



# BLACKHAWK NEWSLETTER

## ***BOD Meeting Update***

The BHR POA Board of Directors met on November 5, 2022, by teleconference. Treasurer Art Jackson reported that the October financials reflect year to date actual expenses of \$67,335.97 from a year to date budget of \$90,723.32. There is a variance of \$23,387.35 year to date which is mainly driven by unspent roads budget of \$19,684.62. The Board will vote on the 2023 budget in January after the year-end reconciliation is completed. He also stated that Susanne Bloomfield will be Weeds Chair next year, assisted by Melissa Miller. Brad Brooks, EMC chair, noted that a new EMC search map has been uploaded to the EMC website page, and that EMC conducted a radio test of our new HAM Frequencies along Four Mile Canyon Road on October 27. The Firewise Recertification has also been submitted. The Board is currently looking into a central depository of association information and file storage as well as email capabilities that can be transitioned easily when a new Board member is elected. Access the links on the left for the full Minutes as well as the Financials.

### ***Important Links***

- [Blackhawk Website](#)
- [Blackhawk Facebook](#)
- [Covenants](#)
- [Driveway and Building Compliance Forms](#)
- [Contact Information](#)
- [BOD Meeting Minutes and Monthly Financials](#)

Editor: [Susanne Bloomfield](#)

Reporters: Nancy Pasternak,  
Melissa Miller, Judy Nance.

## ***Easy Christmas Fudge Recipe***

by Judy Nance

- 1 cup granulated sugar
- 1/4 cup cocoa
- 1/3 cup milk
- 1/4 tsp. butter or margarine
- 1 tbs light corn syrup
- 1 tsp vanilla extract
- 2-2 1/4 cup powdered sugar



Combine granulated sugar and cocoa in a 2-qt saucepan. Stir in milk, margarine or butter, and corn syrup. Bring to boil over medium heat, stirring frequently. Boil and stir one minute. Remove from heat and allow to cool without stirring until bottom of pan is lukewarm (about 45 minutes). Stir in vanilla. Mix in powdered sugar until very stiff. Press in a buttered loaf pan measuring 9 x 5 x 3 inches. Chill until firm and cut into 1-inch squares. Yield: 32 candies

## ***THINGS YOU NEED TO KNOW***

***POA Annual Dues***

***Deadline is***

***January 31, 2023.***

***\$450 per lot***

***mail to:***

***Blackhawk Ranch POA  
c/o Shoebox SBAS***

***911 Douglas Fir Drive  
Woodland Park, CO 80863***

## ***Roads Report***

by Jim Nance

After surveying the culverts on all roads on Blackhawk Ranch to begin a systematic cleaning and repair, we documented 180 of them, 70 of which need cleaning to avoid road washouts. One culvert on Four Mile Canyon Road near Twin Ridge was completely blocked and needed to be replaced, and the old one will be reused elsewhere. When weather permitted, the major roads were graded with about one mile of new road base was applied on Four Mile from the first water crossing. Plans were to add road base up to Timber Drive, but inflation and the increase of fuel costs have reduced our buying power almost 15-20%.

Forty-one trees were removed from the "Slide" area on Four Mile Canyon Road to reduce shade on the road and improve icing in that area. In addition, road work will reduce the steep slope from 16% to 13% or lower. New road base will also be applied to that area. Another "Slide" area exists on Rugby Mines near South Mountain and dozens of other steep inclines around the Ranch have grades of between 13% and up to 30%. Which slopes to address first will be addressed in 2023.

The next project was to survey all roads according to steepness and locate problem areas. One section at the end of West Ridge is 22.5%, almost too steep to drive on, and solutions to improve steep sections of Bear Paw, Cougar Trail, Corey Spur, and Wapiti will be considered. Using a trail camera to count traffic loads will help in determining which problem areas to address first.

Residents are encouraged to help by noting which areas continue to cause problems with wet or icy conditions because of tree shading, and if help is needed to remove trees on your property to eliminate these issues, please contact me. In addition, please contact me to report a road incident caused by slippery or muddy roads to help me prioritize repairs or maintenance.



## *What in the @\$%^&\*\*\* is happening on Wapiti Drive?!!*

by Brad Brooks



Well, I am glad you asked! Quite a lot, actually. November and December months have given us some bonus workdays in which the weather has cooperated to the extent we can do both road improvements and fire mitigation. In fact, the road improvements on 4-Mile Canyon Drive actually have been accepted by the Colorado State Forest Service as part of our acreage requirement on the Wapiti fire mitigation grant. Kudos and thanks to Jim Nance and Art Jackson on helping us to achieve that.

With the help of our contract partner, Chris Dotter and team, we have made steady progress in November and December on the Colorado State Forest Service - Forrest Restoration and Wildfire Risk Mitigation matching grant. This grant focuses on creating a Shaded Fuel Break 50 feet on either side of Wapiti Drive. This creates a 120-foot-wide shaded fuel break along the length of Wapiti Drive, better protecting our western border. The good news is that this has been a unifying project in which scores of our Blackhawk neighbors have selflessly given blood, sweat, tears and treasure to see it to completion. We even were fortunate enough to have 30 Team Rubicon Grayshirts come and help out for three days!!

Further good news is that we have met our financial and labor commitments to this grant! The not-so-good news is that we are still a little short on our acreage commitment of 30 acres. We are closing in on this target, but not there yet, and the grant will officially end June 1, 2023. With this latest round of activity on Wapiti, we hope to be getting close to our acreage target and will make some measurements in mid-December.

Surprisingly, the wildlife on the ranch seems to love the newly thinned areas along Wapiti (see photos), sometimes requiring us to invite them to relocate so we can do chipping, mulching or log removal. While the mitigated areas along Wapiti are already looking good, we will receive two other bonuses from this work: 1) Significant Fuel reduction; and 2) Thinning of trees and elimination of ladder fuels to create a much healthier forest in those treated area. The trees remaining have less competition for water and nutrients. Wait until you see the treated areas in the next one to two years! We still have a ways to go and a short time to get there, but come see for yourselves what we have been able to accomplish together on Wapiti!

The final good news is that Blackhawk has received our formal Fire-wise Recertification for 2023.



## Meet Your Neighbors

by Melissa Miller

Nestled in the mountains on the east side of Blackhawk Ranch is the acreage of Andre Zoutte. Joining the ranks of the newer BHR residents, Andre purchased Lot 27 on East View Drive and moved into his home on February 12, 2021.

Andre first started scouring the internet for the perfect Colorado home after having spent over 30 years in Gold Canyon, Arizona. His motive was the same as many BHR residents – to distance himself from the ever-growing city life and to be closer to family. The final straw was when an Arizona neighbor cut down a beautiful 80-year-old saguaro cactus to ensure a faster route down the road. Andre found a few lots in BHR and sent his son in law, a real estate agent, to gather photos. Bravely, Andre purchased his home sight unseen!

Before settling down in Blackhawk Ranch, Andre and his wife Bev lived in multiple states. Originally born in Sheridan, Wyoming, Andre spent his first 23 years of life in a typical Wyoming uniform – Levi's and a pearl snap shirt. Work took him elsewhere, and he traded in those boots and jeans for a career in tech. With an early-discovered love for technology – especially amateur radios – Andre found his place performing failure analysis on transistors and integrated circuits. His job took him from Wyoming to Phoenix to Seattle to Colorado Springs and back to Arizona. Upon retiring in 1993, Andre kept his hands busy taking up silversmithing. He made many beautiful pieces of jewelry for his now late wife and late daughter.

In addition to amateur radio work and silversmithing, Andre grew to love rock climbing in Seattle around 1968. His love for the sport endured, and he continued rock climbing when he moved to Phoenix, even becoming a member of the mountain rescue team. He helped rescue many unprepared hikers off Camelback Mountain in Phoenix – some without flashlights in the dark, and even a woman who forgot her shoes! He must have passed his love for rock climbing down the family tree, as one of his grandsons is now a rock climber in Silverthorne. Andre's son and daughter-in-law live in Denver with their boys, as does his son-in-law. His granddaughter, a veterinarian, and her husband, an ophthalmologist, live in Sacramento, California.

Andre now spends his days enjoying the wildlife of Blackhawk Ranch. He cited a few regular visitors – some foxes, a bear that seems to have a den nearby that stops to roll in the grass, and what he calls “slow elk” – the free range cattle! He has even encountered a few antelope on the eastern side of the ranch. When he's not spotting his mountain animal friends, he can be found completing sudoku or nerdle puzzles. When asked, Andre says his favorite thing about Blackhawk Ranch is the solitude it provides.



## More Easy Christmas Recipes

by Susanne Bloomfield



### Peppermint Popcorn

18-20 cups popped popcorn  
6 oz crushed candy canes  
1 package almond bark  
1 tsp peppermint extract or a few drops of peppermint oil

Melt the almond bark, add peppermint, pour mixture over popcorn, and toss.

Add crushed peppermint and toss again.

### Christmas Wreath Treats

1/2 cup butter  
30 large marshmallows  
1 1/2 teaspoons green food coloring  
1 teaspoon vanilla  
4 cups cornflakes cereal  
2 Tablespoons cinnamon red hot candies

Melt butter in a large saucepan over low heat. Add marshmallows, and cook stirring constantly, until melted. Remove from the heat, stir in food coloring, vanilla, and cornflakes.

Quickly drop a heaping tablespoonful of cookie dough onto the waxed paper, and use lightly greased fingers to form it into a wreath shape. Immediately decorate cookie with red hot candies. Repeat for each wreath.

