can use lay-down bed at any time)

755 West Highway 105, Unit F
Palmer Lake, CO 80133
719-481-2419
M-F 10-7, Sat 9-2

Monument Board of Trustees, Sept. 7

By John Heiser

Prior to the regular Sept. 7 meeting of the Monument Board of Trustees (BOT), the board held a workshop with representatives of the Historic Monument Merchants Association. Trustees Brown and Mertz were absent.

Merchants Association workshop

Speaking for the group, Lucy McGuire, owner of the Folk Art Gallery, listed four principal concerns:

- Create a new paid town position dedicated to maintenance and enhancement of the town's parks and landscaping. McGuire said the town's Public Works Department has too much to do to devote sufficient time to that task.
- Maintain the integrity of the downtown business district. McGuire expressed the merchants' concern that some of the existing downtown businesses, such as the one at 273 Washington Street, may revert to residential uses, diminishing the identity of the downtown district.
- Investigate sponsorship of a Main Street U.S.A. project within the downtown area.
- Actively recruit small businesses to locate in the downtown area. McGuire said it would be particularly helpful to attract more restaurants, clothing stores, and specialty shops.

Woody Woodworth, owner of the High Country Store, said irrigation requirements are key to reducing the effort to maintain the town's parks and landscaping. He offered to assist the town's staff in selecting plants that need less water.

Public Works Superintendent Tom Wall said it would be very helpful to have town personnel dedicated to parks and landscape maintenance. He expressed concern about the expense of digging up paving, curbs, and gutters to install irrigation.

Trustee Gail Drumm asked whether the landscaping would be on private property or town land. He also noted that the landscape design would need to be sensitive to vehicle sight distance issues.

McGuire said the landscaping the merchants group had in mind would be on town land.

Mayor Byron Glenn encouraged the group to develop a landscaping plan. He said Mike Davenport, town planner and assistant town manager, and Tony Hurst, town engineer, would look at sight distance issues.

The group's second point was related to an item on the board's agenda and was addressed during the regular meeting.

Regarding the group's third point, Davenport said grants for historic preservation and historic district revitalization generally require the town to assign one person full-time to the project.

Glenn suggested that the proposed additional parks and landscaping person might satisfy that requirement.

McGuire suggested that part of the landscaping plan include a job description for the additional dedi-

cated town employee.

As to the group's fourth point, Glenn said it is a topic for the Economic Development Committee.

McGuire suggested the town could simplify its procedures and create incentives for businesses that want to locate in the historic downtown area.

Drumm said, "I don't see a theme for downtown."

McGuire said the town core is the railroad.

Drumm said a depot would be a draw. He added, "We had two nice ones."

Glenn noted that the merchants' requests are timely since the board will be working on the 2005 budget in October.

Regular meeting

The scheduled interviews of candidates for the vacant trustee position were postponed due to the absence of Trustees Brown and Mertz.

Minutes

Trustee Plank objected to the length of the minutes. The minutes of the Aug. 2 and Aug. 16 meetings occupied about 60 pages each in the trustees' packet. Glenn said that in the future, Town Manager Rick Sonnenburg should summarize the minutes. Sonnenburg agreed but suggested that greater detail be retained regarding public hearings or when the trustees request it for a particular item.

With that understanding, the minutes of the Aug. 2 and Aug. 16 minutes were unanimously approved.

Schmidt appointed to police building subcommittee

Police Chief Joe Kissell recommended Leroy Schmidt, owner of the McDonald's restaurant, as a member of the Police Building Subcommittee of the Police Advisory Committee. The subcommittee is developing plans for a new building for the Monument Police Department

Schmidt's appointment was unanimously approved.

Public Health Protection Initiative

Elizabeth Miller Evans explained the role of the county health department in addressing public health issues such as restaurant inspections, West Nile Virus, tuberculosis, and bioterrorism.

She spoke in support of the Nov. 2 ballot initiative removing the cap imposed on health department revenues by TABOR. She said the current cap restricts the department's ability to seek funding sources including state allotments and federal grants and contracts. She said excess revenues currently go to other counties that have removed the cap, not back to the taxpayers.

Evans noted that annual county funding for the health department has been reduced \$400,000 over the past three years.

The board voted 3-1 in favor of a resolution supporting the ballot initiative. Drumm voted against the motion.

St. Peter Parish Education Center traffic plan

Architect Brian Bucher presented the revised plan for traffic flow near the parish education center. Under the revised plan, the alley would not be paved as a way of discouraging its use. Davenport said the town's traffic engineer is generally in agreement with the plan, although a letter from the engineer had not yet been received.

The board unanimously approved the revised plan contingent upon receipt of a letter from the town's traffic engineer supporting the plan.

Jackson Creek school land dedication dispute

Glenn noted that his role in negotiating with the parties has been hampered since this is now the subject of a lawsuit brought by Lewis-Palmer School District 38. He noted that the issue would likely not be settled prior to the Nov. 2 election on the related ballot issues.

Wahlborg metropolitan district service plan and annexation agreement

Davenport presented the service plan, annexation agreement, development agreement, and design standards. He also noted that the Woodmoor Improvement Association requested that the developer stop using the Woodmoor name since it is trademarked.

Davenport noted that one of the issues was whether the metropolitan district should enforce the covenants and design standards.

Attorney Steven Barr, representing the developer Dale Beggs, said there would be one or more homeowners' associations (HOAs) created. He said, "It would be more appropriate for the HOA to enforce the neighborhood concept than for the metro district." He later said, "It would promote more of a sense of community."

Beggs said the intent is to start with the district managing the area until it is developed and then let the homeowners vote to take over that portion. He said, "We want them to take ownership."

Plank asked about prairie dogs on the site. Beggs said they were eliminated about 18 months ago.

In response to a question from Glenn, Davenport said an environmental assessment had not been done on the property although the U.S. Fish and Wildlife Service (FWS) made a finding that there is no mouse habitat on the site.

Glenn noted that the FWS is interested in prairie dogs. Davenport added that prairie dogs are being studied by the FWS but have not been designated as threatened or endangered.

Glenn asked about the property tax mill levy cap and retirement of the debt to be issued by the metro district.

Davenport noted that there are two aspects to the mill levy. Initially a 25-mill rate is set to retire the debt issued to build infrastructure. The rate drops to 5-mills when the debt is retired. The lower rate is needed to pay for maintenance of the roads, drainage, utility lines, etc.

Barr said the district would have to come back to the board for approval of any additional debt.

Drumm asked how the developer would address the impact on the school district.

Davenport said the developer would pay the school district approximately \$300 per single-family detached house and \$160 for other types of dwelling units. He said those are in accordance with the town's regulations and are comparable to the fees charged by the county.

In response to a question from Drumm regarding the dispute over use of the Woodmoor name, Beggs said they had not decided what they would do. He added, "We are not going to do anything to get us sued."

Wallace Unruh, a neighboring landowner, expressed concern about the project's housing density and the resulting additional traffic in the area.

Glenn said there was a public hearing on the project where those topics were addressed. He said only one person spoke against the project. He added, "We believe the developer did everything they could to address neighborhood issues."

(Continued on page 17)

2,500 square feet of Toys!

20 New Toy Lines

- Lego • Playmobil • Erector • K-Nex • Darda • Educational Toys •
- Science and Magic • Thomas the Tank • Groovy Girls • Corolle and Zapf Dolls •
- Only Hearts Club • Charm-it Jewelry • Classic wooden toys • Stuffed Animals •
- Crafts and Art Supplies • Books for Infants and Toddlers • Babies First Gift •
- Birthday Cards • Free Gift Wrapping • and much more! •

487-1955 Mon. thru Fri. 10-5, Sat. 10-4

155 Jefferson St.—Historic Downtown Monument

Trustee Frank Orten said the density is lower than what would be allowed by the county.

Davenport said the Colorado Department of Transportation (CDOT) will not issue any more access permits for Highway 105 until improvements are made such as a signal at Knollwood Drive and addition of turn lanes. He said construction of Highway 105 improvements will be a limiting factor on how fast the subdivision can be built.

The board voted 3-1 to approve the metro district service plan. Drumm voted no.

The board unanimously approved the annexation agreement.

273 Washington Street use by special review

Dr. Stephen Walsh requested approval for potential residential use of the downtown Monument commercial property. He said he is not adverse to having a business there and has received more inquiries regarding business use of the property than residential use, but having an approval for residential use would allow him to obtain a residential mortgage with a better interest rate than if the property remains restricted to commercial use.

Davenport noted that the regulations specifically require a special review in order to return a commercial property in the downtown area to residential use. He added that residential use requires two parking places completely on the property and that the shed behind the building would have to be painted in keeping with town regulations.

Plank said the ordinance was written to encourage transition of the downtown area to a business district.

Woodworth said, "I would like to see this entire block become a business district. I see no reason at all to change this because a property owner is having a problem getting a mortgage. Keep it as it is."

Carl Tillberry, owner of the Expectations Salon adjacent to 273 Washington Street, noted that a lot of effort has been expended to create a downtown business environment and encouraged the board to turn down the request.

Glenn said, "If we start doing this, in an economic downturn other businesses would revert."

Planks' motion to deny the request passed 3-1 with Orten voting no.

Regulation changes

Regulation changes for kiosk/mobile businesses,

drainage, traffic, fire safety, lighting, and water were unanimously approved. No one from the public spoke in favor or opposed to the changes.

North Monument Creek Flow Gauge

Wall recommended the board approve roughly \$7,000 per year to support gathering stream flow information from the gauge on Monument Creek approximately 1.25 miles upstream from Monument Lake. He said using the gauge would save the \$40,000 to \$50,000 cost of constructing a weir to measure the flow of water at that point as a prerequisite to refilling the lake.

The board unanimously approved the expenditure.

Other matters

- The board unanimously approved a change order and payment of \$88,464 to T. Lowell Construction for work related to Well 9.
- The board unanimously approved premium payments for the town's medical and dental insurance programs. The approval was needed because the \$20,000 in premiums per month exceeds the \$18,000 budgeted.
- The board voted 3-1 to table action on the Triview Metropolitan District's request for \$5,000 to help defray the cost of traffic control improvements at Creekside Middle School. Orten voted against the motion. In making her motion to table the item, Plank said she wanted the district to present their plans, "so we have a feel for what this is going for."
- The board unanimously voted to turn down a request from CDOT to maintain the landscaping at the Park n' Ride on the east side of I-25. CDOT proposed putting in landscaping and an irrigation system and requested that the town annex the property and do the maintenance. Drumm noted that if the property were annexed, the police department would have to patrol the area. Chief Kissell confirmed that it would create additional work for his department.
- The board unanimously approved renewal of the liquor license for the Safeway store.

Reports

Plank described some of the activities at the Historic Monument Merchants Association Fall Festival, Oct. 9.

Glenn reported that he had been talking with Wal-Mart representatives. He said, "Certain individu-

als want to go back to the Baptist Road site." He said he is encouraging them to switch to the Marketplace site so they could start building the store right away. He said, "They can't seem to let go of the money they lost [preparing the Baptist Road proposal]. It is going really slowly."

Glenn said he is also talking with other developers who are interested in property south of Home Depot and east of Foxworth-Galbraith. He said he is trying to negotiate a multi-party agreement to construct improvements to Baptist Road between Jackson Creek Parkway and the I-25 ramps.

Plank noted that the sidewalk on Third Street in front of Air Academy Federal Credit Union is badly cracked with some of the sidewalk sections entirely missing. Wall said he would investigate.

Executive Session

The board went into executive session to discuss negotiations with Mountain View Electric regarding the franchise fee issue, Limbach Park property appraisals, personnel matters, and the status of litigation.

The meeting came out of executive session and adjourned at 9:45 p.m.




Screen Repair
Windows and
Screen Doors
We come to you!
No waiting for days for the hardware shop to call!
Kurt 360-9559




John Belkoff Wallcoverings




- Paper, Vinyl & Fabric
- Fast quotes - free
- Highest quality Installation


719/481-4500





719-290-5473
Tom Maher
“Delivering Dreams One Home At A Time”





19445 Wing Tip Road. Hawk Ridge.
Perfect condition. Terrific heavily treed 3-acre lot with meadow and rock outcroppings. 650 sq. ft. wrap-around deck. Main level master with walkout, bay window, see-through gas fireplace, huge 5 pc bath with make-up table, great room, eat-in gourmet kitchen with island, upper loft/office, mud room, fully finished basement with two family rooms & surround sound, extended patio with 220V, luxury features include radiant floor heat, hardwood floors, recessed lighting, vaulted ceilings, two gas fireplaces, and much more. **\$495,000.**

Monument Board of Trustees, Sept. 20

By Jim Kendrick

On Sept. 20, the Monument Board of Trustees (BOT) met with the Monument Planning Commission (PC) to discuss common goals in a special meeting before the regular BOT meeting.

At its regular meeting the board approved the third phase of the Lariat Ranch subdivision at Leather Chaps and Kitchener.

The Triview Metropolitan District requested an exemption from the town's 3 percent utility franchise fee that should have been charged by Mountain View Electric Association.

Representatives of District 38 gave a presentation on the Lewis-Palmer High School ballot issues that will be voted on in the November election.

All trustees were present; Planning Commissioner Kathy Spence was absent for the special meeting.

Special Meeting

Town Planner and Assistant Town Manager Mike Davenport led the discussion on town growth policies. Major topics in his suggested agenda were affordable housing; downtown revitalization; and lot sizes, setbacks, and density. Participants were given copies of the current board's goals, the planning staff's annexation policies, and the town's 2003 comprehensive plan's principles and policies.

"Affordable housing" debated

Mayor Byron Glenn said the cost of land development is skyrocketing, and developers are asking double the customary densities of housing and calling it "affordable housing." He also said the Tri-Lakes region didn't need more large lot, land-consuming developments with lots that require irrigation. He added that "People with average incomes need to be able to buy new homes in Monument" and that "there are not enough new houses priced at \$175,000 and no six-story apartment buildings." Davenport suggested alternatives that might be discussed: smaller minimum lot sizes, apartments and condominiums, townhouses, and manufactured (modular) homes.

Trustee Gail Drumm asked if the town should encourage low-cost housing by subsidizing construction. He noted that a requirement for mandatory xeriscaping is already specified in the town's comprehensive plan. He also suggested that the town consider encouraging modular housing and changing commercially zoned property to medium density residential.

Later in the session, Davenport said some small towns have attempted to create housing authorities that direct construction of affordable housing to protect their tourism (Vail) or factory economies (Castle Rock). He also asked if the town wanted to encour-

age "neo-traditional developments," characterized by large front porches and rear garages. He listed as trade-offs the desirability of not having homes dominated in front by garage doors versus the difficulty in removing snow from rear alleys (where garage access would be). Trustee Tommie Plank asked that Davenport make a presentation on this development option at the next joint working session.

Small lot sizes not desirable

Planning Commission Chairman Lowell Morgan said that recent development plans that proposed 3,000-square-foot fenced lots (50 feet by 60 feet) with single-family homes "don't work." He said that patio homes with common lawn areas are a better way to allow developers to build a satisfactory development and meet their goals of "maximum profit with minimum work" despite their "hit and run" business style.

Commissioner John Kortgardner agreed and said that developers use the term "affordable housing" as an excuse for building houses so close to each other that "neighbors can reach out their window and shake hands with each other." He added that developers promise that base prices will be about \$160,000 but actually charge up to \$210,000 because they can get that high a price. Others agreed that there is currently no way the town can prevent these kinds of price hikes after a final plat is approved.

Contributing to the high cost are loss of land to mouse habitat and higher than average land dedication percentages required by the town (20 percent). Drumm said studies he has reviewed show that subdivisions with smaller lots do not maintain property values as well as large-lot neighborhoods. Trustee George Brown said a typical Synthes worker making \$40,000 could not afford a \$175,000 home. Kortgardner and Commissioner Larry Neddo, both Synthes employees, agreed.

Downtown's empty buildings

Kortgardner noted that there are several empty commercial properties downtown. There appears to be little incentive for Rite Aid to lower the high rent it wants for its building because of the effective tax write-off. Also no firm offer has been made for the empty Burger King building. Davenport said that the town can help these types of situations since the planning staff can administratively approve new uses for these empty buildings.

The special joint meeting adjourned at 6:25 p.m., with plans for another session in two or three months per Plank's suggestion.

Regular Meeting

The minutes of Sept. 7 were approved, with several corrections, by a vote of 6-0-1. Trustee Dave Mertz abstained due to his absence at that meeting.

Trustee candidates interviewed

The board interviewed three candidates for the vacant seat created when Trustee George Case resigned in his letter of Sept. 4. Candidate David Cook withdrew from consideration and did not appear before the board.

Elsa Dias is a 21-month resident who said she applied because she feels "some issues are becoming frightening," and listed congestion, school capacity, and land use as concerns in her application letter. Dave Mertz asked her likes and dislikes after moving to Monument. She said she thought the town would be "quaint" but the developers are "moving fast." Her goal would be to generate citizen input on developers' desires. As a college instructor teaching American government, she promotes projects that draw in participation on issues and voting.

Steve Meszaros is a five-year resident and an instructor at National American University and also works at the new Home Depot. He formerly worked as the grant writer and coordinator for the Douglas County Sheriff's Department. He said his primary goal is to create more recreation sites for his children, as well as to provide assistance on grant solicitation.

Norm Wood has lived in town for 26 months and "is semi-retired" from a 35-year career. He moved to Monument from California after working 20 years in financial management, most recently for several high-tech start-up companies in Silicon Valley. He said he presents courses and seminars locally for the National



PASS, SET, SPIKE

Joyce Klostermann knows these terms better than most. Her husband works for USA Volleyball and she has been involved with the boys' volleyball teams at Lewis-Palmer High School. She organized a boy's team seven years ago and has given countless hours toward sport and team building. Joyce continues to support the local schools and sports programs and appreciates that Peoples National Bank commits to do the same.

The team at Peoples is ready to serve their friends, neighbors, and community. Peoples National Bank is Monument's community bank and has been since 1976.

MONUMENT LOCATIONS:

Main Bank 1899 Woodmoor Dr. Monument, CO 80132 719.488.8900	Plaza Bank 551 Hwy. 105 Monument, CO 80132 719.487.9898
---	---

PEOPLES NATIONAL BANK OF MONUMENT—GOOD PEOPLE TO KNOW

www.epeoples.com



Association of Credit Management and is president of his homeowners association. His said he was mainly concerned about rapid development consuming all the remaining open space in the region.

In a secret ballot based on a simple majority, Meszaros was selected for appointment and was immediately sworn in by Town Clerk and Treasurer Judy Skrzypek. The board thanked the other candidates for volunteering and encouraged them to participate as alternates.

D-38 ballot issues discussed

Lou Ann Deklava and Jess Raintree of the Lewis-Palmer Board of Education handed out a three-page point paper titled: "Yes on 3D; One Lewis-Palmer High School; No Boundaries." Their presentation closely paralleled the point paper.

The handout, which says "Paid for by Citizens for 1LP" on the cover page, advocates approval of a new ninth grade center for 800 additional students through a debt increase of \$29,795,000. Question 3D, which voters will see on the November election ballot, would establish the center as well as fund renovation of the existing high school athletic facilities, parking lots, and common areas. Benefits of the ninth grade center were noted as follows:

- Addresses the needs of freshmen at one of the most difficult transition periods in their lives
- Provides ninth graders another year to mature academically and socially while focusing on tools necessary for greater success in grades 10 through 12
- Avoids duplication of overhead operating costs for a second high school
- Addresses parents' concerns about a safe environment by providing a closed campus for 9th graders
- Provides the "personal connection" and feel of a small school
- Addresses capacity issue

The point paper also described the other three D-38 questions on the November ballot, but did not recommend them:

- Question 3A: mill levy override, would provide additional funding for the Monument Charter Academy via a tax increase of \$310,000 for capital construction.
- Question 3B: mill levy override, would provide annual funding for operation of a second high school for 800 students via an annual tax increase of \$750,000 beginning in the 2007-08 fiscal year and; it's linked to Question 3C.
- Question 3C: "Bond, debt question for the construction, equipping or furnishing (of) a second high school to educate 800 students (if 3B is approved.) (Debt increase of \$33,500,000)"

This question would also renovate and enhance the district's athletic facilities.

The point paper did not indicate a relationship between Question 3A and the choices on expanding high school capacity by 800 students. No benefits for construction funding for the charter academy or the second high school were given. It listed a tax increase of \$148 per year for the second high school for an average house valued at \$272,000, compared to \$86 per year for the ninth grade center.

Triview requests Franchise fee ex-

emption: Triview District Manager Ron Simpson and the district's attorney, Peter Susemihl, requested that the Triview district and all its residents be exempted from the town's 3 percent franchise fee on utility bills of Mountain View Electric Association. The district's position is that "just like Monument, Triview is making easements available for use by Mountain View," and "no poles, fixtures, or other facilities are being made available."

Town attorney Gary Shupp said he would provide the board with a draft ordinance on an exemption for the district, but differed on exempting Jackson Creek residents. The franchise fee applies only to the first \$20,000 billed annually. Simpson said Triview's electric bill for pumping and treating water and wastewater substantially exceeds \$20,000.

Crosswalk participation: Simpson then asked the town to contribute up to \$5,000 for the \$11,755 expense of improving the safety of access to Creekside Middle School. Improvements include new curbs, gutters, striping, signs, and solar-powered flashing yellow lights similar to others in the region. These improvements will protect children walking to school and will ease the traffic congestion on Leather Chaps. The Monument Police Department has also been involved in preventing parents from parking in the center lane of Leather Chaps while waiting to pick up students after school.

The board voted unanimously to participate and will decide the amount it contributes once it reviews all the information. New stop signs on Leather Chaps at Creekside Drive and/or Larimer Creek Drive, as well as a pedestrian-activated signalized crossing (\$115,000) were not approved. Triview has also requested a \$5,000 grant from the MVEA round-up fund.

Domestic Violence Prevention Proclamation

The board unanimously approved a proclamation making October Domestic Violence Prevention Month. The proclamation also asks that local professionals improve their "cultural com-

petency" in dealing with people from various ethnic or immigrant backgrounds in situations of domestic violence and child abuse.

Trails End annexation hearing continued

Per the advice of the planning staff and town attorney, the board continued its hearing on the proposal for the Trails End annexation to Nov. 15. The Planning Commission rejected the initial proposal at its hearing on Sept. 8, so changes will be made and the proposal will be submitted again.

Jackson Creek developments

Rick Blevins of Vision Development made two presentations regarding future and current development within Jackson Creek. He first presented the preliminary sketch plan for the northeast area of Jackson Creek between Higby Road and the recently opened extension of Leather Chaps. The plans currently call for 604 lots in three areas of single-family homes, with zoning for about two, four, and six houses per acre. There is also a multi-family area, as well as a

(Continued on page 20)

GRAND OPENING

You are specially invited to attend.

FRIDAY, OCTOBER 8

5³⁰ pm - 8⁰⁰ pm Artist's Receptions

Barbara Westwood at Pankratz

Larry Hampton at Bella Art & Frame

Bmw
BARBARA WESTWOOD
Fine Art Jewelry

LARRY HAMPTON
PHOTOGRAPHER

4⁰⁰ pm - 8⁰⁰ pm Wine Tasting by The Wine Seller

5³⁰ pm - 7⁰⁰ pm "Sweet Revenge" for your listening pleasure
Hors D'Oeuvres catered by the new Gallery Center restaurant Opening in December

SATURDAY, OCTOBER 9

11⁰⁰ am - 2⁰⁰ pm Hay Ride

3⁰⁰ pm Lewis-Palmer High School Chamber Singers

* Come see what's new from the Markets in Thailand

GALLERY CENTER

PACIFIC RIM INTERIORS

AFFORDABLE
LUXURY
For Home Furnishings and
Decorative Items

Bella
ART & FRAME

ECLECTIC GIFTS
&
CUSTOM FRAMING



Pankratz Gallery

A FINE ART &
FINE CRAFT
GALLERY



small commercial area.

He said there is a location next to the existing electrical substation on Leather Chaps for a facility that could be used by the Tri-Lakes Fire Protection District and the Monument Police Department. Blevins noted that there is already a high demand for the section of PRD-6 zoning. He said the builders selected for this portion of Jackson Creek are Keller, Saddletree, and Classic.

Although it's not part of this plan, Blevins said there is high demand for retail space in the strip malls that will be built across from the Monument Marketplace.

The latest at Lariat Ranch

The board approved the third amendment of the final plat and final PD site plan for Lariat Ranch Filing 3, which is already under construction west of Leather Chaps at Kitchener Drive. Davenport presented the staff overview of the 99-lot proposal, including recommended conditions of approval.

The filing calls for 19 percent park and open space and an average of 3.1 houses per acre. In the original Regency Park plan, the zoning called for four to six units per acre.

Revisions had been made to the amended plan to partially satisfy residents' concerns, voiced at earlier meetings. Glenn noted that even though the plat had not yet received approval, grading and installation of water and sewer lines were well on the way to completion in Filing 3. He said a new regulation will prohibit these premature construction activities from now on.

Blevins then presented an overview of the next phase of this subdivision. He noted that plans for this particular filing have been substantially altered since the original comprehensive plan for the Regency Park annexation of 1987. These changes were dictated by the required designation of large areas of Preble's mouse habitat in Filing 3.

Kitchener Road was moved south of the original alignment of the primary collector road for the filing, between Leather Chaps and Lyon's Tail. This was the primary cause of current Lariat Ranch residents' complaints that their views of the Front Range and the Palmer Divide—for which they had paid substantial premiums to Keller Homes—would now be obstructed. Shupp had said at the Aug. 11 Planning Commission meeting that the town could not take a position on this private dispute between Keller and the residents in the already completed Lariat Ranch filings.

Blevins also listed several changes in the parks,

trails, and sidewalks that had been made to address citizen concerns. Mertz asked Blevins why the homeowners thought they would have an unobstructed view. He replied that every plan has always shown houses in their line of sight to the north and east and that as an employee of the developer, he could not be responsible for claims made by the citizens' builder.

Drumm expressed concern that some lots were smaller than the minimum for new downtown construction. Blevins noted that there are different standards for Regency Park per the annexation agreement. Mertz asked when a master plan for all of Jackson Creek would be made available to the town, saying that each incremental plan is always stamped "draft." Blevins said that all plans will be drafts until the final subdivision plat is approved and that changes to the zoning plan only reflect the necessary adjustments for mouse habitat.

Glenn pressed for a motion. Trustee George Brown objected, saying "Hold it. Does he have to go back for sidewalks to the Planning Commission?" Davenport said it could be a condition of approval, along with specifying that certain lots (8, 20, 21, 59, 62, and 63) would be restricted to ranch homes to preserve existing views. Blevins said that other neighboring Filing 3 lots could not be restricted to ranch homes because of their small frontage and because water and sewer lines and connections were already installed. Glenn said that is why the regulations were recently changed to prohibit these pipe installations before final plat approval.

The final plat and PD site plan were approved, with numerous conditions, 6-1 with Drumm opposing. Changes made to preserve views must be listed on the plat to protect them in the future. The developer must also provide a traffic light at Leather Chaps and Baptist Road before any other filings will be approved by the town.

Bus service on its way

The board unanimously approved a resolution for an intergovernmental agreement with the city of Colorado Springs for the provision of Front Range Express (FREX) bus service between Fountain and Denver. Senior Grants Analyst Andrea Phillips represented Colorado Springs at the session. There will be no cost to the town of Monument.

The bus will connect to the Denver Light Rail system and terminate at Elitch Gardens. There will be 11 round trips per day initially, starting sometime in October. Ticket prices for the Monument stop are: one-way \$3, round trip \$6, 31 days \$85, 40 rides \$90, 20 rides \$50, 10 rides \$27. The Monument bus stop

is owned by Colorado Department of Transportation (CDOT.)

Downtown entry official

The board unanimously approved a resolution designating the new downtown entry sign on the southwest corner of Second Street and Highway 105 an official town sign, as required for its construction within a CDOT right-of-way. Town Engineer Tony Hurst will manage the construction phase for the sign.

Limbach Park gets grant

The board unanimously approved a resolution to complete the contract with Greater Outdoors Colorado (GOCO) for a matching grant to purchase adjacent railroad land to expand Limbach Park. The GOCO grant of \$93,000 requires a \$93,000 match from the town for the purchase of several railroad parcels that will result in the contiguous extension of the existing Limbach Park west to Mitchell Avenue and south along the full length of Front Street.

Workload being examined

The board unanimously approved a contract for \$4,200 with Jaramillo and Associates to examine the backlog of work in the town's planning and public works department to determine what additional staffing may be required. This was the lowest of three bids. The study was not budgeted and will be paid with BOT contingency funding. The contingency fund drops from \$16,400 to \$12,300. Any participation in the Creekside Middle School crossing on Leather Chaps would also come from this contingency fund.

Financial report

The board unanimously approved the August financial report and payments over \$5,000. The town passed \$69,770.68 in state-collected tax payments to Triview Metropolitan District. There are still no tax revenue figures available from Home Depot upon which to base estimates for the 2005 budget.

Zoning regulations

Davenport said he has not been able to complete a listing of the numerous changes proposed in his comprehensive update of zoning and subdivision regulations.

PAC resignation

Police Chief Joe Kissell reported that Dana Gilliana had resigned from the Police Advisory Committee. Kissell will ask alternate member John Dominowski to take his place. Gilliana served on the committee for 12 years, but wrote in his resignation letter that his new job makes him unable to continue. Gilliana praised the "new era of professionalism" in the Police Department and the advisory committee Kissell has created since taking over as chief.

August Police Calls

Monument Police responded to 420 calls in August. Priority 1 calls included one hold-up alarm, one panic alarm, one assault in progress, one residential burglary in progress, one disturbance, two domestic violence in progress, one fight, and one restraining order violation in progress. The department issued 58 citations.

Liquor License

The board unanimously approved a liquor license renewal for King Soopers on Baptist Road.

Town manager's report

A section of sidewalk in front of Air Academy Credit Union on Third Street has been replaced following installation of a new transformer. CDOT is installing a sidewalk on the north side of Second Street, east of Beacon Lite.

Town Manager Rick Sonnenburg solicited volunteers to attend training offered by Fort Carson at a sustainability conference on Oct. 6 that will address transportation and emergency planning for military installations, government and commercial facilities, and local communities.

The board went into executive session to receive legal advice on negotiations with Mountain View Electric Association, appraisals of railroad property to be purchased for Limbach Park expansion, and to discuss personnel matters. There were no announcements after the executive session concluded and the meeting was adjourned.

The next BOT meeting will be held at 6:30 p.m. on Oct. 4 at Town Hall, 166 Second St. BOT meetings are normally held the first and third Mondays of the month.

attitudes

Salon
October Special
Mention this ad for a

Free Haircut
with Purchase of Full Highlight
Up to \$30 Savings!

Expires 10/31/04

• Nexus • TIGI • Redken • Aquage •
• Kenra • American Crew •

719-487-7366



106 Second St., Monument



Monument Planning Commission, Sept. 8

By John Heiser

Commissioners Eric Johnson, John Kortgardner, Lowell Morgan, Larry Nedo, Kathy Spence, and Jim Thresher attended the Sept. 8 meeting of the Monument Planning Commission. The commission took the following actions:

- Approval of the Aug. 11 minutes and consideration of regulation changes for design standards and submittal requirements were continued to Oct. 13.
- The commission unanimously voted to recommend approval of the application by Big Mama's Dogs to operate a kiosk style business in the parking lot at 213 Washington Street.
- The commission voted to recommend co-location of an AT&T wireless antenna on the existing pole in the storage yard behind the Foxworth-Galbraith store. Spence abstained from the vote.
- The commission unanimously voted to recommend approval of the final PD amendment for Electric Propulsion, 1040 Synthes Avenue. The amendment if approved by the Board of Trustees would allow construction of a 3,000 square foot addition on the north side of the existing 4,000 square foot building. There is an additional 2,362 square foot building on the property.
- The commission voted 4-2 to recommend approval of the preliminary plan and final plat/final PD site plan for Monument Rock Business Park which is a proposed office/warehouse complex on the northeast

corner of Mitchell Avenue and Synthes Avenue. The project plan calls for three office/warehouse buildings each 12,579 square feet on the 4.27-acre parcel. Spence and Thresher voted against the motion. Issues with the project included traffic impact, noise and light pollution affecting adjacent residential areas, the industrial architectural character of the project, and damage to the value of nearby properties.

- The commission voted unanimously to recommend denial of the Trails End project rezoning, master site plan, final PD site plan, and final plat. The site plan is split by the Union Pacific Railroad tracks with 13 acres west of the tracks to be sold to Electric Propulsion for use as open space,

recreation, drainage, and parking. The plan called for the 32 acres east of the tracks to be subdivided into 103 residential lots, 1.3 acres of commercial, and 9.7 acres of parks, trails, and open space. Nine residents filed written objections and a half a dozen residents spoke against the project. Major issues included the small lot sizes and density of the residential area, increased traffic, concerns about drainage impacts on adjacent properties, and the effect on views from existing houses. Morgan

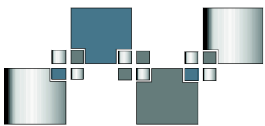
summarized a major objection when he said, "We told you in February that 3,000 square foot lots are too small."

The Monument Planning Commission normally meets on the second Wednesday of each month. The next meeting will be Oct. 13, 6:30 p.m., Monument Town Hall, 166 Second St. For additional information, contact Mike Davenport at 481-2954.

The Billion Dollar Tax Hike

Vote NO on 1A

<http://www.StopRTA.com>



Windoworx

"Controlling the sun in AZ. CO. & CA."

- * Window Tint
- * Window Coverings / Shutters
- * Remote Control Solar Shades
- * Automatic Retractable Awnings
- * Remote Control Patio Inclosures

1-877-GOT-TINT

Local 481-5634

SUNSCAPE
SOLUTIONS



(financing also available)



Call us today to see and feel the difference that our products can do for your home. We have 32 different model homes in the Castle Rock, Monument & Springs area to visit!

Try Our Dinner Menu!

"Best Breakfast In Town"

Coffee Cup Cafe



Open 7 Days a Week!
Monday - Saturday 6:30am to 9:00pm
Sunday 8:00am to 9:00pm
251 Front St. Monument 488-0663

Coffee Cup Cafe

**FREE
BEVERAGE**



With purchase of \$3.95 or more. Not valid with other offers
Excluding shakes, malts, floats, and Serranos Coffee
251 Front St. Monument 488-0663

Coffee Cup Cafe

**FREE
SLICE OF PIE**



With purchase of \$5.95 or more. Not valid with other offers
Including all available pies and cakes. Plus A la Mode on Us!
251 Front St. Monument 488-0663

Your Favorite Café Now Open Until 9pm

Monument Parks and Landscape, Sept. 14

By Sue Wielgopolan

Approval of landscape plans for two commercial projects and updates on grant proposal status for major improvements to Limbach Park highlighted the evening's proceedings at the Sept. 14 meeting of the Monument Parks and Landscape Committee. Discussion of the Trails End annexation was continued because the Planning Commission recommended against the first site plan submitted by developer Catalano-Way on Sept. 8.

Town planner Mike Davenport began the meeting by calling for discussion of items not listed on the evening's agenda. Sylvia Musser and Diane Craig of Santa Fe Trails asked about the status of plans to add open space within the subdivision to the Monument park system. Davenport replied that work on the Parks, Trails, and Open Space Plan would resume during the November meeting.

Monument Rock Business Park

Board members unanimously approved landscape plans for Phase I of the new Monument Rock Business Park at the northeast corner of the intersection of Mitchell and Synthes Avenues. Phase I includes the first of three similar single-story commercial buildings comprised of warehouse and office space. Davenport called the style of building "flex space," saying the interior is similar to the new JJ Tracks building on Beacon Lite, between Second and Third Streets. John Dworak and Hermann Spielkamp of SDK1, LLC, owners of the property, and Leslie Gerleman of Guman and Associates, landscape architect for the project, answered committee questions.

Davenport said that town planning staff sent out comment forms soliciting input from surrounding homeowners regarding the proposal. Davenport said that three negative comment forms were received from residents of Santa Fe Trails, which lies east of the commercial property across the railroad tracks. The other four comments received were neutral or in favor of the proposal.

He also noted that the Planning Commission had

recommended approval at its Sept. 8 meeting and had suggested additional screening along the north edge of the property behind the rear façade. There will be no access from Mitchell Avenue for the rear driveway of the three proposed buildings, to minimize traffic congestion. A grove of Gamble Oak trees on the southeast corner of the property next to the railroad tracks will be preserved, and survivable trees (under six inches in diameter) in the construction area will be replanted on the property.

Committee members expressed concerns that homeowners in the Moby Ridge development on Trumbull Lane might consider north-facing warehouse garage doors on the rear of the three proposed buildings unsightly or obtrusive, even though none provided comments against the proposal. The planned rear setback is 100 feet to allow for driveways and landscaping, which will position these rear garage doors over 200 feet from the rear of the neighboring houses to the north.

Dworak noted the foundation will sit four to five feet below the Mitchell road grade, which will help reduce the building's visual profile. He said the town owns the 100-foot-wide strip between the southern Moby Ridge three-foot high perimeter fence and the northern boundary of the parcel. He offered to install a stockade-style wood fence along the rear of the building (on the northern property line) to screen the doors.

Davenport suggested that a better option might be to plant a bank of Austrian pines in addition to the pines and lindens already shown on the plan. He pointed out that while a fence would screen the garage doors from view, difficulty of maintenance and the deterioration of the fence over time might prove more unsightly than the doors. Spielkamp said that a second fence would create an alleyway that would collect a lot of unsightly windblown trash, and that the second and third buildings would be farther away from the adjacent houses.

Several members said they too preferred the "organic" screening option. Member Bob Watson asked if all exterior lighting would be downcast and shielded; the owners said it would be.

The board stipulated that if the pine screen proves to be inadequate, SDK1 must construct a privacy fence before the board would approve subsequent phases of the project. Dworak and Spielkamp agreed and asked if some of the screening trees could be planted on the southern edge of the strip of town property. Gerleman cautioned that the organic screen would need time to mature, as initial tree size is limited to around 6 feet.

The committee unanimously recommended conditional approval of the proposal.

Electric Propulsion

Board members also unanimously recommended approval, with conditions, of the landscape plan presented by Electric Propulsion for their proposed building addition at 1040 Synthes Ave. Davenport noted that Electric Propulsion has developed its own tree farm on site for planned future expansion. However, required minor modifications to the landscape plan included the addition of trees to screen the east and west sides of the parking lot, and the east side of the expanded building. The submitted plan did not mention existing trees within the construction zone.

According to the town's landscape and public/open space requirements, any trees removed on the site must be relocated or replaced by trees whose combined diameter total is twice the diameter of the lost trees. For example, two six-inch diameter trees (12 inches total) may be replaced by six trees of four-inch diameter (24 inches total). The submitted landscape plan omitted reference to town parking lot landscape requirements of one tree for every nine parking spaces. The Planning Department required the addition of two notes to cover the omissions.

AT&T Wireless antenna planned

In other business, the board reviewed an application submitted to the town of Monument by AT&T Wireless to place an additional antenna array on the existing tower belonging to Sprint and located on the Foxworth-Galbraith property next to the Baptist

Road exit of I-25. The application includes placement nearby of a 7-foot-by-14-foot concrete pad for necessary equipment. Because the tower and pad sites are located in the gravel storage lot at the rear of the complex, the committee unanimously concurred with the staff recommendation not to require landscaping.

GOCO grants submitted

Davenport reviewed two grant proposals the town submitted in late August to Great Outdoors Colorado (GOCO) for improvements to Limbach Park. They are seeking funds to supplement the cost of upgrades, including restrooms, water fountains, additional benches, and a fenced playground for younger children. The Historic Monument Merchants Association (HMMA) has already raised \$2,000 for a permanent band shell.

GOCO, which is in charge of distributing proceeds from the lottery earmarked for parks and open space, will decide in December which projects will receive funds in 2005.

Member Toni Martin recommended a target completion date before the Fourth of July town festivities, if funds are approved. The committee then discussed the "urgent need" for a comprehensive plan for Limbach Park, similar to one previously developed for Dirty Woman Creek Park. Such a plan would provide direction for purchase and placement of desired equipment and improvements as grant monies and private donations become available.

Limbach Park expansion

Negotiations continue with the railroad to purchase three parcels west and south of Limbach Park. Currently, a strip of the grassy area just east of the existing chain-link fence belongs to the railroad. After purchase of the additional land, the park would extend west to Mitchell Avenue and south the full length of Front Street. The town has received \$93,000 in 50-50 matching grant funding for this purchase.

Downtown Entry

The new "Historic Monument" sign at the southwest corner of the intersection of Second Street and Highway 105 may be completed as early as Thanksgiving. Davenport announced impending completion of the plans that include a stonework sign, two pillars, and a greenscape of hardy Austrian pines, blue spruce, colorful thornless cockspur hawthorns, and drought-resistant shrubs such as redbud dogwood, buffalo juniper, and Russian sage, plus feather reed grass and flowers. Three flagpoles backing the town sign will be added as the budget permits. Construction will begin upon acceptance of a bid.

Downtown beautification proposal

The committee discussed options for a beautification plan for the town as a possible recommendation to the town budget for 2005. Davenport suggested a cooperative tree planting program as a practical and sustainable plan. The town would buy and plant trees along downtown streets and sidewalks, and adjacent merchants would water and maintain the plantings.

Attempts at container landscaping along portions of historic Second Street met with partial success. Hanging floral baskets failed, mainly due to the intense watering needs of the plants. The existing street light poles could only support small, lightweight baskets that didn't hold much soil and had to be watered several times each day, which turned out to be too often for most volunteers.

Vice-chair Linda Pankratz requested that members compile a list of locations in town to target for beautification during 2005. She intends to present the list to the HMMA for their review and volunteer support. The board identified the following sites for street trees and ground cover: Second Street businesses, the portion of the Santa Fe Trail passing through downtown, open space surrounding town well and treatment buildings, and the undeveloped lots between Washington and Front streets.

The meeting adjourned at 7:45 p.m. The next meeting is scheduled for Oct. 12 at 6:30 p.m. in the Monument Town Hall, 166 Second St. The committee normally meets the second Tuesday of the month.



Housecleaning

Monument-Black Forest
20 years of experience
Honest, dependable
I provide all supplies.

References available **495-6772**



Screen Repair

Windows and
Screen Doors

We come to you!

No waiting for days for the hardware shop to call!

Kurt 360-9559

For Sale by Owner



Beautiful Custom Built Home

3.99 acres • Can build guest house

\$565,000 asking price

Call for appointment or Open House Schedule

Nancy Burdette 719-494-0818

Monument Sanitation District, Sept. 21

By Jim Kendrick

The Monument Sanitation District (MSD) approved an *Application to Dissolve a Special District*, the third version submitted by Ernie Biggs and John Dominowski, owners of property in the district, despite board members' assertions that the wording is misleading by implying that the MSD will only transfer the physical assets of its sewer system to the Town of Monument.

Colorado law requires the MSD board to make a good faith effort to sell the district's assets to whichever entity it determines is best suited to serve its constituents' interests—but only if the district court finds that the proposed MSD plan is a satisfactory alternative, in which case the court would then schedule a special district election. The eligible electors of the district would vote for the proposed MSD dissolution plan or vote to leave MSD unchanged.

The board also discussed a proposal to take over the Town of Monument's water operations. The board approved the Joint Use Committee's proposed 2005 budget for the operations of the Tri-Lakes Wastewater Treatment Facility (WWTF). Several homes in Wakonda Hills were formally included into MSD.

Dissolution of the District

Background: In a letter dated Aug. 23, Secretary Glenda Smith listed the district's objections to the prior Application to Dissolve a Special District, submitted by Ernie Biggs and John Dominowski on Aug. 3. Neither applicant resides within MSD but each owns rental property in the district. The district's chief objections to both previous applications pertained to the lack of specific wording as required by Colorado Revised Statutes.

Smith approved the third application submitted by Biggs and Dominowski on Aug. 26, which included a \$300 check for the required bond. However, Smith's approval letter of Sept. 15 expressed continuing concern over the proposed wording of the petition forms constituents must sign if they support dissolving MSD. She wrote:


"Please be aware that we have been advised by our attorney, the language in the 'FULL TEXT OF THE PROPOSED MEASURE, (a),' does not limit the Monument Sanitation District Board of Directors from developing a 'plan' in 'good faith' that includes other local governments that could provide the district's services. It is a misstatement of statutes to represent the petition in a manner that the services of the district can only be provided by the Town of Monument."

Discussion: Larry Gaddis, the district's attorney, said that the board is obligated to consider all entities if a district court finds that the current operations of MSD warrant a special election on dissolution. District Manager Mike Wicklund noted that Biggs has contacted some other special districts and asked them not to merge with or take over MSD. Wicklund said most districts have taken the position that it is too early in the process to make the type of policy decision Biggs has requested.

However, at its Aug. 25 meeting, the Triview Metropolitan District board informally concurred with District Manager Ron Simpson's opinion that there was no benefit to a merger with, or takeover of, MSD. Triview is a partner with Donala Water and Sanitation District and Forest Lakes Metropolitan District in the Upper Monument Creek Regional (UMCR) WWTF, located just off Woodcarver Road. There are no water or sewer interconnections among any of the three owners of this WWTF or among any of the three owners of the Tri-Lakes WWTF.

Gaddis advised that the most logical takeover candidates were Woodmoor Water and Sanitation District or Palmer Lake Sewer District, since they are already one-third owners of the Tri-Lakes WWTF with MSD. He added it was too early in the process to rule out op-

(Continued on page 24)



Why go anywhere else?

For all your financial services needs and exceptional, personalized service, count on Edward Jones.

- Self-directed IRAs featuring flexibility, tax advantages and tailored investments
- Sound rollover advice for your employer-sponsored retirement plan distributions
- Calculation tools to help you plan for a college education or retirement
- Tax-advantaged, fixed-income investments
- Competitive rates on CDs from banks nationwide

- Complete Financial Organization programs to help manage your finances
- Estate planning* services and TOD (Transfer on Death) accounts
- Insurance products tailored to your family's need for protection and/or retirement income
- Ownership in high-quality companies through mutual funds or individual stocks


* Estate planning services are offered through the Edward Jones Trust Company. Edward Jones Trust Company and Edward Jones are separate subsidiaries of the Jones Financial Companies, L.L.C.P.

When it comes to financial services, you really only need to see one person. Call or stop by the Edward Jones location nearest you for more information or to schedule a complimentary portfolio review.


www.edwardjones.com Member SIPC

Edward Jones


Serving Individual Investors Since 1871




Jack Fry
Palmer Lake
481-4964



Brad Lundberg
Monument
481-0043



Bob Denny
Baptist Road
481-6661



Donna O'Bryant
Gleneagle
487-0407

Service Begins
October 11th



We're Right On Schedule.

It's Here.

Express commuter bus service with high-back cushion seats, luggage racks, and wireless internet.

For tickets, visit us online at www.FrontRangeExpress.com.

Hurry, the good seats are going fast.

FREX 
FrontRange Express
FrontRangeExpress.com

Call (719) 636-FREX (3739)

Toll Free 1 (877) i25-FREX (425-3739)

Public Transportation - *Wherever Life Takes You.*

Fountain > Colorado Springs > Monument > Castle Rock > Denver

The Billion Dollar Tax Hike

Vote NO on 1A

<http://www.StopRTA.com>

Experience King's Deer before the end of the season!



Fall Classic ~ October 9th

**Two-Person Scramble
Call Pro Shop for Details**

**Twilight Rate \$29
after 2 pm any day**

FALL SPECIAL

2 FOR 1 GREEN FEE

Valid Monday through Friday any time.

Cart fee required. Not valid with other offers. Expires 10-31-04.

Troon Tavern

**Call 559-0105 for information about hosting
your holiday party with us!**

info@kingsdeergolfclub.com www.kingsdeergolfclub.com

19255 Royal Troon Drive ~ 481-1518

tions.

Gaddis said the next legal steps would be:

- Dominowski and Biggs have to provide a "printer's proof" of the actual petition.
- Once the proof has been approved by the district secretary, exact copies of the proof will be circulated.
- The applicants must collect valid signatures from the lesser of 250 or 5 percent of the total number of eligible district electors within 60 days. The signed petition must be filed with MSD within 60 days of being presented to the board. The actual number of eligible electors needs to be determined, which may take some time due to the difficulty in accurately counting the number of people who have moved, who own property within the district but do not reside within the district, or who are recently deceased.

After the board receives the petition with the valid number of signatures, it must begin to devise a "plan" in "good faith" (according to the Colorado Revised Statutes) to dissolve the district and choose another entity as a candidate for takeover. The plan would then be filed with the district court.

The plan must recommend the best possible alternative for merger or takeover by law, which renders the petition's wording regarding the takeover by the Town of Monument moot and nonbinding.

The court can determine that MSD should not be dissolved and dismiss the petitions. The court has no time limit in considering whether it believes that dissolution is appropriate and, if so, which entity would be allowed to buy the district's assets.

If the judge accepts MSD's proposed plan as an alternative, the judge will call for an election in the special district and eligible electors

would choose the plan MSD submitted to the court or vote to not dissolve the district.

Gaddis repeated his statements from previous board meetings that this is a long and costly process for the district's constituents. All cash and real property of the district must be liquidated. After all the district's debts and employee severance and retirement obligations are paid, any remaining cash assets would be distributed on an equal basis to the district's constituents.

The district's infrastructure would have to be purchased by the entity that takes over the district's responsibilities. In addition, that entity would have to purchase all the district's easements at present value, which are much higher than when originally purchased and would not convey to that entity. The new entity would also have to go to court to resolve each of the lawsuits that are expected to be filed against MSD for breach of contract as a result of dissolution. Gaddis suggested that a merger with another sanitation district would likely be a better alternative than a takeover by the Town of Monument.

Wicklund observed that if enough signatures are collected, the board would have to schedule board meetings with its attorneys at least twice a month to consider options, not including additional required special meetings to receive legal advice on negotiations during executive sessions. This too will be very expensive and drain the cash reserves the district has already set aside for all foreseen inclusions and new infrastructure for Wakonda Hills over the next several years. Gaddis confirmed that dissolution expenses are capital costs.

Wicklund estimated that it would cost about \$4 million to purchase MSD's infrastructure and had no estimate of what the district's easements would cost. The sale could occur as early as October 2005, so any district interested in a takeover would have to appropriate the \$4 million by Dec. 15 of this year for their 2005 budget.

Treasurer Ed Delaney proposed a budget for legal expenses of \$50,000 initially, with amended budgets throughout the remainder of 2005 based on actual legal expenses. Gaddis concurred since appropriated funds, if not

spent, can be rolled over into other discretionary budget lines if there are not enough signatures collected or the court rejects the petitions or the submitted plan. He estimated that the court would not receive any paperwork until 2005. Gaddis also recommended increases in the budget for the Joint Use Committee, which will be heavily involved in the legal issues required by the petition process.

Unification proposed

Later in the meeting, member Jeremy Diggins

Investment Management and Estate Planning



Learn the Common Mistakes and How to Avoid Them

FREE Seminar ~ Thursday, October 28, 7 p.m.

**Speakers: Daniel J. Korleski, Vice-President/Trust & Financial Advisor
Douglas Dixon, CPA, Vice-President/Trust Consultant**



www.wellsfargo.com

R.S.V.P.

481 Highway 105, Suite 214 - (719) 488-4012

proposed that a merger of all the water and sewer operations within Woodmoor, the Town of Monument, Triview Metropolitan District, and the Town of Palmer Lake into a single, unified regional metropolitan district might be the best long-term solution. He believes there may be too many special districts in the region. Smith and Delaney concurred. Lowell Morgan said it was an idea that looks good on paper, however Monument relies on its water revenues to pay for a variety of other activities, and in fact taxes its own water fund with a 13 percent fee that is transferred to its general fund.

Diggins replied that his proposal should still be investigated and put before all the eligible electors in the region, to let them "decide what makes the most sense" in streamlining water and sewer operations, instead of having five separate entities providing these services to Monument residents. Wicklund agreed, "The town is not a big water player, just Woodmoor and Triview." Board members agreed that MSD might be able to lower water costs for town residents, based on the district's demonstrated history of operational efficiency.

Treasurer's report

Tap fees collected thus far in 2004 are about \$250,000, slightly above the budgeted amount of \$200,000. Wicklund said although the district has about \$1.2 million in capital reserves, a change in the Environmental Protection Agency's policies on discharged metals from the Tri-Lakes WWTF may trigger the requirement for a plant expansion that would cost at least \$1 million. Wicklund added that he has regularly prepared 10-year and 30-year long-range plans for board review.

JUC update

Tri-Lakes WWTF plant manager Bill Burks discussed his draft budget for 2005 with the MSD board, as he also does annually with the boards of WW&S and PLSD. At this time, WW&S acts as the executive agent for operations of the WWTF and handles pay and benefits for the facility's two employees. The budget calls for a third employee to be hired in 2005. Burks said he hoped to hire an operator with a B license. Ratings for WWTF operator licenses range from "A" to "D." Both current employees have licenses with the highest rating, "A."

The three districts' shares for expenses will rise from \$102,643 each in 2004 to \$135,833 each (\$407,500 total) due primarily to increased salary, building expansion at the WWTF site, replacement of a 1991 pickup truck, and higher costs for accurate dissolved metals testing of the water that enters and is discharged.

Copper update

Restrictions on maximum allowable copper in the water discharged from the WWTF may change from 12 parts per billion for a 30-day average and 17 parts per billion for a seven-day average to 8.3 parts per billion and 13 parts per billion, respectively. Currently, the state of Colorado monitors metals discharges, and EPA accepts its reports. Burks indicated that other metals such as zinc may be added to the list of items that must be tested for and controlled by the facility. These levels are negotiated periodically when the facility's license expires or modifications to the facility require recertification.

Blower installation postponed

At its Aug. 17 meeting, the MSD board approved the addition of two blowers to enhance aeration for the digestion of solids in the wastewater delivered to Tri-Lakes WWTF. However, the other two members of the Joint Use Committee did not agree with this proposal, as the addition might trigger the need for facility recertification.

The committee tabled the proposal at its Sept. 12 meeting.

While it may be over a decade before MSD begins to approach using 80 percent of its share of solids treatment capacity at the WWTF, PLSD may reach this threshold sooner. When 80 percent of a facility's solids or total water flow capacity is reached, planning must begin for expansion of existing treatment facilities or construction of new ones. At the 90 percent point, expansion or construction must begin to prevent the districts from running out of capacity.

Other matters

The district's accountant, Barb Glab, was reappointed unanimously as 2005 budget officer.

The board voted unanimously to decline the Tri-Lakes United Methodist Church's request to use the MSD office for church activities due to MSD privacy concerns.

The district has advertised for applications to fill the board seat vacated by the resignation of former President Connie DeFelice.

Gaddis advised the board that a change in accounting law requires that tap fees only be used for capital expenses and not daily operations. Wicklund noted that MSD has never used tap fees for operational expenses while he has been district manager (for more than 10 years) and said he did not believe they had ever been used that way.

After a brief overview by Morgan, discussion on zero discharge permits was continued until the next board meeting.

The meeting adjourned at 8:40 p.m. The next meeting has been changed to Thursday, Oct. 14 at 6:30 p.m. in the district's office.



Windshield Cracked?

Have you been told
it can't be repaired?

A Chick & A Windshield

We Do What the Other's Can't!

**24" Crack Repair
is our specialty!**

(We also repair all types of chips & stars.)

Our newly patented technology
makes "unheard of" repairs possible.

Stop by and see what we can do for you!
We believe you'll be pleasantly surprised!

Most repairs are FREE if you have comprehensive insurance. \$100-\$1000 deductible? It doesn't matter in most cases. Insurance companies prefer to waive your deductible, pay for an inexpensive repair, & prevent the complete loss of your windshield rather than pay hundreds of dollars for a replacement that may crack again tomorrow.

Save your hard earned money. Repair rather than replace!

Jackson Creek Shopping Center
(East of Shell Gas in front of King Soopers)

Monument Big O Tires
(East side of Big O Tires beside the new Safeway Fuel Center)

Please call 719-487-8900, (special arrangements by appointment)
Summer hours 10-6, Winter hours 10-5

Time Is Running Out!

Is YOUR BUSINESS Represented
in the January 2005 Edition of the
**TRI-LAKES/BLACK FOREST
TELEPHONE DIRECTORY?**



Final Sales Deadline
Friday, October 15, 2004

**Call Today . . .
488-9899**

Advertise to over 24,000 households 24 Hours a Day – 7 Days a Week
with a Display Ad for as little as \$400.00 or an Inline Ad for as little as \$155.00 for the entire year.
(payment plan available)

Triview Metro District, Sept. 22

By John Heiser

At its regular meeting Sept. 22, the Triview Metropolitan District Board of Directors discussed the status of various developments within the district and received the first draft 2005 budget.

Monument planning update

Mike Davenport, Monument town planner and assistant town manager, reported as follows:

- The Board of Trustees (BOT) approved the 99-lot Lariat Ranch Filing 3.
- Due to concerns raised by over-lot grading at the Lariat Ranch site prior to submitting an application, the town has adopted regulations requiring town authorization prior to disturbing an acre or more of land. Davenport said the town is encouraging developers to preserve existing trees, including scrub oak.
- Plans for three pad sites within the Marketplace have been administratively approved: Pad G next to Home Depot, Pad K south of the main entrance, and the Wells Fargo Bank site south of Pad K.
- The BOT approved co-location of AT&T wireless phone antennas and equipment on the pole in the storage yard behind the Foxworth-Galbraith store.
- Monument Mayor Byron Glenn has become actively involved in planning improvements to Baptist Road and is working with private and public parties, including the county and the Marketplace developer, to minimize the amount of money spent on throwaway interim improvements.
- The BOT approved participation

in the cost of traffic improvements at Creekside Middle School. The amount the town will contribute has not been determined.

Davenport asked how many homeowners' associations there are in Jackson Creek. Board members mentioned the associations in Creekside, the Heights, and Homestead. Davenport said he would like to add them to his distribution list for information on proposed Jackson Creek developments.

Mountain View Electric Franchise Fee

District president Steve Stephenson asked about the status of the Mountain View Electric (MVE) franchise fee issue. Electric service users within the town, including the Triview district, received letters from MVE stating that the company failed to collect a 3 percent franchise fee called for by their 1995 agreement with the town. The fee was to have been paid to the town in exchange for use of utility easements, power poles, and other town facilities.

Davenport replied that the BOT discussed the matter in executive session.

Noting that the power lines are buried and MVE can come and go as they please, Stephenson said, "It is almost like the fee should not be applicable to Jackson Creek."

Rick Blevins of Marketplace developer Vision Development, Inc., said, "Mountain View Electric has the front 7 feet of your land. The fee ought to come to you."

Peter Susemihl, attorney for the Triview district, said, "The town would find it difficult to treat Jackson Creek residents differently from other town residents." He noted that since residents paid for the easements and other facilities as part of the purchase price of their properties, the fee amounts to "charging residents for facilities they already paid for." He added, "That is probably the way it is done all over the world."

Susemihl said MVE's position is that the fee is a pass-through from their ratepayers and since the fee was not collected, nothing is owed to the town. He added that there is a good chance the town will treat Triview district property like town property and exempt it from the fee.

Susemihl said MVE's position is that the fee is a pass-through from their ratepayers and since the fee was not collected, nothing is owed to the town. He added that there is a good chance the town will treat Triview district property like town property and exempt it from the fee.

Blevins reported as follows:

- Traffic control improvements by Creekside Middle School are being implemented.
- The very uneven portion of eastbound Baptist Road between I-25 and Jackson Creek Parkway affected

by installation of the sewer interceptor for the Marketplace is to be repaved Sept. 25.

- The \$1 million to \$2 million in Baptist Road interim improvements that include an additional lane in each direction between I-25 and Jackson Creek Parkway as required by the town as a condition for approving the Marketplace project are being delayed awaiting approval of the associated Preble's meadow jumping mouse habitat conservation plan. Blevins said, "The Marketplace agreement is not at risk." He said discussions and planning are continuing to find a way to construct the needed permanent improvements to Baptist Road.

Director Martha Gurnick asked about what is being done to fix the hole beside the road at Leather Chaps and Baptist Road.

Triview Manager Ron Simpson replied that the district has put in riprap and made other repairs and that it is the county's responsibility to fix it.

WWTF

The Upper Monument Creek Regional Waste Water Treatment Facility (WWTF) is jointly owned by the Triview district, the Donala district that serves Gleneagle, and the Forest Lakes Metropolitan District that currently does not have any users.

Chuck Ritter of Nolte and Associates, engineering consultant for the district, reported that two wastewater treatment process equipment suppliers, ABJ and Jet Tech, made presentations. Stephenson attended said the presentations were "very professionally done."

Ritter said that although the ABJ proposal offered lower energy costs, there was concern about maintenance issues with the 4,500 bubble diffusers used in that design. The WWTF design team selected the more expensive Jet Tech design that uses fewer diffusers, offering the potential for easier and less expensive maintenance. Jet Tech is a subsidiary of U.S. Filter, which is owned by the German company Siemens.

Simpson noted that U.S. Filter has an office in Colorado Springs and that the district uses U.S. Filter equipment for treatment of drinking water.

Stephenson added that the Jet Tech design is more suitable with the Sequencing Batch Reaction process.

Ritter said Triview will be responsible for about 52 percent of the cost of the WWTF expansion. (In a phone conversation later, Simpson said that a recent cost estimate for the expansion is \$8.5 million, which would put Triview's portion at about \$4.4 million.)

Ritter said an electric line lies under the point where the district was planning an at-grade crossing of the Union Pacific Railroad tracks for access to the WWTF. He said the crossing point has been moved 20 feet south. Ritter added that the district is still trying to get Union Pacific to respond to their application for the project. The current crossing goes under the tracks, using a trestle that will not accommodate the construction equipment needed for the WWTF expansion.

Parks

Simpson said he has received requests for improvements to the pocket park on Old Creek Drive.

Gurnick said, "A merry-go-round and barbeque pit are out of the question."

Simpson concurred saying, "There is just so much you can cram into that pocket park."

Blevins expressed concern that equipment improvements made there would set a precedent for other parks. Simpson said there is also interest in starting a community garden.

Developments

Simpson said The Timbers purchased the property owned by Miles Grant between Foxworth-Galbraith and Jackson Creek Parkway. A preliminary design for this project is noted in the draft budget as including commercial, office, and a possible motel site.

Blevins described Lariat Ranch Filing 3. He said the lots range from about 8,000 to 25,700 square feet, with an average lot size of 10,800 square feet.

He added that the grades on Kitchener Way as it approaches Leather Chaps Drive are an issue with the Filing 3 project. He noted that at that point the road would be 4 to 5 feet above the lots of the existing Lariat Ranch houses. He said Lariat Ranch homeowners are concerned about loss of views and added that several lots in Filing 3 will be restricted to ranch-style houses to reduce the view corridor impact.

Blevins then described plans for the northeast residential area of Jackson Creek. The area is bounded on the north by Higby Road and on the south by the drainage way and newly built section of Leather Chaps Road where it meets Jackson Creek Parkway at the Marketplace. The plan calls for 604 residential lots with a gross density of 2.7 lots per acre.

Referring to the Triview district's costs for providing infrastructure and services, Simpson said, "Anything below 3.4 [lots per acre] is expensive for us."

Blevins said the westernmost portion of the proposed development calls for six dwelling units (DU) per acre, similar to the Creekside development; the middle portion is planned for four DU per acre, similar to the Lariat Ranch development; and the easternmost portion is planned for two DU per acre, similar to the Homestead development.

He noted that along Jackson Creek Parkway mixed-use development is planned. In that area, he said the uses would be community commercial and higher density residential, with up to 18 DU per acre. He said that due to lack of interest in building apartment buildings, the residential would probably be detached single-family units clustered around a courtyard with garages and alley access from outside of the cluster.

Water consumption

Simpson said that during August, water use within the district averaged about 560,000 gallons per day, with an additional 52,000 gallons per day for irrigation.

The
Castle
House

Pampering
for a Princess

- Facials
- Waxing
- Reflexology
- Eye Treatments
- Scalp Massage



Owner/Esthetician Noel Martinez

719 487-8586



Pumpkin Pumice

Body Scrub \$29!



Add pumpkin enzyme

peel for \$20 additional!

Shower included. Good through 10/30/04.

**Creekside Middle School
traffic improvement**

Simpson reported that based on a suggestion from Stephenson, the district applied for grant money from the MVE Round-Up program and will receive \$5,000 to help with the costs of the middle school traffic improvements.

Simpson said Lewis-Palmer School District 38 has made signage improvements and made changes in the striping to improve traffic flow on the middle school property.

Rate study and 2005 budget

Simpson said Rick Giardina, of Rick Giardina and Associates, will attend the board's Oct. 27 meeting to discuss water and sewer rates as part of setting the district's rates and budget for 2005.

Simpson distributed copies of the draft Triview budget for 2005. A public hearing on the 2005 budget will be held at the Oct. 27 meeting.

Some highlights of the draft budget:

- About \$785,000 would pay the debt service costs of the approximately \$15 million in Phase G bonds for the Marketplace infrastructure, leaving about \$458,000 for the debt service on the approximately \$21 million in subordinated bonds. Since the subordinated bonds are at a substantially higher interest rate than the Phase G bonds, the \$458,000 available means that during 2005 the district will accumulate significant additional unpaid interest on the subordinated bonds.
- A developer loan, subsequently to be converted to additional district bonded indebtedness, is proposed to fund the \$1.4 million to \$1.5 million to provide infrastructure to service the expansion of Lariat Ranch along Kitchener Way.
- The source of \$4.4 million for Triview's portion of the cost of expanding the WWTF must be resolved prior to mid-2006 so work on the plant can proceed.
- The district will implement Government Accounting Standards Board (GASB) statement 34 accounting for 2005. One result will be changes in the way the depreciation of district assets is calculated.
- There is a \$24,786 increase, from \$136,500 to \$161,286, in the budget for Parks, Landscape, and Open Space. Most of the increase is for repair and maintenance of the existing facilities.
- The budget does not assume Wal-Mart will be approved within the district in 2005, although one additional significant Marketplace tenant is assumed, yielding tap fees of \$159,579. Total commercial space developed within the district during 2005 is assumed to be 93,500 square feet—65,000 square feet in the Marketplace and 28,500 square feet in the Villages at Jackson Creek near the King Soopers shopping center.

Stephenson asked if the district could impose an impact fee to cover expenses associated with the Preble's mouse. Susemihl said it could.

Simpson cautioned that combined with the district's other impact fees, additional fees could put builders in the district at a competitive disadvantage since the impact fee costs are passed through in the cost of houses.

Snow Removal

Simpson presented a proposal from Timberline Landscaping to handle snow removal for the district, replacing developer Colorado Structures, Inc. (CSI). Blevins, representing CSI, said Timberline's charges are about the same as what CSI was charging and, "We weren't making any money."

The Timberline proposal was unanimously approved.

Storm drain grates

Simpson reported that grates are being added to 22 storm drain inlets. Blevins asked why the grates are not included in the specifications for the inlets. Simpson said the county does not like them because they catch debris and reduce the capacity of the storm water drainage system. As a result, the district installs them after the construction is completed and has been inspected.

November and December meeting dates

The board approved changes in meeting dates to Nov. 17 and Dec. 8 to avoid conflicts with the holidays and to approve the 2005 budget prior to the Dec. 15 deadline.

The Triview Metropolitan District Board of Directors normally meets on the fourth Wednesday of each month, 4:30 p.m., at the district offices, 174 N. Washington St. The next meeting will be held Oct. 27.

For further information, contact the Triview Metropolitan District at 488-6868.



Screen Repair

**Windows and
Screen Doors**

We come to you!

No waiting for days for the hardware shop to call!

Kurt 360-9559



**The tea party that
comes to you!**

- We take care of all aspects of a tea party. We set up the table, serve the food and teas, clean up afterwards and leave everything as we found it.
- 4 delicious menu choices with salad, sandwich, entrees and dessert! See our website for menu choices.
- Invite your friends and/or business acquaintances to spend a couple hours enjoying the food and settings in your house or business.

Anay's Tea

(719) 487-2963

www.anaystea.com

More Great Home Values

**Your North Colorado Springs
Resident Real Estate Expert**



**Mark Rudolph
Stuart Scott, Ltd.**

mrudolph@stuartscottltd.com
(719) 578-8801 ext. 122
(719) 492-3974 Cell



**4475 Coralberry Lane
Meadow Ridge
\$285,000**

BRIARGATE BEAUTY
* Impeccably Maintained: Like New *
4 Bed/ 4 Bath /2-Car/ Office/ Rec
Room * Peak Views * Lush, Private
Gardens and Yard * Open Floor Plan
* Light and Bright * Vaulted Ceilings *
Hardwood *



**455 St. Moritz Way
Woodmoor Highlands
\$360,000**

OPEN HOUSE: Oct. 10: 1-4 PM

WOODMOOR RANCHER
Better than New Ranch Style Home *
4Bd/3Ba/2-Car * Treed .56 Acre Lot *
Stucco w/ Tile Roof * Wide Open
Floor Plan * Stunning Great Room *
5-Piece Main Level Master * Walk-Out
Lower Level * Perfect Condition *

Home Listings are DOWN, Buyers are UP, It's a Great Time to SELL !!

**Call me for a free, No Obligation, Market Analysis to
Determine your Home's Value**

At Stuart Scott, Ltd. YOU are Number One in Real Estate....Our Client!

Emil H. Rock Fine Photography

real pictures. real people. real life.



**Senior Portraits
Graduation Portraits
Family Portraits
Weddings
Reunions**

**In studio or on location.
492-5807**

Donala Water and Sanitation District, Sept. 13

By Jim Kendrick

The Donala Water and Sanitation District Board reviewed preliminary service rates and fees for 2005 at the Sept. 15 meeting. These numbers are used for initial estimates of district revenue to guide the planning of expenditures for the year. Actual rates and fees for 2005 will be determined at the December board meeting.

The board selected the type of sequential batch reactor technology it will recommend to Triview Met-

ropolitan District and Forest Lakes Sanitation District for the expansion of the Upper Monument Creek Regional Wastewater Treatment Facility. There was an executive session for legal and financial investment advice before the open public session.

Financial statement

After the directors routinely reviewed August expenditures, District Manager Dana Duthie advised the board that he had negotiated a substantial reduction in unemployment compensation paid

to a former employee who had moved to Arizona. Even though that employee had chosen to quit work and leave the state, he had asked for six months' unemployment from Donala because he could not find a suitable job at his new residence. Duthie challenged the six-month claim and was able to reduce it to one month of salary, \$6,717.

Preliminary 2005 budget working numbers

Duthie reviewed the rationale he applied in proposing "working number" fees and rates he wanted to use in starting budget preparation. The board agreed to use his preliminary figures.

Tap fees would increase \$500. People can lock in the 2004 fee by paying the fee in December. However, they must begin digging and installing their water line and/or sewer line within six months or the district will automatically refund their fee and then require the higher 2005 fee prior to actual installation of the lines. Total development fees remain the same because the water portion goes up \$1,000 while the sewer portion goes down \$1,000. Basic service for the minimum usage increases 10 percent, while incremental volume charges increase from 5 percent to 10 percent.

Duthie also discussed known expense information for 2005, and said Mountain View Electric Association estimates that Donala's electric bill will rise from 10 percent to 30 percent. Health insurance rates for employees will also rise at a rate above inflation, a national trend. Conversely, revenue in August was the lowest since 1995, and July revenue was the lowest since 1992. District residents used much less water for outdoor irrigation this year than they used during the past few years of drought.

Baptist Road water tank easement signed

The board approved an easement for two homeowners who use the dirt access road to the district's water storage tank on Baptist Road as part of their residential driveway.

El Paso County Water Authority participation

The state grant that subsidized district membership fees for the past three years has run out and some members of the authority will decline to pay the full fee to retain membership. The authority is coordinating a transit loss model for all wastewater

entities that more accurately credits the actual amount of wastewater delivered to streams such as Monument Creek. Current credits are believed to be lower than the actual amount returned to the creek after use by the districts.

Jet Aeration technology selected for wastewater treatment facility expansion

The WWTF design team selected the jet aeration technology proposed by U.S. Filter instead of the 4,500 fine bubbler diffusers and "airborne decanter" system proposed by ABJ of ITT Industries. Duthie said the choice was based on several pros and cons for each system, with ease of operations and maintenance being the prime considerations. The U.S. Filter system has a slightly higher acquisition cost.

Decisions still have to be made on which process will be used for the final stage (bacteria treatment.) Donala's engineering consultant, GMS Inc., will submit a preliminary design to the health department. Cost estimates for the plant were reviewed and approved so they could be forwarded to Triview Metropolitan District.

Transit Mix request

Duthie said Transit Mix is moving forward with its proposal to build a concrete batch plant at the north boundary of the Air Force Academy between I-25 and the railroad tracks. Although the plant lies within Forest Lakes Sanitation District, Transit Mix would like to connect to Donala's sewer main that runs from the east side of I-25 over to the wastewater treatment facility, because Forest Lakes has no plans to install a sewer line there in the near future.

The high pH level of the batch plant's sewer water would be beneficial to the chemical processes within the treatment facility as long as their wastewater does not contain any harmful chemicals. Local groundwater has a low pH, which the plant's discharge would offset.

In other matters, Duthie reviewed each of the subdivision construction projects under way within the district and said there were no major problems with any of them.

The next board meeting is scheduled for Oct. 13 at 1:30 p.m. in the district office at 15850 Holbein. The meetings are normally held on the second Wednesday of the month; however, there will be no board meeting in November.



The Real Estate Offices

Located at
19 Highway 105
Palmer Lake, Colorado 80133





19405 Misty Morning Dr., Woodmoor—Over 4,100 sq. ft. in this beautiful 5 bedroom, 4 bath home with a quiet, park-like setting just minutes from Woodmoor Pines Country Club. New wood floors, many custom built-ins, huge main level home office, bay windows, fresh interior & exterior paint, spacious sunroom with walkout to wrap around deck, walk-in pantry, tile floors & counter-tops. JUST REDUCED! **\$392,500.**



20365 Phoebe Grove, Colorado Springs—A MUST SEE w/ dramatic entry, oversized family/living room, big kitchen w/ extra space for an eat-in area, office, etc. Oversized detached garage has service door conveniently located to the kitchen area. The master bedroom is located at one end of the home while the other two bedrooms are at the other. The back yard is fenced and landscaped. Don't miss your opportunity to own this terrific horse property w/ equestrian easements in school district 38. **\$239,900.** MLS# 411007



4120 Slash Pine Dr., Wissler Ranch—True main level living with master suite, office, laundry and extra bedroom all on one level. Four bedrooms, 5 baths, 3 gas log fireplaces in this custom home that sits on 5 acres with tall pines and mountain views. Walkout lower level with huge family room. Gourmet kitchen has large pantry, planning desk, island and walkout to covered deck for easy out door living. **\$579,000.**



408 Jefferson, Monument—Cute 3 bd, 3 ba, 2+ car garage Victorian loaded with extras: hickory cabinets, granite counters, walk-in pantry, tile baths, slate flooring on main level, custom window coverings, and rounded corners. The bedrooms are wired for cable and telephone. The oversized garage is completely finished with a pull down stairway for storage. The home sits in a park-like setting next to the Santa Fe Trail. **\$263,500.** MLS# 409290



Kathy Allen
Raspberry Mountain
Real Estate, Inc.
719-234-1181 (ofc)
719-661-9863 (cell)
www.KathyAllen.net



Joan Overby, CRS
Overby Real Estate, Inc.
719-234-1162 (ofc)
719-210-3738 (cell)
866-345-9406 (toll free)
joverby2@msn.com



Spa Open House

Every Sat. 12-2

Or make an appointment and receive 20% OFF any spa, image, or skincare product*

*Includes Microderm Abrasion (MDA) as seen in *Good Housekeeping* and *Elle* magazines. Experience a free spa escape as featured in Oprah's *O* magazine!

Call Mary Heintz at 481-4402
or come to the open house at 125 2nd St. Monument

Support Our Community Advertise in OCN

For more information, visit
www.ourcommunitynews.org or
call John Heiser
Advertising Editor
488-9031

Lewis-Palmer School Board, Sept. 16

By Tommie Plank

Why four questions concerning growth in District 38 on the Nov. 2 ballot? And how can voters work their way through all the verbiage to make an informed decision? Many people in the school district have been asking those questions, and members of the school board and Superintendent Dave Dilley addressed their reasons for putting this baffling ballot before the voters at their September regular meeting.

They have scheduled presentations to discuss the details of the bond and mill levy questions, and they are encouraging voters to attend one or more of the presentations. Three informational events have been scheduled:

- Sept. 30, 7 p.m., at the District Learning Center: Fact Festival
- Oct. 14, 7 p.m., at the District Learning Center: Speaker from the Colorado Small Schools Initiative regarding instruction, philosophy, and models of learning
- Oct. 26, 7 p.m. at Lewis-Palmer High School: Fact Festival

During their discussion, board members expressed surprise at the allegation that the board was trying to trick voters by not including the land costs in the ninth grade center option. They stated that land costs were included so that voters could evaluate the cost differences between the options. The board is currently in negotiations for the land and is not in a position to release those numbers publicly, but it maintains that those costs are included.

Throughout the decision process, the board has stated that the second high school option would be a more expensive item and that the major difference would be in the operating costs, an ongoing expense, rather than the initial capital cost. Building a new campus is more expensive than expanding the existing campus. By sharing some facilities and resources, the cost of the enlarged campus was reduced below the cost of building an entire new campus. One area in which costs are saved, members further explained, is in improving the existing high school stadium and using it as the major athletic forum for the district, rather than building a new facility.

The issue of operating costs was discussed in light of some of the small school research that concludes that small schools can be less costly than

large schools. The small school research relies on the cost per graduate as the basis for the cost of schooling. This is favorable to small schools when the graduation rate at the large schools they are compared to is very low. It is not favorable in the case of Lewis-Palmer High School, which has a graduation rate in excess of 97 percent, the Board maintains.

The Board also addressed actions that are being taken to alleviate traffic problems around the high school, which have been significant at times this school year. They believe, however, that the problems have been caused by changes in traffic patterns around the school, not by the 73 additional students at the school.

Colorado state law requires that school districts with a director district form of representation must reapportion those districts every four years to ensure that they are equal in the number of registered voters. The Board voted to approve an agreement with Strategic Resources West to review the current school board director district boundaries. Benny Hill of SRW will present his findings to the Board later this fall.

High school students Monica Nelson, Mark Bowers, Sean Moore, and Chris Newby discussed their experiences at engineering camps they attended over the summer. Monica, Mark, and Sean attended camp at the U.S. Air Force Academy, while Chris attended Operation Catapult in Terra Haute, Indiana. All four students reported they are now interested in careers in various disciplines of engineering.

Prairie Winds Elementary School (PWES) teachers Mary Labesky, Patty Dennard, Sara Scott, Robin Reintsema, and Cindy Cole demonstrated how the Professional Learning Communities concept works in fifth grade collaborative norms in writing. They meet for 45 minutes at least twice a week to conduct focused conversations and brainstorm ideas on how to improve teaching techniques in order to increase student achievement. PWES Physical Education instructor Shelly Dyche reported that as an integrated arts (formerly "specials") teacher, she feels more included, is more focused, and receives better results from the students now that the school is practicing the Professional Learning Communi-

ties concept.

Raymond Blanch, executive director of Assessment, Research, and Technology, presented the 2003-04 Student Performance Report and highlighted the "relentless" pursuit of excellence as indicated by the increasing scores on various assessments in all grade levels.

Joy Underhill, school nurse at the high school, received a commendation certificate for her work with students and for being instrumental in improving the safety and welfare of students.

The next regular meeting of the Board of Education will be Oct. 20 at 7 p.m. at the administration building.

**Support Our
Community
Shop Tri-Lakes**

*Christmas is just . . .
. . . around the corner*



Affordable Carpet Connection
Carpet - Ceramic - Vinyl - Laminate - Wood

**Let Us Help You Decorate
For the Holidays**

**Direct from the Mill - Huge Savings
Free Estimate - Quality Installation**

481-0831
755 Hwy 105, Palmer Lake Serving the Tri-Lakes Area Since 1996

Bella Casa
Distinctive Home Furnishings & Accents

Uniquely designed furniture & accessories to personalize your home.

Welcome to Bella Casa



155 Second Street • Mounument, CO • (719) 559-4133
Tues-Sat 10-6 or by appointment 651-8059



experience
service
technology
strength
vision
international

We know the way.

Trust, strength, and technology have built our reputation. Convenience, security, and service are building our future.

Come see what you can do with Stewart

Stewart Title of Monument
1850 Woodmoor Drive, Suite 103
Monument, CO 80132
719.487.9624
www.stewart.com

STC
LISTED
NYSE

Forbes
Platinum 400
America's Best
Big Companies

S&P
500

stewart
title of monument

September Weather Wrap

By Bill Kappel

Tri-Lakes residents enjoyed a brief shot of summer for the first half of September and the first taste of winter toward the end of the month—not unusual for this transition month.

September started out on the mild and dry side, in stark contrast to June, July, and August, which turned out to be one of the coolest and wettest summer periods on record. Although many of us may have missed out on getting a good tan, this summer really did a lot to bring our region out of the meteorological drought we had been experiencing. Of course, water supplies are still stressed, but as discussed last month, that is not because of Mother Nature, but instead a result of too much demand on an insufficient system (a socioeconomic drought).

Temperatures reached the 70s and 80s for the first three days of the month, before a cold front moved in the 4th. Brief heavy rain fell throughout the area, but skies quickly cleared over the next few days, with moderate temperatures. Mornings were chilly over the next few days, but under mostly sunny to partly cloudy skies, temperatures continued to warm to above-normal levels through the middle of the month. Highs consistently reached the 70s and 80s through the 20th.

However, big changes rolled in on the night of the 20th as a strong cold front and unstable air mass combined to bring wintry weather to the Tri-Lakes area on the last day of summer. We woke up to low clouds, drizzle, and light rain on the morning of the 21st. Precipitation increased throughout the afternoon, and snow began to mix in with the rain during the early afternoon along the higher portions of the Tri-Lakes region. By 5 p.m., most areas were seeing all snow, with big white flakes and minor accumulations above 7300 feet. The high temperature for the day was recorded just after midnight, as temperatures during the

afternoon struggled to get out of the upper 30s.

By the morning of the 22nd, some areas had received over 2 inches of new snow, and there was a beautiful coating of the wet snow on the grass, trees, and cars in the area. Unsettled weather continued on the afternoon of the 22nd, with rain and snow. Thunder was heard at times, giving us the rare chance to witness thundersnow. Sub-freezing temperatures greeted us on the morning of the 23rd, as lows reached well into the 20s.

Conditions quickly quieted down after this first taste of winter, with seasonal temperatures, scattered clouds, and isolated showers, but this didn't last long as a cold front moved through on the 27th. A strong line of thunderstorms formed west of Denver, then rolled down the I-25 corridor and over the Tri-Lakes region in the evening, with heavy rain, gusty winds, and hail. In less than an hour, .50 to 1.50 inches of rain fell, causing flash flooding and dangerous driving conditions.

The next few days witnessed a return to seasonal temperatures before another strong cold front moved through on the final day of the month. Overall, the month ended with average temperatures and slightly above-normal precipitation. We also saw our first snow of the season and several below-freezing mornings.

A Look Ahead

October is usually the first month when wintry conditions become common. We generally experience many days of clear weather, with chilly mornings and mild afternoons. The last two Octobers have been drier than normal and on the mild side. However, both

years witnessed cold temperatures and light snow at the end of the month, adding credence to the myth that it always snows on Halloween. Looking at the latest long-range models, the first week of October looks to be seasonal, with mostly sunny to partly cloudy skies and isolated showers. The second week of the month promises to bring a better chance of storminess and cooler temperatures.

The official monthly forecast for October 2004, produced by the Climate Prediction Center (<http://www.cpc.ncep.noaa.gov/products/predictions/30day/>), is calling for an equal chance of normal temperatures

and normal precipitation—not too exciting.

For a complete look at monthly climate summaries for the Tri-Lakes region, visit <http://users.adelphia.net/~billkappel/ClimateSummary.htm>.

Remember, weather affects all of us every day and is a very important part of life for us on the Palmer Divide. If you see a unique weather event or have a weather question, please contact us at our_community_news@hotmail.com.

Bill Kappel is the KKTV 11 News morning meteorologist and a Tri-Lakes resident.

REPAIRS PLUS

If you are looking for a contractor that you won't mind having in your home, one that you can trust, one that guarantees to stay with the original bid regarding price and time, and one that cleans up after himself, then call us. We offer a lot more in addition to our great prices!

- Basements
- Kitchen and bath remodeling
- Courtyard Construction — A little privacy out of the wind is a good thing!
- Interior/Exterior Painting
- Stucco
- Concrete/brick walkways/patios
- Decks

Home
improvement
without the
headaches!

492-5807

Tri-Lakes Women's Club
proudly presents

Wine and Roses III



A Wine Tasting Benefit
and Silent Auction

Thursday—November 4, 2004

6:00 pm - 9:00 pm

Pinecrest Event Center

106 Pinecrest Way, Palmer Lake, CO

An Event to Attend!

Join us for an evening of
fine wines from around the world, food samplings, & hors d'oeuvres.

Sponsored by the Tri-Lakes Women's Club.

Net proceeds benefit charitable
and educational organizations
serving the local community.

Highlights

- Food Samplings
- Celebrity Wine Servers
- Silent Auction

Tickets: \$30 advance, \$35 at the door
Reservations limited—Order your tickets
today by mailing your check payable to
"TLWC" to

P.O. Box 669, Monument, CO 80132

Visit: www.tlwc.net



KARATE Back-to-School Special \$50 OFF Karate Program Classes for Kids, Families & Adults



* **Superior Concentration**
For better grades

* **Courage & Patience**
To handle life's daily challenges

* **Inner Strength**
To say "NO" to peer pressure

**There is no better gift you can give
your child than the gift of self-
discipline and learning.**

481-6814

Academy of Martial Arts

1764 Lake Woodmoor Dr. (Woodmoor Center near the Library)
Ask about our Colorado Springs locations.

Travel
Plus



Still your oldest agency in Monument...Just a new location. As always...Nancy and Flo. Call us for all your travel needs! Mon.-Fri. 9-5. Sat. by appointment.

- ✓ **Now is the time to book for Spring Break**
- ✓ **Group space available for Alaska 2005 cruises**

Call 481-3051

Fax 481-3054

Letters to Our Community

Letter Guidelines

Our Community News welcomes letters to the editor on topics of general interest. The OCN editorial board has established a policy that we do not knowingly print letters that have appeared in substantially the same form elsewhere.

Please include full name, home address, and day and evening phone numbers. A limit of 300 words is recommended. Letters may be edited for length, grammar, and accuracy. Send your letter to editor@ourcommunitynews.org or mail to Our Community News, P.O. Box 1742, Monument, Colorado 80132-1742.

In response to problems receiving e-mail, if you send your letter by e-mail, we will send an e-mail acknowledgement. If you do not receive an acknowledgement, please call 481-4164 to confirm that we have received your letter.

Disclaimer: The opinions expressed in letters to our community should not be interpreted as the view of OCN even when the letter writer is a reporter for OCN.

Homemakers say thanks

The Monument Homemakers want to thank everyone who participated in our Bake and Rummage Sale on September 11, including the Monument Town Hall staff and the people who donated, baked, bought,

and sold items. Our sale was one of success. Many thanks.

Lorena Roe

Issues with the school ballot issues

Referencing the OCN article "Lewis-Palmer School Board meeting Aug. 19" (Sept. 4), the article was informative, but it is missing a significant piece of information: How much is each of the options going to cost each taxpaying household? I, and probably others, would want to know how much the options are going to cost us. Neither *Our Community News* or the other local newspaper are reporting this information. Is it because the cost of the options would discourage citizens to vote for them?

There is another issue that I have with two of the options. Ballot Issue 3C and 3D contain the phrase: *And shall the mill levy be increased in any year, without limitation of rate or amount, to pay the principal of, premium, if any, and interest on such debt or any refunding debt (or to create a reserve for such payment)...*

The way I read this is that the School Board can raise the mill levy in the future without voter approval. This is like giving the School Board a blank check. Personally, I don't sign blank checks.

Based on the fact that the School Board is not providing voters with the cost to each taxpaying household and that two of the ballot issues appear to be blank checks, I will not vote for any of the ballot issues.

Jerome E. Schroeder

Editor's Note: OCN's principal mission is to cover meetings, where information such as the cost to taxpayers might be discussed. Two such discussions did take place this month: One at the Palmer Lake Town Council combined workshop and meeting on Sept. 9 (see story on page 12) and one at the Monument Board of Trustees meeting on Sept. 20 (see page 18).

District 38 is suing the YMCA!

It's true! How LOW can these people go? As part of the Dave Dilley's desperate last-ditch effort to re-expand LP High School into a Megacampus (Ballot Measure 3D), he (and his cohorts) have added the YMCA to everyone else in town they are suing to get the land they need next to LP High School.

So why are Dilley and his groupies having to sue to get this land for their Measure 3D? Because they DO NOT OWN THE LAND for their proposed (and heavily promoted) Megacampus! When I tried to make the community aware of this, Jess Raintree publicly called me a liar—that I "was wrong and that I knew it." I will now give her the opportunity to prove it.

I contend that the \$29 million price tag that Dilley and Raintree have attached to Measure 3D does not include the cost for the 20-plus acres needed for the expansion of LP High. Thirty people attended the same school board meeting in July that I did and witnessed these same numbers, many of whom have confirmed this recently.

So, if we are wrong, Mr. Dilley and Mrs. Raintree, then publish (in this newspaper, next issue) the same cost breakdown for your LP High School Megacampus that you presented to the public previously. Show us precisely how the \$4.2 million you designated for "site development" will cover the cost for 20-plus acres in Jackson Creek, how it will pay for moving Higby Road to the south (per your plans), pay for all infrastructure, engineering costs, road improvements, and traffic control improvements.

After I spoke with CDOT and a few large developers in the area, they believe that the \$2.8 million original figure wouldn't even cover the "site development" costs, no less the land you need. Perhaps that's why you so hastily raised that line item to \$4.2 million in August. By the way, Mr. Dilley, "site development" is not a synonymous term with "land acquisition."

If you won't make public these figures surrounding the Megacampus Measure 3D, Mr. Dilley and Mrs. Raintree, then I expect an apology to the public and admission that you, in fact, were the party that was wrong. I will gladly do the same for you if a "land acquisition" cost was, in fact, included in the \$29 million anywhere.

This would indicate a much bigger problem, however. Even if Mr. Dilley merely "assumed" that the Jackson Creek Company was going to give him 20-plus acres of prime commercial property as a free "donation," it confirms, at best, that he and his sales staff (the school board) have a lack of fiscal responsibility to the community. At worst, they have perpetrated an outright fraud on the community in order to disguise their preferred Megacampus Measure 3D to appear less expensive to the voters than an entire new high school for \$33 million (Measures 3B & 3C). Either way, these people should not be allowed to hold public positions that have such a profound influence over our kids, our community, and our wallets.

Mr. Dilley recently stated that he is still "negotiating" for the land needed for the Megacampus and that is why he can't disclose the land cost. Please don't insult our intelligence any further. It is irresponsible, Mr. Dilley, to tell the public how much your Megacampus will cost, so heavily promote this option, then put a specific price on the ballot for the public to vote on,

while you are still "negotiating" one of the largest cost items for the Megacampus. The community should be outraged! FYI, "negotiating" is not a synonymous term with "suing everybody."

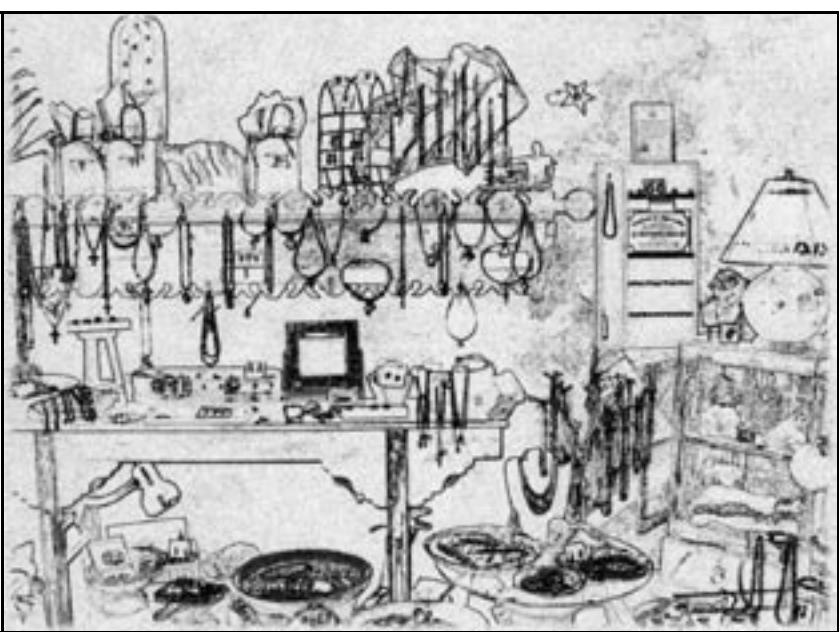
Need more facts? Please go to nomegahighschool.com.

Glenn Lodwig

I see the Palmer, where's the lake?

We stood on the shore of Palmer Lake, glassing a great blue heron. He looked disgruntled, and had a right to be, as he was standing in mud that was once the middle of the lake.

A passer-by said, "I finally made it to Palmer Lake. Everyone said it's so pretty you have to see it. I see the Palmer, but where's the lake?"



For Unique Gifts...

SANTA FE TRAIL JEWELRY

719-481-0250
Open Mon.-Fri. 10-5
Sat. 10-4

125 Second St.
Historic Downtown
Monument

"The anti-aging breakthrough of the decade!"



Strixaderm-MD™

- Reduces the appearance of wrinkles
- Increases skin's firmness, tone and moisture level
- Stimulates the renewal of skin cells
- Corrects discoloration from damaged skin and age spots
- Improves the appearance of existing stretch marks
- No painful injections needed
- No doctor's appointment necessary

Now Available At:

Essence @ Tanlines

King Soopers Shopping Center

487-9895

The Sensible Alternative To Botox®

* Botox®, is a registered trademark of Allergan, Inc.

"Gone," we said.
"Where did it go?" he asked.
We don't know, but we sure miss it. We've heard drought caused its disappearance, but we've had plenty of rain this summer, and neighbors to the north have full and healthy looking ponds. We've heard groundwater's dangerously low, yet a house foundation was being dug by the lake that very evening. We've heard water rights, easements, accidental diversion by the railroad and others, but who really knows? We don't have the answers, but were wondering if anyone else still cares?
Diane and Jim Sawatzki

Fire district unification

Since June of this year, the boards of directors of the Woodmoor-Monument Fire Protection District and the Tri-Lakes Fire Protection District have been meeting monthly with the goal of unifying the two fire departments.
A single fire department would provide better emergency services to all of the residents of the Tri-Lakes Area. Significant progress has been made towards this plan. Common 911 alerting, where the 911 operation center sends information simultaneously to both departments, now enables the two departments to know what the other department is doing so that they can be ready to assist if necessary.
The Tri-Lakes ambulance service now serves both districts and provides faster and more efficient response. An Interoperability Agreement has been signed which permits firefighters and emergency medical technicians of both districts to work together and jointly man each other's apparatus. Joint training is being conducted to ensure the members of both departments act as one on an emergency scene. A Closest Force Response agreement has been signed and implemented, thus erasing the borders between the two districts and assuring faster response to all emergencies.
For example, the Woodmoor-Monument fire department now responds to emergencies across the street from their fire station even though the businesses are in the Tri-Lakes district, and the Tri-Lakes fire department responds to emergencies at the Safeway store even though it is in the Woodmoor-Monument district.
Some work remains, particularly in the areas of finance and administration, but the joint boards feel that it is now time to take the next unification step, which is formation of a fire authority. A fire authority is created by an inter-governmental agency (IGA) agreement between the districts. Under this method of unification, the districts retain their autonomy with their assets being transferred to the fire authority by lease. The firefighters, emergency medical technicians and administrative staff are also transferred to the fire authority, and a single department is formed. The districts supply funding, and they jointly appoint the

governing board of directors of the fire authority.
The fire authority is a try-before-buy step since the agreement can be dissolved if either district feels they were better off before the fire authority was formed. Some view a fire authority as a stepping-stone to a more formal unification using the inclusion or consolidation methods outlined in the Colorado Statutes; others have found that it is the ultimate solution, and some fire authorities have served their constituents well for over 15 years.
If the two districts continue to display the same spirit of cooperation they have demonstrated in the past four months, a fire authority agreement could be in place as early as January 2005.
Bill R. Ingram
Joint Fire Protection Board Citizen Representative







A surprising visit

After a year and a half of condemnation threats and several requests to our district County Commissioner Wayne Williams to come see where the county wants to build a road through my property, imagine my surprise when at 10 a.m., Sept. 28, Commissioner

Williams was at my front door.
We walked my land and discussed how this road to a private development would impact my property. The road will take approximately 1.3 acres of my 5 acres and stand 70 feet from my front door. I already have an existing road out my back door. This is the same road which was determined to be illegal by the 4th Judicial Court of Colorado Springs, the Colorado Court of Appeals and the Colorado Supreme Court.
The purpose of this new proposed road, through six private properties, is to allow the county to circumvent what the courts determined to be a road for private use. The county is spending approximately \$500,000 of taxpayer money to build a road with the primary function of accessing a developers proposed new subdivision.
Although I am grateful that Commissioner Williams had the courtesy to visit my property, it is still obvious to me that he continues to support this abusive government power of eminent domain to confiscate my property.
Ray Miller


Palmer Divide Ranches on East Cherry Creek

Why you live in Colorado!




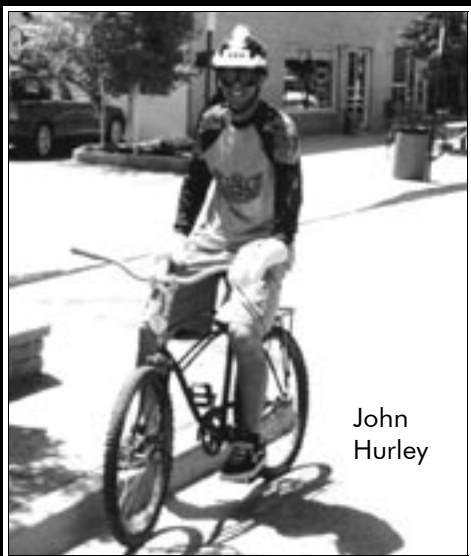
- 35 acre gated home sites in Douglas/Elbert County
- Enjoy miles of equestrian/hiking trails
- Majestic mountain views
- Lush hay fields, trees, ponds, outcroppings, and creek
- 35 min. drive to Tech Center
20 min. drive to Co. Springs
- Close to shopping, parks, golf and horse park
- Owner financing

Priced from \$165,900



Cathy Howrey
Direct 303-841-2121 Home 303-660-8608
Cell 303-994-4466
www.eastcherrycreek.com





John Hurley

Rental Bike Sale! Fri-Sat, Oct. 8-9

Tri-Lakes Area's
Only Bike & Ski
Shop

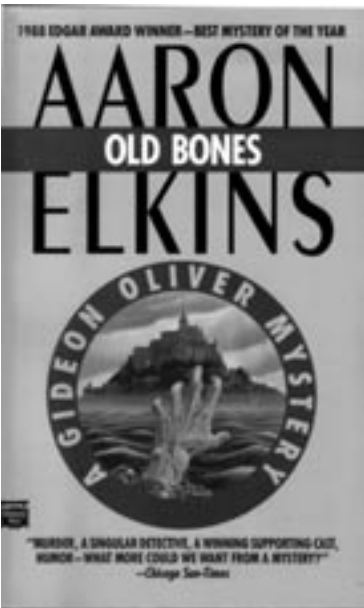
BALANCED ROCK BIKE & SKI

3rd & Beacon Lite
Monument
488-9007

www.balancedbike.com

Between The Covers at the Covered Treasures Bookstore

Things That Go Bump



By Judith Pettibone

It's the haunting month. We will be turning our clocks back and lighting fireplaces. What better time to pick up a new mystery? Given our national proclivity for awards, it should come as no surprise that the Edgar Allen Poe Awards exist to celebrate mysteries and their writers.

The Edgars have been around since 1945, when the Mystery Writers of America (the preeminent American organization of mystery authors) selected Agatha Christie as their first honoree. In general, these are the awards:

- An Edgar is for the best work in various categories (first novel, children's, young adult, etc.) of the mystery field involving writing.
- A Raven is for the best work in the field of mystery NOT involving writing. This includes unique categories such as crime reporting, best work in forensic medicine, new television show,

bookselling, editing, and, my personal favorite, the charming category of Reader of the Year (it's about time someone awarded the page-turners).

- The Grand Master Award recognizes lifelong contributions as well as significant output of high quality. A few of the Grand Masters are Agatha Christie, Tony Hillerman, P.D. James, Ed McBain, Dick Francis, Elmore Leonard, Robert Parker, and Mary Higgins Clark.
- The Ellery Queen Award taps mystery writing teams and important folks in the industry.

Here are a few Edgar Award-winning books for your white knuckling and shivering pleasure:

Folly

By Laurie R. King, \$12.00

King has a magical touch with the setting in this Edgar book. The fictitious island in the Straits of San Juan is almost its own character in this well-crafted, intriguing mystery about healing, love, and fine woodworking. The hero is a woman of mid-years who builds art-quality wood creations. After a devastating series of events, she seeks solace and healing by rebuilding, by hand, her uncle's 19th-century home on his island in the San Juans. Disturbing incidents ensue, and a rich and suspenseful novel unfolds. King is also the author of the highly recommended and charming Mary Russell series about Sherlock Holmes and his wife, beginning with the Bee Keeper's Apprentice, and the Kate Martelli series about a San Francisco cop and her family.

Devil in the White City

Murder, Magic, and Madness at the Fair That Changed America

By Erik Larson, \$14.95

Winner of the 2004 Edgar Award for Best Fact Crime, this New York Times number one best seller was also a National Book Award finalist. These many accolades come as no surprise: Erik Larsen is

(Continued on page 35)

Mobile Priority Services, LLC
"Where your family's safety is our top PRIORITY!"

Theresa Kochevar
President

Ph: 719-481-0084
Fax: 719-481-0035

PO Box 3186
Monument, CO 80132

www.familysafetyfirst.com

Mobile
Priority Services, LLC



FAMILY
SAFETY FIRST
A Division of
Mobile Priority Services, LLC

PET
ART™



Capture your pet's unique
personality in a finely detailed
drawing by

Sue Lynch

PO Box 2903
Monument, CO 80132
petart2@msn.com
719.488.0616

Satisfaction Guaranteed



The Little
Flower Shop

Deliveries in the Tri-Lakes Area!
Worldwide Service

719-481-2034

Monument Plaza
481 Highway 105 • Suite 1



Mossflower Embroidery

LPHS Letter Jacket Headquarters

10% off embroidery or \$5 off the cost of your
GAME letter jacket

SAVE 20 \$bucks\$ and 20 miles!!!

Don't drive to Colorado Springs when you can buy it in your own backyard!

GAME JV, (vinyl sleeve) \$85.

GAME University, (wool sleeve) \$85.

GAME Varsity, (leather sleeve) \$140.

GAME MVP, (leather with leather inserts) \$170.

We custom design gifts, clothing, & spirit wear for coaches, teams,
musicians, and sell sportswear for every occasion!!

Call 719-487-2986 Hrs: 9:00-5:00 M-TH or 9:00-3:30 Fridays

Located at 677 Hwy. 105, Unit B, between Monument and Palmer Lake.



488-2806

325 2nd Street
Monument

ORTHODONTICS

Gerard P. Timmins D.D.S., M.S.

- Friendly, Courteous Staff – Relaxed Atmosphere
- Personalized Care – One Patient at a Time
- Orthodontics for All Ages – Timely Early Intervention
- Traditional & Clear Brackets – INVISALIGN Available
- New Patients Welcome
- Flexible Financing Available

MEMBER: AMERICAN ASSOCIATION OF ORTHODONTISTS;
AMERICAN DENTAL ASSOCIATION & COLORADO DENTAL ASSOCIATION

Support Our
Community
Shop Tri-
Lakes

flat-out brilliant in his ability to create a novel-like feel to nonfiction. Using the background of Chicago and the 1893 World's Fair, Larson marries the fair to the tale of the real-life, cunning serial killer who lures victims to his hotel adjacent to the fairgrounds. Esquire magazine says it perfectly—"so good, you find yourself asking how you could not know this already." This book follows the considerable success of Isaac's Storm, the compelling tale of the hurricane of 1900 that decimated Galveston, Texas. Larson's impeccable research in this area might be especially interesting in light of hurricanes Charley, Frances, Ivan, and Jeanne.

Old Bones

By Aaron Elkins, \$6.50

I first discovered the, in my opinion, under-appreciated Aaron Elkins when living in the Pacific Northwest. His book *Dark Places* so captivated me that I could not wait to visit the Olympic National Park's most amazing rain forest. I also developed a crush on Gideon Oliver, the intrepid physical anthropologist—or, as the media in this series calls him, the "bone detective." *Old Bones* won the 1988 Edgar for Best Mystery of the Year with Gideon Oliver, again, solving the crime. This book takes place in France

and includes atmospheric Mont St. Michel and also explores the French resistance and Nazi collaborators. Elkins' other series features the Boston art expert Ben Revere, who deals with all crimes art historical. His latest in this series, *Where There's A Will*, is set for release in April 2005.

Come to Grief

By Dick Francis, \$6.99

Dick Francis, himself, has "come to grief" after the death of his beloved wife and muse. He announced recently that he has written his last book. Thankfully, we have his considerable life's work to continue to enjoy. For this decidedly "unhorsey" person, I was surprised that I enjoyed these racetrack-centered books so much. Early on, I determined that every single Francis protagonist was so sympathetic and well crafted that I looked forward to meeting a new narrator as much as the story itself. In 1996, Francis won both the Best Mystery Edgar for *Come to Grief* as well as the Grand Master award. This book features P.I. and ex-jockey Sid Halley, his only ongoing character in a gripping book about Sid facing both his own personal demon and the betrayal of friendship. A great yarn. Other Sid Halley books are *Odds Against* and *Whip Hand*.

Mysteries are a mainstay of most bookstores and are the mainstay of beach reading and curling-up-on-a-snowy-day reading. We're finished with the beach and about to take on the blizzards. Boo! ... And happy reading until next month, when we will feature a brand new semi-annual theme: Best Durn Reads.

**On the Trail
Trail Daze**

By Tim Watkins

I'd like to thank the folks who came out to do some cleanup and trail work: You know who you are! Much obliged for all your time and efforts in a positive direction.

We have some wonderful trails to use here. There is lots of fun, laughs, and exercise to be had at all times of year on these trail systems. Soon winter will make some of them a bit tricky, so here are a few thoughts.

When the trails get snow-packed, use ones that are free from the icy or muddy conditions. If you run or ride off to the side of these trails, we end up with "braided trails," which require more maintenance. Stay on existing trails or find drier ones.

Be courteous to other users. I cannot stress this enough. Consideration goes a long way with the people we live with; let's be the same with people we meet as we recreate in the mountains.

The fall weather is great for riding and running, so get out and enjoy yourself!

Please get involved in helping out with trail maintenance with the Friends of Monument Preserve or other service groups. The trails are under heavy use, so we need all the help we can get. Contact me at Balanced Rock Bike and Ski, 488-9007, if you have questions.

**Support Our
Community
Shop Tri-Lakes**

**Grand Opening
Mon. Oct. 18!**
**Serving the Tri-Lakes area for
all your chiropractic needs**
Free consultations
Walk-Ins Welcome
**Sundance Chiropractic
Clinic**

20 Primrose St. Palmer Lake
Dr. Christy Meislahn
488-8789

Ask about Reiki sessions!

**What Interest Rate
Do You Earn?**

7.18%

Yield to
Maturity
due
8/1/2011

YTM*

*Yield effective as of 9/15/2004, subject to availability and price change.
Yield and market value will fluctuate if sold prior to maturity



M.R. Lang
Investment Services, LLC

Matthew Lang,
Investment Consultant
1864 Woodmoor Drive, Suite 211
Monument, CO 80132

719-481-0887
matthew.lang@ipl.com

Notes by Case New Holland, Inc.

What interest rate do you earn?

- **Rated BB- by Standard and Poor's**
- **Semi-annual interest**
- **Callable 8/1/2007, YTC = 6.47%**

Securities offered through Linsco/Private Ledger, Member NASD/SIPC



*Your Hometown Bookstore
Since 1993*

**Covered
Treasures**
B.O.O.K.S.T.O.R.E

Card and Coffee Corner

**Presentation and
Book Signing**

Sat., Oct. 9, 11 am

Monument Town Hall

**Former Troop 514 Scoutmaster
Maj. (ret.) William Tolbert
will present the story behind
the flag that flew on the last
Space Shuttle Challenger flight.**



Book signing immediately follows at Covered Treasures.

481-2665 (BOOK)

Second and Washington Streets
In Historic Downtown Monument

NEW! FACIALS AND MESSAGES



Bringing Beauty to Life
www.vitaesalon.com

VITAE SALON

1780 Lake Woodmoor Dr, Monument
in the Woodmoor Center behind the Library


Precision Hair Cuts, Colors, Up-Dos,
Perms, Manicures, Pedicures, Waxing

**We now offer braiding classes.
\$10 per person. Call to sign up.**

Monument's best selection of
fine beauty products:

Paul Mitchell • Matrix • Nioxin
TIGI • Redken • Kneipp • OPI • Pureology
Aquis • Gena • Body Drench • Crew
Goldwell Color • and more!

CALL 488.9449 FOR AN APPOINTMENT



NEW CENTURY CONSTRUCTION
Interior Woodwork

- Doors and Windows
- Crown Molding
- Cabinets
- Shelving
- Bookcases

Bruce Short
(719) 499-0824
P.O. Box 1304
Palmer Lake, CO 80133

Maria's Daycare
Infants through Grade School
Licensed Daycare Provider
References Available



487-1070
Gleneagle



Trilakes Nutrition
FOR HEALTH...ENERGY...LIVING!

Progressive Nutritional Care for:

- Fibromyalgia
- Chronic fatigue
- Auto-immune conditions
- Eating disorders
- Weight-related issues
- Intestinal problems
- Sports nutrition
- Mood disorders/ADHD
- Adrenal and Hormonal conditions
- PCOS
- Healthy weight program for kids, teens, and adults



Margo Gasta, MS, RD, CCN
Registered Dietitian & Wellness Professional
719.331.5067
trilakesnutrition.meta-ehealth.com



High Country Highlights Changes of Autumn

By Woody Woodworth

Now that we have had some colder temperatures, many of you are noticing a drastic change in your garden. You gaze over the landscape you planted over the last year and at the older beds that are more established and witness plants that look a little worn, their color slowly disappearing as the autumn sky grows dimmer by one minute every day.

The annuals are gone due to the early frost, the perennials are striving to hang on, giving you color to their best ability. The mums burst in a flurry of color, almost daring the frost and cooler temperatures to stop them. Agastache, Perovskia, and blue mist spirea are all still blooming, sharing their colors of gray/green leaves, orange, purple, and blue flowers. The staghorn sumac, burning bush, and Virginia creeper are all changing vibrant red, the aspen and Canadian red cherry are turning yellow, and the pink pewter lamium ground cover is still a beautiful variegated backdrop to the shade garden.

Yes, now is still the time to enjoy your gardens, before "old man winter" and the early twilight creep upon us.

There is a little work to do in the garden this time of year, but I encourage you to take the time – when the day is not as rushed – to close your eyes and smell the newness of the fall equinox. In the morning, the air is crisp on the skin of your face, almost burning as you take a deep breath through your nose. Just feeling that sensation makes you reach to button up your flannel or light jacket. As

the mid-day sun climbs a little lower in the sky, the air is warm and full of the reason we live in such a beautiful state.

Gather a few tomato vines that may still be left on the trellis, empty out a few pots of dirt that held the fantastic colors of your annual flowers and invert them, or rejuvenate your compost bin by adding a bit of water to it.

Now is the time many gardeners cut back their perennials and call it quits for the season. I don't. I like the natural landscape the flowers and shrubs have created in a season. I like to let that image linger through the winter. –Then, when we get that occasional snow, my gardens come alive with texture and beauty! The fountain grass bends slightly and the Karl Foresters I planted three years ago stand proud in a two-foot clump with three-foot-high golden plumage. They will stay like that until I trim them to six inches in the early spring.

I mulch some of my tender plants. My grape vines, roses, and trumpet vines seem to perform better the next year if I give them a little extra protection from the elements. My sprinkler system gets turned off, but I leave hoses out so I can give my plants a little drink on that beautiful 50-degree day in October and into late November.

The work in the garden slows to a crawl, giving us a little more time to ponder what seeds to plant, what alterations to make in the near future, and all the possibilities of life and the ever-changing seasons.

Woody Woodworth owns High Country Feed & Garden and is a member of Garden Centers of Colorado and the Green Industry.

DENNY MCNEILL
SERVICES
Light Carpentry, Decks to Doors
Tree Thinning, Etc
Professional, Ethical, Creative

719-495-0562 719-495-0542-FAX
dennismcneill@mac.com

Rooms for Rent



Beautifully furnished, cable TV & util. incld. w/d, shared kitchen and bath. n/p, n/s. **\$325-375 per mo.**

719-481-1361/488-0083



10 Tans for \$20
With this coupon:
5 additional tans free!

481-9090
Advanced Hair Tech • 66 2nd St.

4 Paws
Dog Grooming

- Professional
- Scissor Finish
- No Truncations
- Reasonable Prices
- 20 Years Exp.

(719) 481-3356
By Appointment

Owned & Operated By Adrienne Angel

High Country Store
Purveyors of fine items for home and garden

SALE!

30% OFF! - Fountains and Bird Baths
40% OFF Shrubs, Perennials and Select Trees



Pumpkins
Gourds
Corn Stalks
Straw Bales

Sign up for our Winemaking Seminars
Learn how to make great wine!



oh..... remember to pick up your Premium Pet Food here!

Open Tues thru Friday 9-6, Sat 9-5 Closed Sun and Mon
243 Washington, Monument 481-3477

Bird Watch on the Palmer Divide

Owls are on the Divide

By Elizabeth Hacker

Every fall season, our resident owl pays us a visit. I first spotted him late one sleepless night 14 years ago in September when there was an unusually bright full moon. As I gazed out high into a pine tree in our front yard, I noticed a huge pair of glowing eyes that scared the bejeebers out of me—until I realized it was an owl.

Since that sighting, I have observed an owl in that same ponderosa each fall. Because they are territorial, I assume that it is the same owl, its mate, or an offspring. I also assume that the owl comes in the fall to prey on migratory birds that may nest for a night in trees all along the Front Range.

Unlike other birds, owl eyes are very large and forward-facing. They are encased in a capsule of bone called the sclerotic ring, which allows little eye movement. Owls must turn their entire heads to look sideways and can rotate their heads 270 degrees. Some owls have feathers above their eyes that are described as ears tufts or horns.

There are two families: the typical owls with round heads (Strigidae) that includes about 167 species, and the barn owl with a more triangular or heart-shaped head (Tytonidae) that includes 14 species. While they vary in appearance, many generalizations apply to both. Both families are nocturnal predators with a muted brown plumage (the snowy owl is an exception). No need for all that color—after all, it's night and nobody would see it anyway! Female owls are often larger than males, and there is not the distinct color differentiation between the sexes as is found in most other bird species.

I have never specifically identified the species of owl that visits us each year due to its ability to effectively hide among the tree limbs. But I know when it arrives because the stellar jays make quite a ruckus once they discover him. Smaller birds that spot a rest-

ing owl will mob it to draw attention to its concealed perch and try to encourage it to move on. Other small animals are then warned of the owl's location and will try to hide from its powerful talons, sharp beak, and formidable wingspan.

Owls follow a strict no-carb diet: Only meat will do for this bird! They use their keen sense of sight to find their prey in the dark. They also have an acute sense of hearing that helps them to locate a meal. Their ears are located asymmetrically on their head to aid in picking up any of the surrounding sounds made by animals. They are stealth hunters and can easily sneak up on their prey since their fluffy feathers give them a mothlike silent flight.

Two methods employed by owls for hunting include "perch and pounce" and "quartering." Owls that hunt in forested areas use the perch and pounce method. They pounce on prey located on a lower branch of a tree or on the ground. In open areas, owls use the quartering method to fly low over the ground in search of prey. Smaller prey is consumed whole, while larger prey is eaten in chunks. Owls eliminate the inedible parts like hair, feathers, insect exoskeletons, and bones in oval-shaped pellets.

Throughout history and across many cultures, people have regarded owls with fascination and awe. Consider Hedwig, Harry Potter's owl who carries messages to and from Harry. While Harry Potter is great fiction, it does not accurately portray the true behavior of owls. Hedwig acts much more like the now extinct carrier pigeon than an owl. It is doubtful that owls could be trained to carry messages, as they are territorial creatures.


More research is needed to enhance our understanding of these fascinating birds. I found www.owlcam.com to be an interesting web site because it documents one owl family over a period of three years. It includes pho-

tos, a remarkable report, and recorded owl sounds. Recently, I was elated to hear our resident owl resonate the common "who-who-who" sound. However, I learned from this site that owls make other sounds that are not as melodic.

Elizabeth Hacker is an artist and freelance writer. E-mail your questions and bird finds to her at editor@ourcommunitynews.org.

Below: Owl drawing by Elizabeth Hacker. A color version is posted at www.ourcommunitynews.org/v4n10bird.htm





Marsha and Tom Kromer
Home Loan Consultants

(719) 481-0269 Ext. 223
(866) 510-1853 Toll Free
(719) 487-0048 Fax
(719) 337-3872 Marsha Cell
(719) 337-0726 Tom Cell

Website: home.countrywide.com/marsha-kromer
E-mail: marsha_kromer@countrywide.com

1864 Woodmoor Drive
Suite 103
Monument, CO 80132

furniture pillows window coverings

space planning

bedspreads

custom wreaths consultations

upholstery shutters area rugs wallpaper



Fall Seminar
Fabric & Wallpaper Trends
Thurs., Oct. 21, 1:30 pm
Space is limited. Please call for reservation.

755 Hwy 105 • West End Center, Suite N • 488-9447
Tuesday - Friday 10-5, Sat. by Appointment

**Support
Our Community
Shop Tri-Lakes**

COME WORSHIP

with
THE GATHERING AT JACKSON CREEK
Every Sunday
9 & 11A.M.

Children's Ministry available for birth through 5th grade • High School and Middle School meet at 11:00a.m. Sundays

Meeting at The Classical Academy, 975 Stout Road

From I-25, take exit 156A onto Northgate Rd (east). At Voyager Rd turn right (south). Take a right on Stout Rd.

PASTORS: MIKE WORLEY, ROGER SIMMONS, LEIF HORRELL, TIM GIANNOSA, RICK WESSELHOFF AND SAM BHATT



THE GATHERING AT JACKSON CREEK

Loving God, loving others (Matthew 22:37-39)

FOR MORE INFORMATION CALL: 719-785-0118 OR EMAIL: info@gatheringatjc.org • WEB: www.gatheringatjc.org

Tri-Lakes Railroad Festival, Sept. 25

The Tri-Lakes Railroad Festival, sponsored by the Tri-Lakes Chamber of Commerce, was held in Palmer Lake on Saturday, Sept. 25, 2004 from 10 a.m. to 3 p.m. More

than 150 people attended the event, which featured working model railroads, static displays, and food.

Model railroad enthusiast Rolf Eisenbeis adjusts one of the many trains running on the Narrow HO Gauge display.

Budding railroad engineers watch attentively as Gary Coleman's trains chug along the tracks.

The Narrow HO Gauge display is developed and assembled in modules, which extended across the entire length of the Town Hall.

Photos by Tim Hibbs



Support Our Community Advertise in OCN

We offer very inexpensive ads. Our rates are a fraction of what you would pay in local commercial newspapers.

For more information, call
John Heiser,
Advertising Editor

488-9031

Woodmoor Water and Sanitation District Open House

By Jim Kendrick

The Woodmoor Water and Sanitation District held an open house from 12 p.m. to 3 p.m. on Sept. 18 at its new water treatment plant on Leggins Court northeast of Lewis-Palmer High School. About 80 constituents stopped by to meet with the district's board members and employees and inspect the modern facility that can treat deep aquifer Denver Basin well water and surface water from the creeks and streams that supply Lake Woodmoor.

Supersized hot dogs and sodas were on hand to give visitors the energy to don a hard hat and climb the spotless ladders to the elevated ramp where they could peer down into the three identical tanks that can each treat one million gallons per day. There is also a concrete pad already in place for a fourth filtration tank to expand the station's capacity to 4 million gallons per day in the future.

A sign of the times was an El Paso County Sheriff standing guard to ensure the security of the facility. Also on display was the district's xeriscape landscaping to show how attractively homes and buildings can be landscaped while not using a lot of water on plants and shrubs. The water treatment plant represents an investment of \$3.5 million and should have a useful life span of 50 to 100 years.



Woodmoor Water and Sanitation District holds open house at its new water treatment plant on Leggins Court. Board sits at picnic table near demonstration xeriscape area that shows how to have an attractive garden that uses little water.

Directors: Jim Taylor, Benny Nasser, Jim Wyss, Dick Durham, Ron Turner

Seated District Manager Phil Steininger, Consultant Engineer Mike Rothberg

Photo by Jim Kendrick

Tired of the Car Repair Run Around???

Come To

**FACINELLI
MOTORS**

488-6729

Quality Import Service
Specializing in **SUBARU** Repair

For ALL your Repair & Maintenance Needs

SUBARU Parts in Stock
to Get You Back
on the Road **Fast!!**

M-F 7:30 am-5:30 pm
707 County Line Road
Palmer Lake, CO

Support Our Community Shop Tri-Lakes

Fire Marshal's safety tips

By Thomas W. Eastburn
Furnace Facts

Your furnace should be checked for proper operation if it is over a few years old. Items to be checked are proper flame height and color, presence of carbon monoxide, and proper blower operation, while having an expert qualified technician perform a general cleaning. Preventive maintenance is also recommended for your water heater and other natural gas appliances.

Carbon Monoxide

During previous heating seasons the Woodmoor/Monument Fire Protection District has responded to several carbon monoxide (CO) calls. On a few occasions, the cause of the alert was a broken heat exchanger. The district tests for the presence of carbon monoxide by using our detection meter; we offer homeowners a 24-hour CO monitor tube, along with instructions for its use.

More often, the cause for a CO call is warming up the family vehicle in the garage with the door closed. The garage door is only briefly opened when leaving and then is immediately closed. This does not provide sufficient time for the CO-laden exhaust gases to disperse from the garage. Detectors may sense the remaining carbon monoxide trapped in the garage for several hours.

Other causes include the operation of snow-removal equipment in a garage or basement, or the use of small natural gas or propane cooking equipment inside the home. For you and your family's safety, operate these outside and always follow the manufacturer's recommendations.

Wildfire Mitigation

What a great summer this has been for eliminating many sources of wildfire. Earlier this year, these four agencies applied for and received a grant for fuel reduction in the Woodmoor area: Woodmoor Improvement Association, Woodmoor/Monument Fire Protection District, El Paso County Office of Emergency Management, and the El Paso County Wildland team.

The condition on the grant money, which was used to purchase a new heavy-duty wood chipper, was that this team of grant applicants was obligated to chip a minimum of 600 loads of slash. This minimum requirement was met within the first three weekends.

This amount of fuel reduction is an impressive first step in lessening the wildland fuel loading in the Woodmoor/Monument district. The season finale for district slash reduction was Aug. 28 at the Woodmoor Drive station—which was a busy day; several large

dumpsters were filled with recyclable wood chips. If you are interested in providing your time in this worthwhile effort next season, please call me at 488-3303.

For all the Woodmoor/Monument firefighters, along with the WIA and the El Paso County Wildland Team, I wish to express our appreciation for the residents' efforts to make this a safer community. My daily e-mail shows, however, that we are still not quite done with the fire season, so keep up with the good work on creating defensible space around your home.

I have also seen several new fire resistive roofs being installed; we support the WIA in this endeavor. We continue to offer home site inspections to aid you in reducing the threat of damage from a wildland fire. To schedule an inspection, call the station at 488-3303.

Donations

Some residents have asked how cash donations are used. This money is applied to the daily needs of our volunteer staffing and performance of required equipment maintenance. We have just finished teaching several CPR classes to area residents and will continue to provide this training. Contact the station to be scheduled for the next available class.

Fire Prevention Week

This year's fire prevention week program is "Test Your Smoke Alarms"! Your firefighters will be visiting children from preschool to third grade to conduct this educational event. We ask parents to assist children with the project workbook. Several businesses will be providing space for the fire prevention material, along with your fire station. Come by and talk with us—coffee is available along with a guided tour.


I offer some general homeowner maintenance items to aide in ensuring proper operation of your smoke detector. A gentle vacuuming around the air inlets reduces the amount of dirt and household air particles. Replace the battery, and if the detector is over 10 years old, per the National Fire Prevention Association, replace the device. We offer replacement battery service only with battery-operated devices.

Some homes in our area are equipped with a monitored fire alarm system. The above maintenance items are recommended for these systems also—and call your system provider for yearly preventive maintenance.


Thomas Eastburn is fire marshal for the Woodmoor/Monument Fire Protection District

Help Wanted
QUILTING Instructors and Sales Personnel
Call 719-495-7130 or 719-481-4887

New Apartment For Rent
Near County Line Road ~\$800/month
with appliances, n/p, n/s ~ (303) 246-8994

 **The Wine Seller**
• Hundreds of imported & domestic wines, premium spirits, lagers & ales.
• Wine-of-the-Month Club - Get two wines/month selected to suit your taste, delivered to your door!
Hwy 105 & Roberts Drive Phone: 488-3019
Hours: Tuesday - Saturday 11 am - 6 pm
Visit us on the web at www.thewineseller.net

 **Tres Joy Studios**
restorations • family heritage • special events
Your memories are as precious to us as they are to you! Call today to see how we can help you create a special, timeless gift for future generations to remember forever!
719-591-1971
877-514-0128
www.tresjoystudios.com
photography • timeless treasure books • design

"Good Health is the Finest Wealth"
 **12 TIMEOUT MASSAGE 3 THERAPY 6**
Katy Page, CMT
(719) 481-4581
P.O. Box 569
Monument, CO 80132

LET'S GET TOGETHER AND TALK MUSIC!
Piano teacher & Vocal coach
In Gleneagle Area
Adult beginners & re-starters Welcome!
 **SPECIAL RATES FOR LARGER FAMILIES!**
Call Joanna for free consultation!
481-4010

FREE Transportation for Seniors
in the Tri-Lakes and surrounding areas by Mountain Community Transportation for Seniors Program (MCTS).
For rides, seniors (60+) call **488-0076**
Donations Welcomed
Volunteer drivers are needed! Info: 481-2527

 **Rangewood Orthodontics**
Offering traditional orthodontics and... **invisalign**
DAYLE HARTGERINK, DDS, MS, PC
Dr "H" - Board certified orthodontist
15435 Gleneagle Dr., Suite 200 / 596-3113
Complementary Initial Consultation

 **Hope Montessori Academies**

NOW ENROLLING FOR FALL 2004!

NOW OPEN!

www.montessorichild.com

- Ages 12 Months to 12 Years
- Montessori Certified and Experienced Teachers
- Full and part-time year round programs
- Toddlers, Montessori Preschool, Private Kindergarten, Private Elementary School

Monument Hwy 105 & Furrow Rd., 1.8 miles east of I-25 488-8723



"children growing through education, exploration & recreation"

Special Events and Notices

By Judy Barnes, Editor Emeritus

Christmas crafts festival in Palmer Lake

The 31st annual Christmas Crafts Festival, sponsored by the Palmer Lake Art Group, will be held **Oct. 2**, 9 a.m. to 6 p.m., and **Oct. 3**, 10 a.m. to 4 p.m. in the Palmer Lake Town Hall, 28 Valley Crescent. A wide variety of items will be available for purchase—jewelry, ornaments, stained glass, pottery, and much more. Proceeds fund scholarships for Tri-Lakes area students continuing their education in art. For information, call Marcia Edwards, 481-0365.

Lots going on at Tri-Lakes Center for the Arts Currently showing is the TLCA's Artist Member Show that runs through **Oct. 3**. This showcases the center's members in all media. "A Celebration of Life, Thought, Spirit and Imagination," a juried sculpture exhibition, will run **Oct. 15 through Nov. 13**. The art shows are free to the public.

The Wine Seller Concert Series continues with The Chinook Ensemble performing classical and traditional pieces on **Oct. 16**. The Hausmusik String Quartet will entertain at the center on **Nov. 13**. Refreshments will be provided by local restaurants and wine, beverages, and coffee will be available. Tickets can be purchased at The Wine Seller, The Speed Trap, and at TLCA for \$10 for the center's members and \$12 for nonmembers.

On **Dec. 2**, "Icicles and Mistletoe 2004" will include a silent auction to benefit the center, decadent desserts, wine, liqueur, and holiday spirit tastings, and the Winter Wonderland Art Show Opening. Tickets will be available at several outlets by mid October.

The Gallery Gift Shop inside the center re-opened its doors in November 2003 and offers a large assortment of reasonably priced items such as jewelry, cards, ceramics, unique painted pieces, and original art by the TLCA's member artists. TLCA is located in the Kaiser-Frazer Building at 304 Highway 105 in Palmer Lake. Hours are Tuesday through Saturday from noon until 5 p.m. For more information call 481-0475.

Fall art classes at TLCA

This fall will be an exciting time at the Tri-Lakes Center for the Arts in Palmer Lake. A full schedule of great classes for all ages is planned, including classes in pottery, drawing and painting, floral design, Ukrainian egg decorating, Octo-Box design, T'ai Chi Chuan, an African drum workshop, and many classes for kids—including pop art portraits, an art recipe class for pastes, clays and paints, and an introduction to theater for ages 10-18. The Tri-Lakes Center for the Arts is located at 304 Highway 105 in Palmer Lake. The center is open Tuesday through Saturday from noon to 5 p.m. To view the entire fall schedule, visit www.trilakesarts.com or call 481-0475 for more information.

County needs volunteers

El Paso County Board of County Commissioners is looking for citizen volunteers to fill openings on various board and committees. Apply by Oct. 8.

Individuals with expertise in 4-H are needed for the Colorado State University Extension Advisory Committee. The cooperative extension represents the land grant university and provides non-credit education to individuals and families. Committee members provide a link between extension and current or emerging issues of public concern in the areas of agriculture and natural resources, family and consumer science, horticulture, nutrition, and youth development.

A citizen is needed to serve on the Pikes Peak Area Council of Governments' Community Advisory Committee. Members are appointed by the county commissioners to represent the community. The group is an advisory committee to the council on matters of regional and urban concern.

A vacancy exists on the county's Emer-

gency Services Agency Board. The agency provides for ambulance service and potentially other related emergency medical and rescue management services in Colorado Springs and El Paso County.

The Citizen Review Panel needs volunteers to serve as an extension and continuation of the grievance (appeal) procedure established through the Department of Human Services Quality Assurance Program, provide a forum for the discussion of consumer concerns regarding the Department of Human Services, review and audit quality issues and concerns with the department, and consider and address other issues brought before it by the director of the department.

A land developer representative is needed for the Park Fee Advisory Board. Members meet September through December to establish a fair and equitable park fee schedule.

Individuals interested in any of the current volunteer positions should submit a letter of interest and brief resume including address and a daytime telephone number to: Board of County

Commissioners, Attn: Nancy Greene, Office Manager, 27 E. Vermijo Ave., Colorado Springs, CO 80903-2208; Fax to: 520-6397, or e-mail to: webmaster@elpasoco.com. Deadline for application is **Oct. 8**.

Monument's Fall Festival

The Historic Monument Merchants Association is holding its third annual Monument Fall Festival **Oct. 9**, 10 a.m. to 4 p.m. Live scarecrows will roam the town, collecting donations for Tri-Lakes Cares Building Fund from 10 a.m. to 2 p.m. A pet costume contest will be held at Limbach Park from 10 a.m. to noon. Hayrides around the historic district will leave from the Gallery Center (Pankratz Studios) at Second Street and Beacon Lite from 11 a.m. to 2 p.m. High Country Store will have a chili roaster and live music from 11 a.m. to 3 p.m.

Stop in the Coffee Cup Café to pick up a picture of a scarecrow to enter into the coloring contest, and pet and sketch a llama at 2 Watts Creative. The Folk Art Gallery will have a boardwalk exhibit and sale. The Gallery Center will be celebrating its grand opening that day, with the Lewis-Palmer High School Singers at 2 p.m., and the Men's Choir at 3 p.m. Imaginatively decorated scarecrows will be on display around town for the scarecrow decorating contest. You be the judge! Proceeds from the various contests will go to Tri-Lakes Cares Building Fund. For information, call 481-3282.

Threads of Honor

Former Scoutmaster, retired Major William Tolbert will be appearing at Monument Town Hall, 266 Second St., **Oct. 9** at 11 a.m. to present the story behind the book *Threads of Honor: The True Story of a Boy Scout Troop, Perseverance, Triumph, and an American Flag* by Gordon Ryan. Tolbert will relate the story of how his Monument Troop 514 was finally able to obtain flight clearance for the troop's flag to be placed on the Space Shuttle Challenger's ill-fated flight. This is also the tale of the flag's miraculous intact recovery. A book signing at Covered Treasures Bookstore will immediately follow Tolbert's presentation. As a public service, Covered Treasures will be collecting flags that are no longer fit to be displayed (frayed, torn, or damaged). Local Boy Scout Troop 17 will properly retire these flags.

Joint fire protection districts free barbecue and open house

All Tri-Lakes residents are cordially invited to join the combined Woodmoor/Monument and Tri-Lakes Fire Protection Districts in a free barbecue and open house in observance of Fire Prevention Week. The BBQ will be held on **Oct. 9** at the Woodmoor/Monument Fire Station 1, 1855 Woodmoor Dr., from 10 a.m. to 2 p.m. Additionally, three fire stations—Tri-Lakes Station 1 at 18650 Highway 105, Woodmoor/Monument Sta-



Aspen Glow
Therapeutic Massage

Not ready for the cold weather yet...
Warm up with a Hot Stone Massage.

Massages are done in Monument Woodmoor area.
Call 661-6268 for Appointment

Start My Art!
Colorado Art Center
Monument School of Fine Arts


New Fall Classes and Workshops include

- The Artist's Way: Wednesdays!
- Weekend Art Workshops!

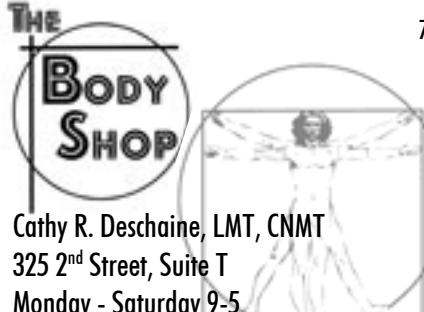


Imagine, create, and accomplish...call
Janet Sellers
488-8280

Visit www.StartmyArt.com for classes, events and programs for artists of all ages!



Housecleaning
Monument-Black Forest
20 years of experience
Honest, dependable
I provide all supplies.
References available **495-6772**



THE BODY SHOP

719-243-2860

- Deep Tissue
- Neuromuscular
- Trigger Point
- Myofascial Release

Cathy R. Deschaine, LMT, CNMT
325 2nd Street, Suite T
Monday - Saturday 9-5

"A little training goes a long way in helping a child stay safe should the need for self-defense skills arise!"

\$19.95
Introductory Special



2 private lessons
with certified Instructor.
Includes FREE uniform!

Freedom School of Martial Arts
481 Hwy 105 (In the Monument Plaza near Monument Pizza)
Call today! 481-3625

tion 1 on Woodmoor Drive, and Tri-Lakes' new station at 18370 Roller Coaster Road (at the corner of Highway 105) will be holding open houses on the same day from 10 a.m. until 3 p.m.

Bring the kids, have a hot dog or hamburger, pick up Fire Prevention Week goodies, see the facilities and equipment your tax dollars have made possible, and meet the brave men and women who stand ready to protect and defend you and your property. For information, call 488-3303.

Volleyball club season to start

Thundercats Volleyball Club will be holding a parent information meeting for the upcoming season on **Oct. 9** from 5 to 7 p.m. at Creekside Middle School in Monument. Pre-tryout volleyball clinics will be held at Soc 'n' Roll in Monument on **Oct. 10, 17, and 25 and Nov. 1 and 9** for competitive volleyball players ages 13-18. For registration or information visit www.thundercatsvbc.com or call Greg Remaklus at (720) 219-0513.

Empty Bowl Dinner

The 13th annual Empty Bowl Dinner sponsored by Monument Hill Sertoma will be held **Oct. 13** from 5 to 7:30 p.m. at Lewis-Palmer High School's cafeteria in Monument. Enjoy a supper of soup, bread, and dessert and take home your empty bowl. All food is donated by local churches and organizations, restaurants, businesses, and individuals. The handmade bowls are donated by local artists, potters, and art classes.

All proceeds from the dinner are donated to Tri-Lakes Cares. Tickets for this popular event are \$15 per person and are available at Covered Treasures Book Store, Pankratz Studios, Petal Pushin', Rock House, Tri-Lakes Printing, and the Tri-Lakes Tribune. For more information, call Linda Pankratz at 481-3108.

Sculpture exhibition in Palmer Lake

On **Oct. 15**, from 6 to 9 p.m., the Tri-Lakes Center for the Arts (TLCA) will host the opening reception for "A Celebration of Life, Thought, Spirit and Imagination," a juried sculpture exhibition showcasing artists from throughout the nation and the Tri-Lakes region. Refreshments will be served and beverages available. The Gallery Gift Shop will be open, featuring various items from local artists. The show will run through Nov. 13. TLCA is located in the Kaiser-Frazer building at 304 Highway 105 in Palmer Lake. Center hours are Tuesday through Saturday from noon to 5 p.m. For more information call 481-0475.

AARP 55 Alive driver safety program

Learn defensive driving techniques, new traffic laws and rules of the road, and how to safely adjust driving to compensate for age-related changes in vision, hearing, and reaction time. The class will be held **Oct. 19 and 20**, 1 to 5 p.m., at the Black Forest Lutheran Church, 12455 Black Forest Road. You must attend both days to complete the course. The \$10 cost includes all class materials and workbooks. Completion of the course can save you money on your auto insurance. For information, call Gwen at 495-2176.

Creative crafters showcase their wares

Over 100 professional artists and crafters will be exhibiting their wares on **Oct. 23**, 9 a.m. to 4:30 p.m. and **Oct. 24**, 11 a.m. to 4 p.m. The show is at Lewis Palmer High School, 1300 Higby Road. Admission is \$3. For more information, call Noreen at 488-3046 or e-mail her at indigolights@msn.com.

Fall Festival at Monument Plaza

A coloring contest, parade of costumes, carved and decorated pumpkin contest, safe trick or treating, sidewalk games for kids, and door prizes for adults are some of the activities planned for the whole family on **Oct. 31** at Monument Plaza, 481 Highway 105. Coloring contest sheets can be picked up by Oct. 24 and returned by Oct. 25 to any Monument Plaza merchant for display and judging. Drop off pumpkins for the contest at 3:30 p.m. Line up for the costume parade at 3:45 p.m. Trick or treating is from 5:30 to 8 p.m. For more information call Karen Evans, 487-8900.

Chamber of Horrors

Local businesses and the Tri-Lakes Chamber of Commerce are holding their first community Halloween party, "Chamber of Horrors," on **Oct. 31**, from 4 to 8 p.m. at historic downtown Monument, Safeway Plaza, Monument Plaza, the Woodmoor Center, and the Chamber of Commerce at 300 Highway 105, next to the Village Inn in Monument. Kids and adults are welcome to visit the many businesses offering "trick or treats." There will be hayrides between shopping centers and many ghoulish activities. For more information call the chamber at 481-3282.

Tri-Lakes Women's Club hosts Wine & Roses III
The Tri-Lakes Women's Club (TLWC) will host Wine & Roses III, "An Event to Attend," on **Nov. 4**, 6 to 9 p.m. at Pinecrest Event Center, 106 Pinecrest Way, Palmer Lake. Enjoy an evening of fine wines from around the world, food samplings, and a silent auction. Celebrity wine servers from the Colorado

Springs media will assist in serving these fine wines.

Tickets are \$30 in advance and \$35 at the door. Reservations are limited. You may order tickets by mailing a check to TLWC, PO Box 669, Monument CO 80132, or by e-mail at communityproj@tlwc.net. For more information, visit the web site at www.tlwc.net.

The Tri-Lakes Women's Club is organized exclusively for charitable and educational purposes. Last year \$34,000 was granted to 24 schools and agencies. In the past 28 years, more than \$415,000 has been awarded to schools, fire and police departments, and nonprofit 501(c)(3) organizations that provide services to residents within the boundaries of School District 38.

Grant aids trauma victims

Tri-Lakes region participants may receive Somatic Trauma Therapy & Integrative Meridian Therapy on a sliding scale fee. Call Kim M. Green, STT, at 231-5715, to learn about the criteria regarding grant scholarships.



Screen Repair

**Windows and
Screen Doors**

We come to you!

No waiting for days for the hardware shop to call!

Kurt 360-9559



Professional Clean

CLEANING SERVICE
serving the Tri-Lakes Area
OFFICE * CHURCH * COMMERCIAL BUILDINGS
RESIDENTIAL * CONSTRUCTION CLEAN-UP
MOVE-IN * MOVE-OUT
719-440-0429
"PROMOTING A SAFE AND HEALTHY ENVIRONMENT"

Arts center offers evening of music and munching

What happens when three longtime friends get together with their musical instruments? They present a concert, of course! The Chinook Ensemble, comprised of Diane Jensen and Greg and Nancy Brown, will perform a concert of classical and acoustic traditional music on Oct. 16 at the Tri-Lakes Center for the Arts, as part of the Wine Seller Concert Series.

The three have been performing together for 20 years in the Colorado Springs area. As members of the Chinook Winds Quintet back in the 1980s, they performed recitals, children's concerts in the schools, and private performances for parties and weddings. Jensen is an elementary school teacher in District 38; Greg and Nancy Brown own Crystal Creek Music, which specializes in woodwind repairs and unique music. All teach privately and perform with the Colorado Springs Philharmonic.

For this recital, they will perform some of their favorite selections from many styles of music over the past 500 years, in a casual and friendly atmosphere. Classical pieces performed on clarinet, oboe and bassoon will be interspersed with traditional Celtic, Appalachian, and eastern European selections using the hammered dulcimer.

The evening will include A Taste of Tri-Lakes, featuring delicious morsels from local restaurants and wine, beverages, and Serrano's coffee.

Tickets are \$10 for TLCA members, \$12 for non-members, and are available at The Wine Seller, The SpeedTrap, and the art center, 304 Highway 105, Palmer Lake. Doors open at 7 p.m., and the concert begins at 7:30. For more information call 481-0475 or visit www.trilakesarts.com.



The Chinook Ensemble (L to R): Greg Brown, Nancy Brown, and Diane Jensen



Reverse Mortgage*

You've worked hard to own your home, now let it work for you!

- Receive Payments instead of making them
- Use money for home repairs, buying a car—whatever you choose!
- No repayment due until you sell or vacate your home.

Contact: Bill Niehus, Reverse Mortgage Specialist
719-650-2620 • william.j.niehus@wellsfargo.com


*Must be at least 62 years old. Call for more detailed program information.



Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A.
© 2004 Wells Fargo Bank, N.A. All Rights Reserved #16231

YogaPathways

- Ongoing classes starting Oct. 4 in Monument
- AM and PM classes
- Level I, Level II & Restorative classes



Anusara Yoga

Call for new class schedule
481-4137
Raleigh Dove
Instructor

Our Community Calendar

By Beth Courrau and Judy Barnes

Although we strive for accuracy in these listings, you are strongly urged to double-check the time and place of any event you wish to attend by calling the info number for that event.

GOVERNMENTAL BODIES

- **Monument Board of Trustees Meeting**, Mon., Oct. 4, 6:30 p.m., Monument Town Hall, 166 2nd St. Normally meets the 1st and 3rd Mon. each month. Info: 884-8017.
- **Tri-Lakes and Woodmoor/Monument Fire Protection District Joint Focus Group Meeting on Unification**, Tue., Oct. 5, 7 p.m., conference room at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Normally meets the 1st Tues. each month. Info: 481-2312 (TL) or 488-3303 (W/M).
- **El Paso County Water Authority**, Wed., Oct. 6, 9 a.m., 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the 1st Wed. each month. Info: 520-6300.
- **Woodmoor Improvement Association Board Meeting**, Wed., Oct. 6, 7 p.m., Woodmoor Barn, 1691 Woodmoor Dr. Normally meets the 1st Wed. each month. Info: 488-2694 or visit www.woodmoor.org.
- **Palmer Lake Town Council Workshop**, Thu., Oct. 7, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Normally meets the 1st Thu. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.
- **Tri-Lakes Wastewater Treatment Facility Joint Use Committee**, Tue., Oct. 12, 6 p.m., at Palmer Lake Sanitation District Office's new address of 120 Middle Glenway by the Rock House. Normally meets the 2nd Monday each month at a rotating location. Info: 481-2732.
- **Monument Parks and Landscape Committee**, Tue., Oct. 12, 6:30 p.m., Monument Town Hall, 166 2nd St. Normally meets the 2nd Tue. each month. Info: 884-8017.
- **Woodmoor Water & Sanitation District**, Tue., Oct. 12, 1 p.m., 1845 Woodmoor Dr. Normally meets the 2nd Tue., of each month. Info: 488-2525.
- **Donala Water and Sanitation District Board**, Wed., Oct. 13, 1:30 p.m., Donala building, 15850 Holbein Drive. Normally meets the 3rd Wed. each month. There will be no meeting in Nov.; the next meeting will be Dec. 6. Info: 488-3603 or visit www.donalawater.org.
- **Monument Planning Commission**, Wed., Oct. 13, 6:30 p.m., Monument Town Hall, 166 2nd St. Normally meets the 2nd Wed. each month. Info: 884-8017.
- **Forest View Acres Water District Board Meeting**, Oct. 13, 7 p.m., Arapahoe Well Building, 188 Rock Ridge Road, off Hwy 105 near Palmer Lake. Normally meets the 2nd Wed. each month. Info: 488-2110.
- **Palmer Lake Sanitation District Board Meeting**, Wed., Oct. 13, 7 p.m., 120 Middle Glenway by the Rock House. Normally meets the 2nd Wed. each month. Info: 481-2732.
- **Monument Sanitation District Board Meeting**, Thu., Oct. 14, 6:30 p.m., 130 2nd St. Normally meets the 3rd Tue. each month. Info: 481-4886.
- **Palmer Lake Town Council Meeting**, Thu., Oct. 14, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Normally meets the 2nd Thu. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.
- **Donald Wescott Fire Protection District Annual Open House**, Sat. Oct. 16, 10 a.m.-2 p.m. Come see the Flight for Life Helicopter display, AMR ambulance tour, Smoky the Bear and more. Lunch will be served by the firefighters. Donald Wescott Fire Station, 15415 Gleneagle Drive. Info: 488-8680.
- **Monument Board of Trustees Meeting**, Mon., Oct. 18, 6:30 p.m., Monument Town Hall, 166 2nd St. Normally meets the 1st and 3rd Mon. each month. Info: 884-8017.
- **El Paso County Planning Commission**, Tue., Oct. 19, 9 a.m., 2880 International Circle (Off Union Blvd and Printers Parkway). Normally meets the 3rd Tue. and optionally the 4th Tue. each month. Info: 520-6300.
- **Donald Wescott Fire Protection District Board**, Wed., Oct. 20, 7 p.m., Station #2, 15000 Sun Hills Drive. Normally meets the 3rd Wed. each month. Info: 488-8680 or 599-4068.
- **Palmer Lake Planning Commission Meeting**, Wed., Oct. 20, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Normally meets the 3rd Wed. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.

- **Board of County Commissioners**, Thu., Oct. 21, 9 a.m., 27 E. Vermijo, 3rd Floor Hearing Room. (Location may vary; call to confirm.) Normally meets the 3rd Thu. each month. Info: 520-6300.
- **Lewis-Palmer School District 38 Board Meeting**, Thu., Oct. 21, 7 p.m., Learning Center of the Lewis-Palmer Administration Building, 2nd and Jefferson. Normally meets the 3rd Thu. each month. Info: 488-4700.
- **Tri-Lakes Fire Protection District Board Meeting**, Thu., Oct. 21, 7 p.m., conference room at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Normally meets the 3rd Thu. each month. Info: 481-2312.
- **El Paso County Planning Commission**, Tue., Oct. 26, 9 a.m., 2880 International Circle (Off Union Blvd and Printers Parkway). This hearing will be held only if there are uncompleted items from the Oct. 19 meeting. Info: 520-6300.
- **Woodmoor/Monument Fire Protection District Board Meeting**, Tue., Oct. 26, 7 p.m., 1855 Woodmoor Dr. Normally meets the 4th Tue. each month. Info: 488-3303.
- **Triview Metropolitan District Board Meeting**, Wed., Oct. 27, 4:30 p.m., district office, 174 N. Washington St. Normally meets the 4th Wed. each month. Info: 488-6868.
- **Monument Board of Trustees Meeting**, Mon., Nov. 1, 6:30 p.m., Monument Town Hall, 166 2nd St. Normally meets the 1st and 3rd Mon. each month. Info: 884-8017.
- **Tri-Lakes and Woodmoor/Monument Fire Protection District Joint Focus Group Meeting on Unification**, Tue., Nov. 2, 7 p.m., conference room at Tri-Lakes Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Normally meets the 1st Tues. each month. Info: 481-2312 (TL) or 488-3303 (W/M).
- **El Paso County Water Authority**, Wed., Nov. 3, 9 a.m., 27 E. Vermijo, 3rd Floor Hearing Room. Normally meets the 1st Wed. each month. Info: 520-6300.
- **Woodmoor Improvement Association Board Meeting**, Wed., Nov. 3, 7 p.m., Woodmoor Barn, 1691 Woodmoor Dr. Normally meets the 1st Wed. each month. Info: 488-2694 or visit www.woodmoor.org.
- **Palmer Lake Town Council Workshop**, Thu., Nov. 4, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Normally meets the 1st Thu. each month. Info: 481-2953 or visit www.ci.palmer-lake.co.us.

LOCAL LIBRARY EVENTS

- **The Palmer Lake Library** hours are Tue.-Fri., 10 a.m.-6 p.m., and Sat., 10 a.m.-2 p.m. 66 Lower Glenway. Info: 481-2587.
- **The Monument Branch Library** hours are Mon.-Thu., 10 a.m.-9 p.m., Fri. & Sat, 10 a.m.-6 p.m., Sun., 1-5 p.m. 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Bookbreak**, every Mon, Wed., and Fri., 10:30 a.m. A short read-aloud session particularly suitable for preschoolers. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Storytimes**, every Tue., 10:30 & 11:15 a.m. For preschoolers ages 3-7. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Palmer Lake Library Storytimes**, every Wed., 10:30 a.m. Stories and more for toddlers and children. Palmer Lake Branch Library, 66 Lower Glenway. Info: 481-2587.
- **Monument Library: Paws to Read**, Read with a Dog Program, every Wed., 3-4:30 p.m. Make a new friend and have a pawsitively good time while reading with a trained dog. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Toddler Time**, every Thu., 10:30 a.m. and 11:15 a.m., Rhymes & rhythms for kids up to 24 months. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Snuggle-Up Storytimes**, every Thu., 7 p.m. Evening stories; PJs and blankies welcome. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
- **Monument Library Film: Treasure Planet**, Sat., Oct. 2, 1 p.m. Part of the program for the 2004 All Pikes Peak Reads selection, *Treasure Island* by Robert Louis Stevenson. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.

- **Monument Library: Parrots & Pirates**, Sat., Oct. 9, 1:30 p.m. Brent Russell of Sanctuarius, Exotic Bird Rescue, seeks to determine the type of parrot found in *Treasure Island* and answers questions about these amazing birds. Meet real parrots! Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.

Adult programs

- **Monument Library: Beginning Computer Classes**. Check at the desk for the schedule of free classes for beginner computer users. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library Discussion Groups for Adults: Socrates Cafe**, every Tue., 1-3 p.m. Discuss philosophy, religions, spirituality, and the common threads among humanity. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library Senior Synergy**, every Wed., 10-noon. Join this group dedicated to empowering individual growth through life-long learning and positive relationships. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library History Buffs**, Wed., Oct. 6, 1-3 p.m. Read a historical book, share what you learn. Normally meets the 1st Wed. each month. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Palmer Lake Book Group**, Fri., Oct. 10, 9 a.m., Palmer Lake Library. Drop in and join this free book discussion about "Big Stone Gap" by Adriana Trigiani. Palmer Lake Branch Library, 66 Lower Glenway. Info: 481-2587.
 - **Monument Library: Talk English!** Mondays, beginning Oct. 13, 6:30-8:30 p.m. Intermediate and advanced English language learners are invited to practice speaking social English at these free informal conversation groups for adults. Monument Branch Library, 1706 Lake Woodmoor Dr. Info: 488-2370.
 - **Monument Library October Art Display**: Marilyn Dunn exhibits brass rubbings—fine decorative pictures that show changing English styles and fashions through the centuries. Also, a display of bowls by local potters collected at previous Empty Bowl Dinners by the Monument Hill Sertoma. Monument Branch Library, 1706 Lake Woodmoor Dr.
- For other library events, please check <http://ppld.org/communityconnections/calendar>.
- OTHER EVENTS
- **Palmer Lake Art Group Christmas Crafts Festival**, Sat., Oct. 2, 9 a.m.-6 p.m. & Sun., Oct. 3, 10 a.m.-4 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Info: Marcia, 481-0365.
 - **Air Force Academy Toastmasters Club**, every Mon., 5:30-6:30, Oracle Building off Voyager Parkway. Info: call Don, 481-8435, or visit www.d26toastmasters.org.
 - **Diabetes and Stroke Prevention Classes**, Thursdays through Oct. 20, 6-7 p.m., St. Peter Parish Education Center. Free classes on nutrition, cooking, exercise, and stress reduction. Info: Liz Slusser, 488-8639.
 - **Western Museum of Mining & Industry**, New in the Changing Exhibit Gallery: GOLD! Now through June 30, 2005. Cost: \$7 adults, \$5 students & seniors, \$3 children age 3-12. 1025 E. Northgate Rd. Info: 488-0880.
 - **Monument Homemakers Club Monthly Potluck Lunch**, Thu., Oct. 7, 11:30 a.m., Monument Town Hall. Normally meets the 1st Thu. each month. Info: Kay Reuteler, 488-3263.
 - **Palmer Divide Quiltmakers**, Thu., Oct. 7, 7 p.m., Church of Woodmoor, Furrow Rd. Normally meets the 1st Thu. each month. Info: 488-0074.
 - **Thundercats Volleyball Club Informational Meeting**, Sat., Oct. 9, 5-7 p.m., Creekside Middle School in Monument. Pre-tryout volleyball clinics will be held at Soc 'n' Roll in Monument on October 10, 17, 25 and Nov 1, 9 for competitive players ages 13-18. For registration or information visit www.thundercatsvbc.com or call Greg Remaklus at (720) 219-0513.
 - **Monument Fall Festival**, Sat., Oct. 9, 10 a.m.-4 p.m., Downtown Monument. Historic Monument merchants will provide a full day of activities: hay rides from Gallery Center (Pankratz) at Second St. & Beacon Lite, a pet costume contest in Limbach Park, decorated scarecrows, a book signing, chili roasting, llamas, music, food, art shows, and more! Info: 481-3282.
 - **Threads of Honor Program & Book Signing**

with **Major William Tolbert**, Sat., Oct. 9, 11 a.m., Monument Town Hall, 166 2nd St. Tolbert presents the story behind the book *Threads of Honor: the True Story of a Boy Scout Troop, Perseverance, Triumph, and an American Flag* by Gordon Ryan. A book signing at Covered Treasures Bookstore will follow. Info: 481-2665.

- **Joint Fire Protection Districts Free Bar-B-Q and Open House**, Sat., Oct. 9, 10 a.m.-2 p.m., Woodmoor/Monument Fire Station #1, 1855 Woodmoor Dr. Enjoy a hot dog or hamburger, pick up Fire Prevention Week goodies, see the facilities and equipment, and meet the brave men and women who stand ready to protect and defend you and your property. Info: 488-3303.
- **Thundercats Volleyball Club Parent Information Meeting**, Sat., Oct. 9, 5-7 p.m., Creekside Middle School, Monument. Info: Greg Remaklus, (720) 219-0513 or visit www.thundercatsvbc.com.
- **La Leche League of Tri-Lakes**, Tue., Oct. 12, 10 a.m., Family of Christ Lutheran Church. This worldwide organization provides mother-to-mother support for mothers who choose to breastfeed. 675 Baptist Rd. Normally meets the 2nd Tue. each month. Info: 481-2909.
- **Pikes Peak Group of the Sierra Club Monthly Program & Meeting**, Tue., Oct. 12, 7 p.m. Dan Cleveland, Executive Director of the Trails and Open Space Coalition (TOSC) presents "Trails and Open Spaces in the Colorado Springs Area." Dan will review the coalition's history, present a slide show on local trails and open spaces, and conclude with what TOSC will likely be doing in the coming years. The program targets all ages and is free to the public and will be held at the Colorado Division of Wildlife office, 4255 Sinton Road (1 block south of Garden of the Gods Rd., just east of I-25); enter via the back entrance. Info: Janet Marletto, 226-1474 or e-mail jmarletto@msn.com.
- **Western Museum of Mining & Industry: Cripple Creek's First Rock Collection**, Wed., Oct. 13, 7 p.m. Professor Steven Veatch will present an evening of minerals, mines, rare photographs, and a look at one of the most important rock collections in Colorado. Cost: \$7 Adults, \$5 Students & Seniors, \$3 children 3 to 12, members free. Reservations are requested; call 488-0880, or e-mail to specialprograms@wmmi.org. Info: 488-0880 or visit www.wmmi.org.
- **Black Forest Chapter of AARP Potluck Luncheon**, Wed., Oct. 13, 11:30 a.m., Black Forest Community Church, Shoup and Black Forest Road. Normally meets the 2nd Wed. of each month. Info: Electa Beckner at 596-6787 or Chuck Eaton at 495-2443.
- **Ben Lomond Gun Club, Tri-Lakes Chapter**, Thu., Oct. 14, 7 p.m., Tri-Lakes Fire Station 1, 18650 Hwy 105 west of Monument near the bowling alley. Normally meets the 2nd Thu. each month. Info: 481-3364.
- **D-38 High School Ballot Issues Open House**, Thu., Oct. 14, 7 p.m., D-38 Administration Building, 146 Jefferson, Monument. Voters can learn more about the Nov. 2 ballot issues concerning the high schools. Info: 488-4700.
- **Tri-Lakes Networking Team Monthly Social & Dinner**, Thu., Oct. 14, 6:30-9 p.m., Woodmoor Country Club. Connect with women in business. Normally meets the 2nd Thu. each month. Info: Tonya Whaley, 484-0677; Rhonda Fullmer, 481-6352.
- **Gleneagle Woman's Club Luncheon**, Fri., Oct. 15, 11:30 a.m.-2 p.m., Embassy Suites, 7290 Commerce Center Dr., Colorado Springs. The program will be a fashion show by August Max/Casual Corner. Visitors welcome. Reservations, Cecelia Neill, 481-1283 by Oct. 8.
- **Tri-Lakes Chamber of Commerce Garage Sale**, Fri., Oct. 15, 9 a.m.-3 p.m., 300 Hwy 105, Monument. Info: 481-3282.
- **Tri-Lakes Women's Club**, Fri., Oct. 15, 11 a.m., Radisson Inn, 8110 N. Academy, Colorado Springs. The program will be "Beyond Chick Flicks - Rocky Mountain Women's Film Festival." Linda Broker will share what goes into producing this festival plus there will be an award winning 20 minute film shown. Reservations: Jackie Timura, 481-6923 or at www.tlwc.net under reservations. Info: visit www.tlwc.net or call Kay Wantman, 481-6240, or Paula Johnson, 481-9376.
- **Tri-Lakes Center for the Arts: Sculpture Exhibition Opening**, Oct. 15, 6-9 p.m., 304 Highway 105 in Palmer Lake. TLCA will host the opening reception for "A Celebration of Life, Thought, Spirit and Imagination," a juried sculpture exhibition

showcasing artists from throughout the nation and the Tri-Lakes region. Refreshments will be served and beverages available. The show will run through Nov. 13. Info: 481-0475.

- **Tri-Lakes Center for the Arts and The Wine Seller Concert Series: The Chinook Ensemble**, Sat., Oct. 16, 7:30 p.m., 304 Highway 105, Palmer Lake. Hear some of the most beautiful classical and traditional music of the last 500 years. Refreshments available. Tickets, \$10 for members, \$12 nonmembers, available at The Wine Seller, The SpeedTrap, and TLCA. Info: 481-0475 or visit www.trilakesarts.com.
- **AARP 55 Alive Driver Safety Program**, Tue. & Wed., Oct. 19-20, 1-5 p.m., Black Forest Lutheran Church, 12455 Black Forest Rd. You must attend both days to complete the course. The \$10 cost includes all class materials and workbooks. Learn defensive driving techniques, new traffic laws and rules of the road, and how to safely adjust driving to compensate for age-related changes in vision, hearing, and reaction time. Info: Gwen 495-2176.
- **Palmer Lake Historical Society: Pee Wee Cordova & Air Force Football**, Thu., Oct. 21, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. Hear great history and stories of the Air Force Academy team. Normally meets the 3rd Thu. each month. Info: 481-8623.
- **MOMS Club of Monument New Member Social**, Fri., Oct. 22. Come meet other stay-at-home moms and kids! Normally meets the Fri. before the last Wed. of the month. Info: Denise Bowe, 488-0552.
- **Creative Crafters Showcase Craft Show**, Sat. Oct. 23, 9 a.m.-4:30 p.m., Sun. Oct. 24, 11 a.m.-4 p.m., Lewis-Palmer High School, 1300 Higby Road. Info: 488-3046 or indigolights@msn.com.
- **D-38 High School Ballot Issues Open House**, Tue., Oct. 26, 7 p.m., Lewis-Palmer High School, Higby Rd., Monument. Voters can learn more about the Nov. 2 ballot issues concerning the high schools. Info: 488-4700.
- **Palmer Lake Citizens for Community Awareness**, Thu., Oct. 28, 7 p.m., Palmer Lake Town Hall, 28 Valley Crescent. All are welcome to join this community group. Normally meets the 4th Thu. each month. Info: Jaqui Parker, 487-7434.
- **Chamber of Horrors Community Halloween Party**, Sun., Oct. 31, 4-8 p.m., downtown Monument, Safeway Plaza, Woodmoor Center, Monument Plaza, Chamber of Commerce at 300 Hwy 105. Hayrides will link the shopping centers, and fun activities for the whole family are planned. Trick or treating 5:30-8 p.m. Info: 481-3282.
- **Monument Plaza Fall Festival**, Sun., Oct. 31, 4-8 p.m., Monument Plaza, 481 Hwy 105. Coloring contest, costume parade, carved/decorated pumpkin contest; games and trick or treats 5:30-8 p.m. Info: Karen Evans, 487-8900.
- **Monument Homemakers Club Monthly Potluck Lunch**, Thu., Nov. 4, 11:30 a.m., Monument Town Hall. Normally meets the 1st Thu. each month. Info: Kay Reuteler, 488-3263.
- **Palmer Divide Quiltmakers**, Thu., Nov. 4, 7 p.m., Church of Woodmoor, Furrow Rd. Normally meets the 1st Thu. each month. Info: 488-0074.
- **Tri-Lakes Women's Club Wine & Roses III**, Thu., Nov. 4, 6-9 p.m., Pinecrest Event Center, 106 Pinecrest Way, Palmer Lake. Enjoy an evening of fine wines from around the world, food samplings and a silent auction. Celebrity wine servers from the Colorado Springs media will assist in serving these fine wines. Reservations are limited. Tickets are \$35 at the door or \$30 in advance by mailing a check to TLWC, PO Box 669, Monument CO 80132 or by e-mail at communityproj@tlwc.net. Info: visit www.tlwc.net.
- **Friday's at the Chamber sponsored by the Tri-Lakes Chamber of Commerce**, Fri., Nov. 5, 8-10 a.m., 300 Highway 105, next to the Village Inn. The chamber welcomes members to Friday morning coffees. Coffee and pastries will be another *sweet* way to network and to say "Thank you" for your continued support. Normally meets the 1st Fri. each month. Info: 481-3282.

To have your event listed in Our Community Calendar, please contact John Heiser at 488-9031, our community_calendar@hotmail.com or P.O. Box 1742, Monument, Colorado 80132.



For Sale — '95 Eagle Talon Esi
Black, 2.2L, Auto, P/S, P/B, A/C, Great Stereo.
Great Condition. Only \$3,900. 719-651-8049

Home Care Available
Walking
Coat Care
Special Care
Medication & Treatment

Shari Blake
Pet Services
Licensed Veterinary Technician

719-488-6593 or 719-338-9719

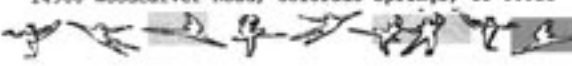
Caring for all your pet's needs




Permanent Cosmetics
Eyebrows and Eyeliner
Call Vicki Byerly
719-488-1147


Fun! **CINDY'S DANCE FACTORY**

Tap Ballet Jazz Poms Hip-Hop
Small classes - For all ages - Start September 13
Cindy Swift Owner/Director/Choreographer 719-487-9204
14960 Woodcarver Road, Colorado Springs, CO 80921



CLASSIC FLOORS

Your local dealer for reasonably priced carpet, tile, vinyl, hardwood, and counter tops.
Monument Plaza Shopping Center (Next to the Post Office)
481-3146



Classic Window Coverings
Judy Ventura
Owner

719-494-1150
719-487-3285 Fax

PO Box 62460
Colorado Springs, CO 80962

Hunter Douglas & Kathy Ireland Home by Alta Dealer
Serving El Paso County Since 1987

DUNRITE HOMES INC.

Drywall, New Construction - Remodel, Repairs
Tile Installation - Interior Painting - Deck Refinish

Quality Dependable Service
Dave 719-481-0078



Help Wanted
Hair Stylist
Booth Rental Only \$250
Advanced Hair Tech
481-9090



Fabulous Homes & Acreages



GORGEOUS NEWER RANCHER ON 5 ACRES WITH RV AND BOAT PARKING! Fantastic open floor plan w/ lots of style & upgraded features. This 5 Bdrm, 3 Bath home has an oversized 3 car Garage & lrg. covered deck. Extras include cherry cabinets, granite, tile, stone gas log fireplace, "trex" decking, media room, huge wet bar, fin. walk-out Bsmt, stucco ext. Volume ceilings, great lighting, & much more! A must see! \$449,900



SPLENDID FAMILY HOME ON 5.2 ACRES W/ TOWERING PINES AND MEADOW! This wonderful 2-story home offers 4 BDRMS, 3.5 BATHS and a 3 car Garage. The lrg. island kitchen, main level office, bay windows, cozy fireplace, huge master suite w/ jacuzzi tub & walk-in closet, sizeable deck & landscaping make this home a great value in Black Forest! BRAND NEW CARPET & EXTERIOR PAINT. Zoned for Horses. \$409,900



LUXURY RANCH STYLE HOME ON 4+ ACRES IN GATED COMMUNITY. This spectacular custom home offers 5 BDRMS, 4.5 BATHS and a 4 car attached Garage. Highlights include slab granite counters, wet bar, 2 covered decks, stone accents, fin. walk-out Bsmt, huge windows, 2 fireplaces, soaring ceilings, landscaping included, towering pines & more! Prestigious HIGH FOREST RANCH location. \$875,000



5 WOODED ACRES WITH UPDATED HOME AND 6 CAR GARAGE IN BLACK FOREST! Great 4 BDRM, 3 BATH home w/ 6-Car Garage, workshop & heated studio/office. Beautiful granite countertops, island kitchen, 2 gas log fireplaces, master suite w/ private bath, 2 lrg. decks, 7 skylights, vaulted ceilings, professionally landscaped, accent lighting, sprinkler sys. & more. Just 10 minutes to mall, schools, shops at Briargate and Pine Creek golf course. Zoned for Horses & near Black Forest Park too!!! \$399,900.



CONTEMPORARY COUNTRY CHARM ON ALMOST 20 ACRES IN BLACK FOREST WITH AWESOME PIKES PEAK VIEWS! 6 BDRM, 4 BATH home w/ a 2 car garage built in year 2000 w/ over 4000 fin. sq ft. Spacious, bright home w/ 2 fireplaces, great kitchen w/ lrg. eating nook, deck, covered front porch & fin. walk-out Bsmt. \$489,900



SPACIOUS RANCHER WITH SPLENDID FRONT RANGE VIEWS! This wonderful 5 BDRM, 3 BATH home w/ 3 car garage is nestled in lush scrub oak in Woodmoor. Extras include fresh paint, skylights, fin. walk-out Bsmt, open & sunny floor plan, deck & more! \$299,900



MARY LYNCH
RE/MAX Advantage Realty

LAND!

TWO WOODED 5 ACRE LOTS, GREAT BUILDING SITES! Good walk-out potential on both lots! Located on a paved road w/ many expensive homes in the area! \$150,000 & \$145,000

GORGEOUS 2.5 ACRE LOT WITH TREES AND PIKES PEAK VIEW. Backs to open space, trails & next to beautiful pond. In prestigious HIGH FOREST RANCH location. A gated community. \$319,900

Toll Free: **1-888-311-6279**

Take a VIRTUAL TOUR of these properties at:
www.marylynch.com

488-4331
www.greatratesco.com

Rates starting at 3.5%

See our ad on page 2

Great Rates of Colorado

10% OFF Dry Cleaning*

10% OFF Alterations*

**With Coupon. Good Through 8/31/04.*

- Dry Cleaning
- Full-Service Laundry
- Leather and Suede Cleaning

- Wedding Gowns
- Expert Alterations
- One-Day Service
- One-Hour Service on Many Items

Home Delivery Available



1736 Lake Woodmoor Drive ~ Near Tri-Lakes Printing, Fitness Architects and the Library

481-4252



TREE MAN

Fire Prevention—Tree Care

Insured and #1 — (719) 488-1818

"Because when it comes to tree care, we care."

- Road and lot clearing
- Thinning
- Brush and dead or live tree removal
- Tree trimming
- Storm damage 24/7
- Tree bracing
- Slash (tree branches and brush) chipping

- Hedge trimming
- Gutter cleaning
- Raking
- Hauling (wood, branches, chips, and pine needles)
- And small tree planting anywhere you want it after each dead or live tree is removed.

Residential and Commercial — Senior Discounts

Payment plans available — Now how can you beat that?

So if you are being FireWise and keeping your trees clean and alive, call us, Jon or Bill, your #1 arborist, for a FREE ESTIMATE!