

August 15, 2025



BLACKHAWK NEWSLETTER

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[Blackhawk Website](#)

[Blackhawk Facebook](#)

[Covenants](#)

[Driveway and
Building Compliance
Forms](#)

[Contact Information](#)

[BOD Meeting
Minutes and
Monthly Financials](#)

Letter from Blackhawk Ranch POA President

Neighbors and Friends,

I am very glad to join the Blackhawk Ranch POA Board, and the group of dedicated and hard-working Board and Committee members. They and other volunteers really do have a passion for their community, and you can be proud of the energy they spend on behalf of all of us. You can read about them further in this newsletter.

My wife Sidney and I recently retired, and we are looking forward to putting more time into our property as well as the volunteer efforts on the Ranch. We have only lived here a short time, but it is very rewarding for us to have a “neighborhood” like this one that we can participate in with our neighbors.

I want to meet with all the committees this year, when they have their regular meeting. I would like to hear their goals, direction, and how they can assist each other. What they do as a team affects all of us, is a good thing to know and share, and creates opportunities for others to find a participation niche, if desired. Committee information is on the Ranch website.

There are also one or two sub-committees specializing in specific areas of interest around the Ranch, so keep an eye out for their reports later in the year.

As always, if you have any questions, concerns, ideas, or recommendations, please don't hesitate to contact the Board. Our contact information is on the website. We are here for you.

Thanks, everyone be safe out there.

Tim Kurtz

President, Blackhawk Ranch POA



Annual Meeting Highlights

By Anne Ebie

The Blackhawk Ranch annual meeting was held at the La Veta Mercantile on July 19th, 2025. Forty nine property owners (19 couples) representing 43 parcels were in attendance. Forty parcels were represented by proxy ballots, making a total of 83, just shy of quorum.

President, Jim Angelillo welcomed owners and introduced the 2024/2025 Board of Directors, Anne Ebie Vice President and Communications Chair; Carol Ryan Treasurer; Nancy Pasternak Secretary and Compliance Chair; and Jim Nance Road Chair and member at large.

Presidents Report

Jim Angelillo announced that a new addendum to the current cattle lease was just signed today. It increases the grazing fee by \$1,000.00 to \$2,500.00 for the years: 2026, 2027, 2028, plus an increase of \$500.00 for this year.

Jim Angelillo reported that “BHR Connect” was begun in January of 2025 as a way of stimulating conversations between owners. It is a meeting hosted by owners for owners and any ranch topic is welcome for discussion. There have been two meetings this year, the first one hosted by Frank and Margaret Horwich, Parcel 62; and the second one by Dan and Anne Ebie, Parcel 163. The next scheduled meeting is set for August 23rd at the Walsenburg Mercantile with Susanne and Terry Bloomfield, Parcels 63 and 68, hosting. Owners can submit a question or comment for discussion before the next meeting on the Blackhawk Ranch website [BHR Connect](#) page.

Treasurers Report

Carol Ryan, Treasurer, gave a short report and advised that owners can now pay their dues via credit card or ACH (automated clearing house) with deductions from your bank account. This information can be found on the Blackhawk Ranch website Payments page. Or you can go to the ranch website homepage and see a link entitled “make a payment” at the bottom of the right hand column. Monthly financial reports can be found on the website under the ‘Owner Resources’ link, and then under the ‘Minutes & Financials’ heading.

Roads Report

Jim Nance presented his criteria for selecting roads for work along with the list of road projects he hopes to accomplish this year. Some highlights of road work for the year are:

- The grade below the intersection of Rugby Mines Road and South Mountain Drive was greatly reduced and the intersection improved.
- The blind curve west of the “T” at the top of the hill just south of the front entrance was widened and the bar ditch filled in and the hill next to it reduced.
- One mile of road base will be delivered the week after this meeting, from the Brodmore Spur intersection to the Cougar Trail intersection on Four Mile Canyon Road.

EMC Report

Brad Brooks reported that the CWPP certification for Blackhawk Ranch is still in progress. Wendy Jackson has completed the necessary documentation and all the changes requested by the state and county reviewers but signatures are still delayed. We have already started the work described in the CWPP while awaiting signatures.

Communications Report

Anne Ebie presented details of the communications initiative.

Art Jackson recently established an emergency text system. The emergency texts are initiated by the EMC, or through the communications team for notifying BHR members in the case of a serious incident. Owners can sign up for these text alerts on the Blackhawk Ranch website [Texting Sign Up](#) page.

The communications initiative also set up a group email for non-emergency communications to the ranch membership from the POA board or committees. These emails will be limited to ranch business and will be sent to all BHR property owners.

Both text and email communications to the POA membership will usually be accompanied by Announcements and Incidents blogs posted to our ranch website.

Owners can utilize help@blackhawkranch.org to text emergency messages or email. In the case of an emergency, member of the Emergency Management Committee will acknowledge the text and initiated any required EMC protocols.

Election Results

There were four candidates this year running for two Board openings, Anne Ebie Parcel 163; Tim Kurtz Parcel 149; Frank Horwich Parcel 62; and Fred Lochner Parcel 141. Tim and Frank were elected to serve a two-year term from 2025 to 2027.

The \$200.00 dues increase proposal that was also on the election ballot did not pass. There were 43 “no” votes and 40 “yes” votes. These numbers included in person voting and proxies.

Action Items from Owner Input and Questions

Rick Mraz, Parcel 143, asked do we have a written road plan? Jim Nance, Road Chair, advised that there is a written plan, however, that plan is subject to change depending on weather conditions and the availability of our road contractor. Jim advised that his primary focus is on the main roads and the most heavily traveled roads. Rick Mraz and Dawn Mann, Parcel 100, volunteered to help organize an ad hoc subcommittee to assist in developing a “master plan” for our roads that could also include special projects.

Tony Luiz, Parcel 84, feels that access to the ranch has become a security issue, Tony would like to serve on a security committee, discussing issues such as private property signage at the 66.1 entrance. Brad Brooks and Art Jackson will follow up with Tony to put together a security subcommittee.

For more Annual Meeting details, please see the President's report and committee reports compiled for the power point presentations that are included under the 2025 Annual Meeting heading on our ranch website under the 'Owners Resources' link, and then under the 'Minutes & Financials' heading.

Sawfly Invasion

By Susanne Bloomfield

When my husband and I returned from a trail riding adventure the first week in June, one of our neighbors greeted us with the news that they had noticed worms destroying the needles of our small ponderosa pine trees. They had owned property here since the beginning of BHR, and they had never seen anything like it. We both contacted the Colorado Forest Service, who really had no specific answers but sent us internet links about the pest.

We started spraying our young trees with an insecticide we used to control flies around the horse barn, and then we noticed that they were decimating the tall older trees, too, especially our special hundreds-of-years-old ponderosas. We felt helpless. In our rides in the forest and speaking with neighbors, we discovered that the damage to BHR Ponderosas was widespread.



The Colorado State Forest Service in La Veta told us that the European Pine Sawfly has a population that will increase slowly then peak and drop. The trees typically bounce back and can handle an infestation. However, trees can be killed if stressed due to drought or other issues. They stated that insecticides could be used, but they could be expensive and could also be an issue with pollinators. Since the insects did not exfoliate the needles closer to the tips of the branches, and rainfall has been plentiful, we have noticed that the trees are perking up.



In my research, I discovered that Sawflies insert their eggs into pine needles in the fall where they overwinter hidden from view. After they hatch, they feed in groups and prefer to consume older needles from tip to base. When disturbed, each individual larva will arch its head and abdomen back, a defensive posture to ward-off predators. In late spring, larvae drop to the ground and pupate in brown, leathery cocoons located at the base of trees. Adults, which are wasp-like, emerge in the fall and lay eggs in needles prior to the onset of winter. There is only one generation per year.

So, what can we do if it occurs again next year? Research suggests that homeowners can wash larvae off with a strong spray of water or spot-treat young larvae with an insecticide such as azadirachtin; horticultural oil; insecticidal soap; organophosphate; pyrethroid; or spinosyn when noticing their presence. The sawfly larvae should be treated with pesticides when they are young and half their full-grown size or less. Since they feed in groups, spot treating is usually effective and only one application is necessary. Once larvae are fully grown, the damage is done and treatment is not effective.



Initial efforts at finding an arborist to service this area have been unsuccessful. Perhaps homeowners could get together through the board to form a committee to share information and prepare for another onslaught should it occur next year.

Spend a day exploring LaVeta's Main Street restaurants, galleries and shopping!

By Nancy Pasternak

Did you know that LaVeta has a new Asian café? It's called Lou's Diner (Asian Fusion) at 701 South Main Street. It features



Korean, Thai, Japanese, Vietnamese and Filipino cuisine, and is open Tuesday through Saturdays from 11am to 7pm. They also have a kids' menu, a variety of specialty non-alcoholic drinks, appetizers and desserts.

Prices range from \$12.00 to \$19.00 for most of the entrees.

The other restaurant on Main Street is Legends on Main, at 305 South Main, serving New Mexico cuisine. They offer burgers, burritos, enchiladas, taco and tuna salads, pastries and desserts, ranging from \$13.00 to \$18.00. They have patio and covered patio areas, as well as seating inside, and are closed on Monday and Tuesdays.



There are 3 galleries In LaVeta, SPACE Gallery located next to the city park at 132 West Ryus, open from 10am to 3pm, Tuesday through Saturdays; Laveta Gallery on Main Street, at 210 South Main, open 10am to 5pm and closed on Wednesdays; and Shalawalla Gallery and Gift store at 107 West Ryus, open 10am to 5pm and closed on Mondays.

Retail businesses on Main Street include: Silvershoe jewelry store open every day 10am to 5pm; Crafted in Colorado next to Silvershoe open Thursday through Saturdays noon to 4pm; Two Mountain Treasures carries men and women's clothing, jewelry, SW and mountain décor, open Monday through Saturdays 10am to 5pm; Parmelee's boutique has men and women's clothing and a delightful child's carousel in the back area open Monday through Saturdays 10am to 5pm; Casa de Pajaros at 213 South Main carries wind chimes, pottery, jewelry, woven baskets and clothing, and is open 7 days a week 10am to 6pm; the LaVeta Mercantile at the corner of Main and Francisco is open 7 days a week 10am to 6pm; Charlie's Grocery has a bakery, deli and meat case in the rear, and an antique ice cream/soda fountain counter with stools in the front, and is open 7 days a week from 7am to 7pm; and last but not least the Book Nook, (a used book store) next to Silvershoe is open Tuesday through Saturdays 11am to 3pm.

Also check out the new bakery, "Just in Time" at 107 West Francisco Street (2 doors west of the mercantile on the same side of the street). They carry a wonderful assortment of pastries, white and



wheat breads, biscuits, ciabatta buns and focaccia bread, breakfast burritos and pizza by the slice, cold sandwiches and wraps, turkey bacon swiss hand-pies, pulled pork and cheddar hand-pies, "Grab & Go" by the

pound: chicken salad, coleslaw and pulled pork, and sweet breads by the slice or loaf. They are open on Tuesdays, and Thursday through Saturdays 8am to 3pm.

So why not have a delicious meal and enjoy an afternoon of browsing and shopping in LaVeta with your family or friends, and take home some fabulous pastries and breads from the bakery!