



BLACKHAWK NEWSLETTER

December Board Meeting

The December POA board meeting was held by video conference on December 2, 2020, from 7:00-9:15. Our new manager, Tammy Jo Smith, also attended.

Treasurer Art Jackson and Road Chair Jim Nance noted that we are under budget so far because not all the planned roadwork and fire mitigation could not be completed because of dry weather and fire conditions. Jim is adding Mule Deer Drive and Lost Spur to the grading schedule next year, plus the second emergency exit route off Brodmore Spur.

The proposed 2020 budget was discussed and will be posted on the website by the end of the month. Communication chair Susanne Bloomfield is working with the new management to coordinate all owner and new owner information, one of the biggest problems with our previous management group.

Among the EMC projects Brad Brooks reported include the marking of trees for mitigation, the placement of the BHR fire fighting water storage tank, the implementation of dual band radios and formal search and respond capabilities, widening Brodmore entrance for better Emergency access, and continued work on multi-layered mapping. For more detailed information, click on the Meeting Minutes link at left and read the other articles in this edition of the Newsletter.

Important Links:

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

Property Management Change

by Brad Brooks, BOD President

As most of you know, your POA Board has now severed our relationship with PMI Pikes Peak, our former Blackhawk Ranch business management provider. This was part of a larger overhaul of the way Blackhawk's POA business side is run, moving to a more responsive and nimble process to address our member queries and our vendor payments. We have also moved both our reserve funds and operational funds "closer to home" at the First National Bank of Trinidad (Huerfano Country Branch) as a way to support our local community.

Our new business management partner, **Shoebox Small Business Accounting Services** (ShoeboxSBAS) was identified through POA Board research, in-person interviews, and reference reviews.

Your POA Board believes you will see an immediate difference in the level of service from Tammy Jo Smith, principal of Shoebox SBAS. She is very experienced and has a high level of commitment to BHR with regard to responsiveness to both BHR POA members and the vendors that serve the ranch.

While we look forward to this new business partnership, it is important that each of our BHR POA members understand that any previous mechanism of reaching out to the BHR POA business operations have now CHANGED. Payment of 2021 Annual Dues (due and payable on January 1, 2021 and delinquent after January 31, 2021) are to be paid to this address. Of course, as in the past, you can always reach out to any BHR POA Board member directly by email or phone (see BHR Website for phone numbers and email addresses) any time you have immediate BHR-related needs.

Although 2020 has been an unpredictable and uncertain time, long lasting infrastructural and functional progress has been made on the ranch. By working together across the amazing and talented spectrum of BHR land owners, we have turned a bizarre year into a time of unity, action, and a powerfully effective level of volunteerism. Amazing what we can accomplish when we work together? Not really, we knew this was possible all along!

Things You Need To Know

NEW BHR CONTACT Information:

**Blackhawk Ranch
Property Owners Association
c/o Shoebox SBAS
911 Douglas Fir Drive
Woodland Park, CO 80863
Tammy Jo Smith
719-297-5702
tammy@shoeboxsbas.com**

All dues payments (past due, prepay, and future), as well as contact information changes must be directed here

Blackhawk Volunteers at Work

by Susanne Bloomfield



It took community effort and resources, but two projects got off the ground with the help of Blackhawk volunteers.

The first project entailed moving a 5,000 gallon water storage tank that will be used in case of a fire on the ranch. It will be installed on the corner of Rugby Mines and Four Mile Canyon Road.

Roger and Gina Buttignol have donated the use of their property as the tank site after consultation with the Huerfano County Fire Department. Fittings for the tank were coordinated with the HCFD, who will also fill it with water for BHR. Thanks to Clay Pasternak, Roger Buttignol, Brad Brooks, Terry Bloomfield, and Gary Hanks for their efforts.

The second project was the removal of the old adobe front entry. Thanks to the Gate Committee for their designs (Dennis Kaeding, John and Clair Baur, Nancy Pasternak, and Roger Buttignol.) Thanks also to the volunteers who helped in its destruction and removal: Roger Buttignol, Jim Nance, Brad and Marian Brooks, Susanne and Terry Bloomfield, and Sherri Weber and Raymond McCune. Thanks also to Clay

and Nancy Pasternak for the use of their dump trailer, Terry and Brad for the use of their tractors, and Sherri and Ray for their loader and dump truck.

Both projects currently being completed by contractors are slated to be finished before the end of December. Chris Dotter, CHD Construction, will finish the driveway and installation of the water tank on its pad, and Joey Moore Construction will complete the front entry. Because of the close vote between the options, the committee was able to combine the masonry and steel designs for a composite that should consolidate the choices of most of the owners. Watch for update photos in the February Newsletter.

Neighborhood Watch

by Marian Brooks

The Blackhawk Ranch Security Committee and 14 property owners met via video conference with Captain Corey Daniels of the Huerfano County Sheriff's Office to discuss the setting up of Neighborhood Watch for BHR. Daniels agreed to be our liaison. Signs have been ordered for the three entrances as well as decals to be distributed to property owners next summer.

Some residents expressed concern that there has been a substantive increase in undesirable traffic on the Ranch, not by contractors, delivery vendors, realtors or prospective buyers, but by persons with no reason to be on our private roads. Captain Daniels responded that residents need to be the best witnesses possible, providing vehicle description, location and direction of travel, license plate number, and personal descriptions. Even better, he stated, would be photos or videos that would aid the Sheriff's Department in following up on complaints.

When asked about hunters trespassing on private property, Daniels stated that most hunters are law abiding. If they are trespassing on your property ask them to leave immediately. If the problem persists, contact the local Department of Wildlife agent.

The EMC two-way radio system will be the best way to coordinate our security efforts, explained EMC Chair, Brad Brooks. BHR has been divided formally into Quadrants for the purposes of rapidly and thoroughly searching the ranch for emergency, security, or fire purposes. EMC Committee members can search the entirety of ranch roads in 45 minutes or less, and they would be available to direct responders to the correct location.

Daniels concluded that the quickest way to get help is to call 911. Dispatch would then direct the caller to the right agency. He suggested that the most effective security tools that the Ranch could employ besides the Neighborhood Watch signs would be trail or video cams placed at the entrances in such a way as to catch front or rear license plates. Another Neighborhood Watch meeting among BHR owners will be scheduled for spring, hopefully in person.



Sangre de Cristo Arts Center

by Pat Henry

If you haven't visited the Arts Center in Pueblo, you are missing a real treat. Right now, they are exhibiting glass from Dale Chihuly and James Mongrain as well as Vintage Venetian Glass from the George Stromple Collection. Like musicians, the artists get inspired by each other



so that their shapes and designs bounce off each other like notes in a jazz piece. There are multiple old goblets with fantastic do-dads of glass dripping off them like melting icicles. A docent is available to answer questions and tell you about the exhibit. She even showed us how the glass had been shipped to the museum.

Another entertaining exhibit shows the work of Sean O'Mealli titled "Line, Shape, and Color." Sean originally designed children's toys. His collection of carved shapes painted in bright colors made me laugh out loud. He juxtaposes carved wooden objects in ways that will make you want to rearrange them. One exhibit that really struck me was "The Door to Eternity." He used a large wooden door and obtained very expensive black paint that is used for objects that we send into space. The black does not reflect any light and has an appearance of velvet to it.

The arts center also has performance arts and will be streaming the Nutcracker. For more information, check out their Facebook page or their website: <https://www.sdc-arts.org/>

A Moment in Time

by Nancy Pasternak

Did you know that Huerfano County had a ski resort south of Cuchara for about 20 years? Eleven miles south of La Veta on Highway 12 is the community of Cuchara, Spanish for the word "spoon." The "neck" of the spoon is the Cuchara Pass at the top of the range, and the "bowl" of the spoon is the valley below where the town is located. In the early 1900s, campers and tourists discovered the valley with its clean air and water and cool summer nights, and soon it began to attract people from Kansas, Oklahoma, and Texas.

One Texan, George Mayes, settled in Cuchara in 1908, added rooms for rent onto his home, and also built a few cabins for rent by the day or week. However, most of his guests were staying in tents, so he named his resort "Cuchara Camps." This name for the town remained until 1958 when the post office changed it to Cuchara.

The downhill skiing boom came to Colorado in the 1970s. Cuchara didn't want to be left out with its 250 inches of annual snowfall, so resident Tom Watson secured financial backing for a base lodge and 5 ski lifts two miles south of town. The ski area was located next to Baker Creek. The Spanish word for "baker" is *panadero*, so the ski resort was christened Panadero when it opened during the winter of 1981-1982. The ski area was expanded in 1983 and 1984, and the name was changed to Cuchara Valley Resort. The resort fell on hard times, opening and closing many times over the next decade and finally closed for good in 2000.



Today, you can still enjoy this beautiful area as Huerfano County purchased 47 acres of privately-owned land for public use in 2017. This property is now called Cuchara Mountain Park and is open year-round and free to the public. The park connects to the San Isabel National Forest, providing seasonal activities such as cross-country skiing, snowshoeing, summer hiking, picnicking, and disc golf. In 2020, efforts have gotten underway

to repair and restart chair lift number 4. Financial donations are always welcome for this worthwhile endeavor. The former Day Lodge has been recently renovated for private and public events. Nearby campgrounds offer visitors affordable overnight camping options. For more information about the park, visit cucharamountainpark.org.

Know your Neighbors

by Pat Henry



Many couples exhibit the old adage that opposites attract. Ron and Gail Lovely exemplify this as well as having different life experiences before they met. Gail grew up in Orange County, California. She left the one home she had lived in to go 50 miles away to attend college at UCLA. Ron's father had played professional baseball and later fought in the Korean War. When he got out of the service, he became a manager for J.C. Penney Company. Ron's family moved to a variety of places every couple of years as his father traveled from store to store in the West.

The couple met through their participation on the UCLA rowing team in 1975. Gail was a coxswain for the UCLA rowing team, and Ron was an oarsman. (A coxswain steers the boat and is in command during a race.) Ron, the "cutest boy on the team," got injured in a car accident. The coach for the team asked Gail to check up on him, giving her the opportunity to approach Ron. So their history began.

Being very practical people, the two waited five years until they married. During that time, Gail completed her psychology degree and did an extra year to obtain a teaching certificate. Ron earned his PhD in Kinesiology. He then worked for UCLA's Brain Research Institute until 1986 when he went to work for Boeing on the International Space Station Program while Gail taught inner city school children. She later earned her Master's degree in Educational Computing. The two adventured and explored the world for about 9 years of marriage before they had their two sons.

The family moved to the Houston area where Ron continued working with the Space Station in 2001. Gail taught robotics to young children and their teachers through her consulting business. The couple's two sons both found partners and had weddings, adding two daughters-in-law in only 9 months. One son and wife live in Texas where they both work as geologists. The other son and wife are Captains in the Army, stationed in Germany and coordinating medical logistics for the European theatre.

Ron retired in 2015, and the two Lovely's began talking about getting out of the oppressive, steamy weather in Houston. Then in August 2017, Hurricane Harvey hit and destroyed their home in Friendswood, Texas. In past storms, the federal government bought out homes in flood plains to ensure that rebuilding did not occur. This was the apparent plan for their home, but the federal funding that normally arrives within weeks ground on for about three years. In the meantime, they made one floor of their home habitable and began traveling in their RV to mountainous regions on the East Coast, to Colorado, and even to the Hill country of Texas.

As the pandemic ramped up, and protests took over some cities, some rural listings were taken off the market or prices raised to exploit the market. The government finally bought their home, and the Lovelys agreed to purchase the home on Lot 164 on Blackhawk Ranch. Gail was relieved when they were driving up to close the deal, and they met Carol Ryan and Gina Buttignol out walking. These longtime residents assured them of the great community on Blackhawk and also gave them the number for the new internet service. They moved into their home October 8th, 2020.