

# POPULATION SURVEY

In an effort to update our population and mailing information, we ask you to PLEASE fill out and return the following form to the Department of Covenant Compliance, 230 Port Avenue, Pagosa Springs, Colorado 81147, 970-731-5635, toll free 1-888-467-5762, fax 970-731-5362, or electronically at our web site, [www.plpoa.com](http://www.plpoa.com).

THANKS!!!

WILL THE PROPERTY BE OWNER OCCUPIED? Yes\_\_\_\_\_ No\_\_\_\_\_

DO YOU INTEND TO LEASE THE PROPERTY? Yes\_\_\_\_\_ No\_\_\_\_\_

IS THE PROPERTY VACANT LAND? Yes\_\_\_\_\_ No\_\_\_\_\_

NAME\_\_\_\_\_

MAILING ADDRESS\_\_\_\_\_

\_\_\_\_\_

PHONE\_\_\_\_\_ E-MAIL:\_\_\_\_\_

SUBDIVISION\_\_\_\_\_ BLK./LOT\_\_\_\_\_

PAGOSA LAKES PROPERTY PHYSICAL ADDRESS\_\_\_\_\_

\_\_\_\_\_

PERMANENT RESIDENT \_\_\_Yes \_\_\_ No

SEASONAL RESIDENT (less than 6 months per year) \_\_\_Yes \_\_\_No

# PERSONS IN RESIDENCE \_\_\_\_\_

*PAGOSA LAKES PROPERTY OWNERS ASSOCIATION STAFF*

Pagosa Lakes POA, 230 Port Ave., Pagosa Springs, CO 81147 (970) 731-5635  
e-mail: [plpoa@plpoa.com](mailto:plpoa@plpoa.com)



Administration ~ Gloria Petsch - General Manager

*Steve Milton - Administrative Office Manager*



Covenant Control ~ Margaret Gallegos - Department Manager

*Sue Passant - DCC Office Manager*

*Tonya Hamilton - Covenant Enforcement Inspector*

*Martha Murphy - Covenant Enforcement Inspector*



Accounting ~ Don Arries - Comptroller

*Eva Iwicki - Assistant*



Property & Environment ~ Larry Lynch - Department Manager

*Joseph Rivas*

*Rick Starr*

*Jerry Heber*



Recreation Center ~ Ming Steen - Manager

*Harry Roth*

*Todd Ormonde*

## WELCOME TO THE PAGOSA LAKES COMMUNITY

This Pagosa Lakes Community Information Handbook outlines the services and amenities available to you and includes the Association's governing documents. We encourage you to become familiar with it as a resource. Please note that information in this handbook changes from time to time. Please read your quarterly issue of the Pagosa Lakes News for current Association reports and updates, and check our website frequently.

You can be proud of your Association. The Association Board of Directors and its staff strive to make property ownership and residency in Pagosa Lakes a special and rewarding experience. The Association exists to serve its members, manage their common interest and assets, protect property values and enhance quality of life. To that end we invite your comments, suggestions or questions. In particular, if you are interested in a local issue or if you are having any difficulty (relating to your property), please do not hesitate to contact the Association. We can always provide information and may be able to offer direct assistance on your behalf.

### Web Site:

Be sure to visit the Association Web Page at [www.plpoa.com](http://www.plpoa.com) and catch up on the latest news or information. We have included information on our monthly Board of Directors Meeting, monthly finances, governing documents, pictures and community events.

We are always updating and looking for information, ideas and fun photos to be included. So if you find something that is missing and needs to be added or updated, please e-mail [plpoa@plpoa.com](mailto:plpoa@plpoa.com) or phone at 731-5635 X24 so that she can make those changes.

### Remember:

Web Page at [www.plpoa.com](http://www.plpoa.com) E-Mail: [plpoa@plpoa.com](mailto:plpoa@plpoa.com)  
Phone: 970-731-5635; 1-888-467-5762

### Board of Directors:

		Term Expiring
Gary Gray	President	July 2011
Richard Fortier	Vice-President	July 2012
Paul Boyd	Treasurer	July 2011
Richard Beaudry	Secretary	July 2012
George Hatfield	Director	July 2010
Crista Munro	Director	July 2012
Ronda Higby	Director	July 2012

### Association Key Personnel:

Gloria Petsch	General Manager	731-5635
Larry Lynch	Property & Environment Manager	731-5635
Margaret Gallegos	Covenant Compliance Manager	731-5635
Ming Steen	Recreation Center Manager	731-2051
Don Arries	Comptroller	731-5635

### Pagosa Lakes Newsletter:

Steve Milton	Production Manager
--------------	--------------------

# Pagosa Lakes Community

## Information Handbook

### Table of Contents

I. Introductions to your New Community	
◆ Department Introductions .....	1
◆ The Community of Pagosa Lakes .....	2
◆ Property Owners Subdivisions .....	4
◆ Pagosa Lakes Population Graph.....	5
◆ Sponsored Groups & Activities.....	6
◆ Pagosa Lakes POA Committees.....	8
◆ Pagosa Lakes POA Clubhouse.....	9
◆ Telephone and Mailing Directory.....	10
◆ Physicians/Emergency Medical Services.....	13
◆ Humane Society of Pagosa Springs.....	14
◆ Pagosa Area Water & Sanitation District.....	15
◆ Pagosa Fire Protection District.....	18
II. Department of Administration and Finance	
◆ Administration & Finance.....	20
◆ Annual Assessment (Where does my money go?).....	21
III. Department of Covenant Compliance	
◆ Office of Covenant Compliance.....	22
◆ Environmental Control Committee .....	23
IV. Department of Property & Environment	
◆ Property Information .....	24
◆ Fishing In Pagosa.....	28
V. Department of Recreational Amenities	
◆ Information & Site Plan.....	30
VI. Governing Documents	
◆ Neighborhood Rules & Regulations .....	33

Handbook Cover Painted and  
Donated by Sid Mountain (1918 to 1989)  
Past resident of Pagosa Lakes

THE DEPARTMENTS OF PAGOSA LAKES PROPERTY OWNERS ASSOCIATION

The annual assessment to the Pagosa Lake Property Owners Association is used to fund the four departments within the Association, and the reserves. Following is a departmental breakdown of functions:



Department of Administration - The Department of Administration is responsible for planning, organizing and managing all aspects of the Pagosa Lakes Property Owners Association operation. This includes preparation of the annual budget, overseeing the financial matters of the Association, overseeing the training, hiring, firing and disciplining of employees and ensuring that all operations conform to the applicable laws and regulations. The Administration office also handles the management of the legal affairs of the Association, performs accounting, billing and collection services including maintenance of property owner records, membership communications, production and mailing of the official Association quarterly publication, the Pagosa Lakes News, plus implementation of the policies and decisions of the Association.



Department of Covenant Compliance - The Department of Covenant Compliance has a dual role - that of working directly with the Environmental Control Committee in issuing permits for new building, alterations and improvements and secondly, through the efforts of the Covenant Compliance Inspectors, to enforce the covenants of the Association.

The Environmental Control Committee (ECC) is created by the master Declaration of Restrictions and is composed of Association Member volunteers appointed by the Board of Directors. The principal function of the ECC is to review and approve or disapprove plans, specifications and related details for the exterior appearance of any proposed structures, additions or improvements to be constructed, erected or maintained on any lot.



Department of Property and Environment - The Department of Property and Environment provides landscaping, maintenance and repair for all Association buildings, fence repair along National Forest boundaries within the Pagosa Lakes subdivisions, subdivision signs, insect and noxious weed control and lake and fisheries management.



Department of Recreational Amenities - The Department of Recreational Amenities manages and operates the Pagosa Lakes Recreation Center. This fine amenity is a quality recreational facility that facilitates interesting, challenging and healthy programs. It contains an indoor pool, 2 racquetball courts, weight and cardio-vascular equipment and an aerobics room. First opened in 1987, the Recreation Center has seen increased usage from property owners each year. In 1988, the annual total sign-ins by Recreation Center users was 39,650. The final 2009 count of sign-ins was 111,486.

# The Community of Pagosa Lakes

## INTRODUCTION

Navajo Trail Corporation, an early developer of what has since become the community of Pagosa Lakes, created the Pagosa Lakes Property Owners Association in 1970. The Association is the master association for owners of lots, condominiums and timeshares in all subdivisions except Alpha and Meadows I, Central Core, Village Service Commercial and Powderhorn.

The Declarations of Restrictions filed of record on all other subdivisions in Pagosa Lakes provide for mandatory membership in the Association as part of the protective covenants that apply to the properties in those subdivisions.

Owners of properties or businesses in Alpha, Meadows I, Central Core or Village Service/Commercial, who are not otherwise Association members, may voluntarily join the Association by executing a Covenant Agreement to become full members or elect to become Associate Members. Only Association Members and Associate Members enjoy access to Association facilities. Associate Members may not vote in Association elections nor serve on its Board of Directors.

## GENERAL DESCRIPTION

Pagosa Lakes, located in the San Juan Range in the Southern Rocky Mountains of Colorado, consists of approximately 14,000 acres (twenty-one square miles) of scenic rolling terrain. This planned community in Archuleta County, three miles west of the Town of Pagosa Springs, consists of 26 separate subdivisions plus numerous condominium and timeshare regimes. The Pagosa Lakes Property Owners Association is one of the larger associations of its kind in the country.

## ASSOCIATION BUDGET & ASSESSMENT

Annual budget meetings start in October of each year and conclude with the December Board meeting (second Thursday) where the Board determines the annual assessment.

The Association sends bills annually the first week in January, and payment is due February 1. Assessments not paid on or before May 1, are assessed a late charge. Additional charges may be assessed on delinquent accounts.

For more information on the formulation of the Association budget and assessment refer to the Governing Documents - Bylaws Page 6, Article VI, Section 2.

Should you be interested in receiving a copy of the Association's most recent budget and/or audit report, contact the Administration office at 230 Port Avenue or call (970) 731-5635, 1-888-467-5762, or go online to [www.plpoa.com](http://www.plpoa.com)

### **CONCLUSION**

The Association has established itself as a mature instrument of community management, overseeing a community, which, if it were municipally incorporated, would be the third largest town in southwestern Colorado and in the top third of all cities and towns in Colorado. The Association can be proud of its contributions to the greater Pagosa Springs area as well: it was instrumental in the formation of the local Humane Society and construction of a much needed animal shelter; it formed and supported, with money and manpower, a fire department in the mid-70's which now serves a large area within Archuleta County and it helped bring emergency 911 telephone service to the area.

Property owners wanting to construct any improvements on their property must request a Building Package from the Department of Covenant Compliance, 230 Port Avenue, Pagosa Springs, CO 81147.

Phone (970) 731-5635

Toll Free (888) 467-5762

Fax (970) 731-5362

Before removing any trees, always contact the Association office. Even if the tree is dead, we need to inspect the tree to see if the cause was insects or a disease, which could jeopardize other trees in the area.

# Pagosa Lakes Property Owners Subdivisions

If you require copies of the Declaration of Restrictions for any of the properties listed:

Please call 970-731-5635/1-888-467-5762 and speak with the Covenant Compliance Office; e-mail your request to [plpoa@plpoa.com](mailto:plpoa@plpoa.com), or go to <http://plpoa.com/subdiv.htm> on our website

Chris Mountain Village 2	Martinez Hills	Pagosa Trails
Eaton Pagosa Estates	Martinez Mountain 1 Estates	Pagosa Vista
Highlands Estates	Martinez Mountain 2 Estates	Pines Annex
Lake Forest Estates	North Village Lake	Ranch Community
Lake Hatcher Park	Pagosa in the Pines 1	Ridgeview Estates
Lake Pagosa Park	Pagosa in the Pines 2	South Shore Estates
Lakeview Estates	Pagosa Meadows 2	South Village Lake
Lakewood Village	Pagosa Meadows 3	Twincreek Village
Mallard Point	Pagosa Meadows 4	

The following PUD/Condo/Townhome units are subject to their own individual Declarations of Restrictions, as well as Pagosa Lakes POA Declarations of Restrictions. Contact the individual Association for copies of their Declarations.

Lodge Condos  
 Lone Pine Condos  
 Pines Condos  
 Aspenwood 2 Townhomes  
 Lake Pagosa Village Condos  
 Pinion Condos  
 Pine Mtn. Townhomes  
 Sunrise Townhomes  
 Lakefront Condos  
 Lake Pagosa Townhomes  
 Meadows Golf Villa Condos  
 The Timbers at Whispering Pines

Aspenwood Condos  
 Westwind Condos  
 Pinion Wood Condos  
 Tennis Condos  
 Fairway Condos  
 The Timbers Condos  
 Hatcher Village Condos  
 Blue Horizon Townhomes  
 Lakeview Estates Condos  
 Wedgewood Villa  
 Whispering Pines

Other Volunteer member subdivisions:

Alpha Subdivision\*  
 Central Core\*\*  
 Pagosa Meadows 1\*  
 Village Service Commercial\*\*

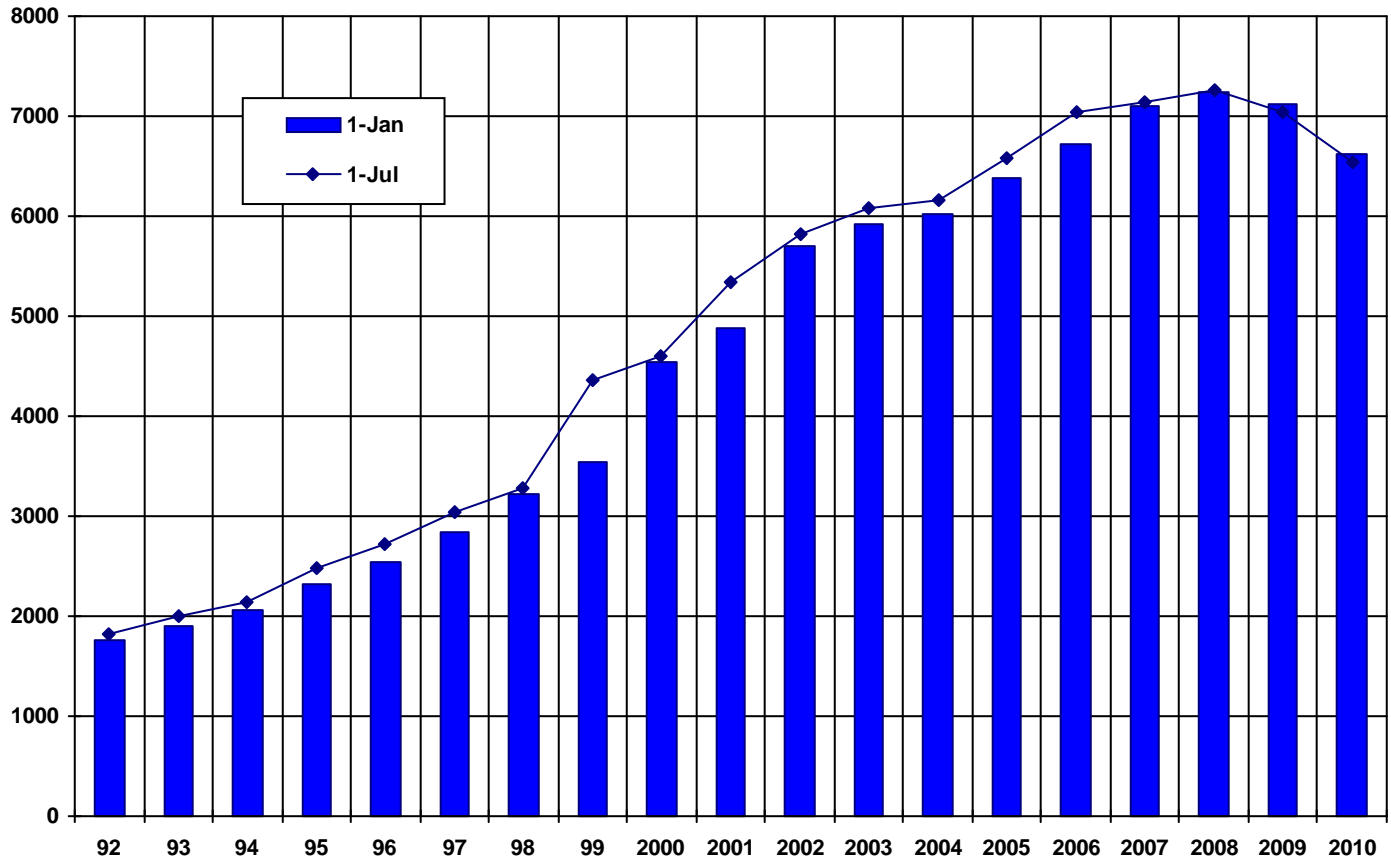
Please remember that all 26 Subdivision have their own Declarations of Restrictions, many of which are subject to the Pagosa Lakes Master Declarations of Restrictions.

\*These subdivisions are not part of the Pagosa Lakes POA, but membership in the Pagosa Lakes POA, for use of amenities, is optional.

\*\*While the noted subdivisions are subject to Covenant Compliance by the Pagosa Lakes POA, membership in the Pagosa Lakes POA, for use of amenities, is optional.

# Pagosa Lakes Population

(Permanent Residents)



	1-Jan	1-Jul
1991	1684	1747
1992	1760	1822
1993	1895	2010
1994	2058	2138
1995	2326	2475
1996	2549	2727
1997	2843	3038
1998	3219	3272
1999	3546	4359
2000	4545	4605
2001	4874	5345
2002	5709	5816
2003	5924	6078

	1-Jan	1-Jul
2004	6013	6156
2005	6377	6578
2006	6730	7034
2007	7108	7149
2008	7235	7257
2009	7130	7032
2010	6630	6546
2011		

Source: Pagosa Lakes Property Owners Association, Inc.  
 Department of Covenant Compliance  
 Building & Population Semi-Annual Report  
 Rev. 3/09



## Association Sponsored Groups and Activities



### **OIL PAINTING CLASS**

Virginia Bartlett's Oil Painting Class is held on Tuesday in the Clubhouse from 9:00 A.M. to 4:00 P.M. in the Pagosa Lakes Clubhouse. Each person paints at his or her own level on his or her own chosen subject but with individual assistance from the instructor. Emphasis in the class is on learning color, design and values, and how to incorporate these elements into a painting that expresses the artist's feelings. Come join Virginia's group and enjoy painting some of Pagosa's beautiful scenery. Contact Virginia Bartlett at 731-2489.



### **PAPERBACK EXCHANGE LIBRARY**

This *free* service is maintained by the Pagosa Lakes Property Owners Association for all owners to take advantage of throughout the year. The library is located in the Clubhouse and is open from 8:00 A.M. to 5:00 P.M. Monday through Friday. Donations and volunteers are always welcomed! A Librarian or a group of homeowners are needed to help with the organizing of the numerous books that are donated to the Library.



### **IN STEP DANCE CLUB**

This Group meets on various days of the week at the PLPOA Clubhouse. The club is designed for beginning to intermediate level dancers who want to learn and practice American Style ballroom, Swing and Latin dancing. Any questions or comments call Debra Aspen 970-731-3338.



### **LINE DANCE**

There are several Line Dance classes that meet on Tuesday and Thursday mornings at the PLPOA Clubhouse. Please call the Administration office at 970-731-5635 for further details.



### **SQUARE DANCE**

High Country Squares meets every Monday evening from 6:00 P.M to 9:00 P.M. at the PLPOA Clubhouse. Please call Lorna Fox for further information at 970-731-5525.



### **PAGOSA LAKES KIDS FISHING DERBY**

This fishing derby is held at the end of May or beginning of June depending on weather. The derby is open to children 16 and under. We have a morning fishing derby followed by lunch (provided) and we issue prizes for a multitude of categories in four age groups. Prizes include fishing rods, reels, lures, tackle boxes and other miscellaneous items. Watch for an announcement on the plpoa.com page, the radio and the local newspaper.



### **PAGOSA LAKES EGG-STRAVGANZA**

The Homeowners Association held its first Easter egg hunt in 2002 at the Pagosa Lakes Recreation Center. For the first year the staff hid 1,200 plastic eggs with candy, toys and donations from some of the local shop owners in Pagosa Springs. We had approximately 120 children our first year and we look forward to continuing this event.



### **PAGOSA LAKES PERCH DERBY**

In late winter the Association holds an ice fishing tournament. The tournament is typically held at Lake Hatcher. Prizes are awarded for most Perch caught, biggest Perch and weight. Held from 9:00 A.M. until 3:00 P.M. Look for advertising on our website, in the newsletter, newspaper or listen to the local radio for future dates of this tournament.

PAGOSA LAKES PROPERTY OWNER  
ASSOCIATION COMMITTEES

The Board of Directors meets the second Thursday of every month at 7:00 P.M. in the Pagosa Lakes Club House at 230 Port Ave.

The Environmental Control Committee meets the first and third Thursdays of every month at 8:00 A.M. in the Pagosa Lakes Club House at 230 Port Ave.

We have several Committees and are always looking for volunteers. Listed below are the Committees and their Chairperson. If interested in joining any of the Committees, please call the Pagosa Lakes Administration Office at 970-731-5635.

Lakes, Fisheries & Parks

Chairperson – Herb Stipe

Finance Advisory Committee (Ad Hoc, as needed)

Chairperson – Paul Boyd

Road Advisory Committee

Chairperson – Bill Ralston

Environmental Control Committee

Liason to Board – Dennis Schick – changes every 6 months

# PAGOSA LAKES PROPERTY OWNERS ASSOCIATION

## Pagosa Lakes Clubhouse

In 1997 the Association built a new Clubhouse. The Clubhouse is approximately 4,600 square feet. The building can be treated as one big area for wedding receptions and parties or the building has bi-fold doors to create two rooms. It includes a full kitchen and restroom facilities. Some tables and chairs are provided.

The Clubhouse houses the Library, Board and ECC meetings and our sponsored groups.

2010 Fees for renting the building are listed below:

Entire Building	\$180.00
North Room	\$110.00
South Room	\$ 70.00

Renting the Clubhouse requires a \$200.00 cleaning/damage deposit to hold your reservation along with a Certificate of Liability Insurance. The deposit is held until after the event, and as long as the clean-up requirements are met and there is no damage to the facility, that check will be returned to you upon return of the key.

Please call to check out the availability of dates for rental, and to get copies of the "Use Rules" and "User Fee Agreement". If you have any other questions, feel free to call the Administration Office at 970-731-5635, ext. 24 or 1-888-467-5762 for more information.

## Directory of Handy Telephone Numbers and Mailing Addresses

### *PAGOSA LAKES COMMUNITY*

#### Administration Offices

Pagosa Lakes Property Owners Association  
230 Port Avenue  
Pagosa Springs, CO 81147-9486  
Phone (970) 731-5635  
Toll Free (888) 467-5762  
Fax (970) 731-5362  
Email: plpoa@plpoa.com

#### Pagosa Lakes Recreation Center

45 Eagles Loft Circle  
Mail: C/O 230 Port Avenue  
Pagosa Springs, CO 81147-9486  
(970) 731-2051

#### Wyndham Communities

PO Box 4040  
42 Pinion Causeway  
Pagosa Springs, CO 81157-4040  
(970) 731-4123

#### Pagosa Fire Protection District

191 N. Pagosa Blvd.  
Pagosa Springs, Co 81147  
Phone (970) 731-4191  
Fax (970) 731-4794

#### La Plata Electric

P.O. Box 305/603 South 8<sup>th</sup>  
Pagosa Springs, CO 81147  
Phone (970) 264-5786

#### Pagosa Area Water and Sanitation District

100 Lyn  
PO Box 4610  
Pagosa Springs, Co 81157-4610  
Phone (970) 731-2691  
Fax (970) 731-2693  
After Hours (970)-731-9491

#### Kinder Morgan Natural Gas

1-800-563-0012

#### CenturyLink

421 Lewis Street  
Pagosa Springs, CO 81147  
Phone 1-800-201-4099  
(970) 264-0012

### *ARCHULETA COUNTY GOVERNMENT*

All offices are located in the Courthouse at  
449 San Juan Street

#### Assessor's Office

P.O. Box 1089  
Pagosa Springs, CO 81147-1089  
(970) 264-8310

#### Building Department

P.O. Box 1507  
Pagosa Springs, CO 81147-1507  
(970) 264-5931

#### Planning Commission

(970) 264-8335

#### Public Works Department

P.O. Box 1507  
1122 Hwy. 84  
Pagosa Springs, CO 81147  
(970) 264-5660

#### Clerk and Recorder

P.O. Box 1507  
Pagosa Springs, CO 81147-1507  
(970) 264-8350

#### Commissioner's Office

P.O. Box 1507  
Pagosa Springs, CO 81147-1507  
Phone (970) 264-8300  
Fax (970) 264-8300

#### Local Road and Weather Conditions

(970) 264-5555

Sheriff's Department

P.O. Box 638  
Pagosa Springs, CO 81147-0638  
(970) 264-8430

Department of Social Services

P.O. Box 240  
Pagosa Springs, CO 81147-0240  
(970) 264-2182  
fax (970)264-2186

Treasurer's Office

P.O. Box 790  
Pagosa Springs, CO 81147-0790  
(970) 264-8325

*COLORADO STATE GOVERNMENT*

Colorado State University

Cooperative Extension Office of Archuleta  
County  
P.O. Box 370  
Pagosa Springs, CO 81147-0370  
(970) 264-5931

Utility Notification Center of Colorado

*UNCC – Utility Locators*

1-800-922-1987

State Geological Survey

Department of Natural Resources  
1313 Sherman Street  
Denver, CO 80203  
(303) 866-2611

Division of Wildlife

Area 15 Office  
151 E 16th  
Durango, Co 81301  
(970) 247-0855

Area Road and Weather Conditions

(970) 247-3355

State Patrol District Office

231 West 6<sup>th</sup> Street  
Durango, CO 81301  
(970) 385-1675

State Patrol - Pagosa Office

230 Port Avenue  
Pagosa Springs, CO 81147  
(970) 731-0039

The Training Advantage

449B San Juan Street  
P.O. Box 1867  
Pagosa Springs, CO 81147-1867  
(970) 264-4133

*PAGOSA SPRINGS TOWN  
GOVERNMENT*

All Departments

551 Hot Springs Blvd  
P.O. Box 1859  
Pagosa Springs, CO 81147-1859  
Phone (970) 264-4151  
Fax (970) 264-4634

*COMMUNITY SERVICES*

Chamber of Commerce

402 San Juan Street  
P.O. Box 787  
Pagosa Springs, CO 81147-0787  
Phone (970) 264-2360  
Toll Free (800) 252-2204  
Fax (970) 264-4625

Ruby Sisson Memorial Public Library

811 San Juan Street  
P.O. Box 846  
Pagosa Springs, CO 81147-0846  
(970) 264-2209

School District 50J

Superintendent's Office  
301 Pagosa Street  
P.O. Box 1498  
Pagosa Springs, CO 81147-1498  
(970) 264-2228

Upper San Juan Hospital District  
Upper San Juan EMT Assn., Inc.  
189 N. Pagosa Blvd.  
Pagosa Springs, CO 81147-9300  
(970) 731-5811

Pagosa Springs Area Association of Realtors  
190 Talisman D-5  
Pagosa Springs, CO 81147  
(970) 731-4015

Builders Association of Pagosa Springs  
P. O. Box 3956  
Pagosa Springs, CO 81147  
970-731-3939

Updated 1/08

## PAGOSA SPRINGS AREA PHYSICIANS

Pagosa Mountain Hospital and Pagosa Mountain Clinic providers are dedicated, experienced individuals whose goal is to provide patients with exceptional care.

### **Pagosa Mountain Hospital Providers - (970)731-3700**

Bob Brown, M.D.  
Al Caccavale, D.O.  
Joanna Estes, M.D.  
Robin Galloway, M.D.  
Matt Phillips, M.D.

### **Pagosa Mountain Clinic Providers -(970)731-9545**

Robert Gruver, P.A.  
Valerie McKinnis, M.D.  
Martin Neubert, P.A.

### **Pagosa Family Medical Center - (970)731-4131**

James Pruitt, M.D.  
Mark Wienpahl, M.D.

## EMERGENCY MEDICAL SERVICES

### **[Pagosa Mountain Hospital Grand Opening](#)**

January 5, 2008

The much anticipated Pagosa Mountain Hospital Critical Access facility located at 95 South Pagosa Blvd., had its Grand Opening on Saturday, January 5th 2008. The hospital was completed earlier than scheduled, on budget and with no increase in mill levy thanks to generous private and community donations and fund-raising efforts.

There are **24/7 Emergency Room services, 11 private inpatient hospital rooms for routine nursing care, a full-time laboratory, CT digitized scanning, radiology, EKG and EEG services**, and much more. Future services will be added in an effort to continue to enhance and grow the features and services that the hospital will provide.

This is a wonderful thing for Pagosa residents in their personal lives as well as a crucial piece of the puzzle in supporting our economic growth. The Pagosa Real Estate market stability is just one of the benefactors. Many families and seniors are more willing to live full time in Pagosa with a solid medical support structure that adds to an already experienced doctor and specialist base that we have in place. Up until now, the closest ER or critical access facility was in Durango, a one hour drive from Pagosa Springs.

Emergency Medical Services (EMS) located at 189 North Pagosa Blvd employs six full-time paramedics and 28 part-time EMTs; 11 of these at the intermediate level. The facility houses three Advanced Life Support (ALS) equipped ambulances and one light rescue unit. In addition, one ALS equipped Quick Response Vehicle is stationed at Chromo and a basic life support Quick Response Vehicle is based at the Piedra Store near Chimney Rock. EMT's are on call 24-hours a day, seven days a week; an ambulance can be paged out for emergencies by calling 911. EMS responded to approximately 1014 calls in 2002.

### **Mission**

The Upper San Juan Health Service District will be developed into an integrated health care resource system through service, leadership, and community partnership.

### **Vision**

Upper San Juan Health Service District will be served by a fully integrated health care delivery system providing the highest level of care for optimum cost. Wellness, early detection, primary care, EMS and hospital services will be implemented with continuous operational improvements to impact the community with the broadest healthcare system possible.

### **Values**

1. Pursuit of widest span of services as possible to the community as the primary priority
2. Concern for care and welfare of each and every individual patient
3. Professional progress of each and every staff member towards highest potential goals
4. Willingness to change with society

### **Our Goals**

1. Our community will have a care network available for all patients.
2. Pagosa Mountain Hospital will expand the existing base of services to serve the community with all services that are clinically and financially appropriate.
3. Community resources will be utilized such as developing community partnerships in health-related services.
4. Financial reserves will be developed, sufficient for long term stability

# *Pagosa Springs*

## **Humane Society**



### *Mission Statement*

The mission of the Humane Society of Pagosa Springs is to provide a safe haven for animals in need, to promote adoptions, to reunite lost animals with their owners and to humanely reduce the pet overpopulation through community education and aggressive spay/neuter programs.

### **Service Area**

As the only animal welfare organization we serve all of Archuleta County including the Town of Pagosa Springs and Pagosa Lakes.

HSPS is a non-profit 501(c)3 Corporation

**The new Phase I animal shelter building at 465 Cloman Boulevard is open for business! The animal shelter phone number is the same 970-731-4771, and hours are Monday - Saturday 10am to 5pm and Sunday 10am to 4pm.**

**Humane Society provides these much needed services to the animals and community:**

#### **Shelter & Animal Rescue -**

Providing a safe haven, food and medical care for lost and abandoned animals.

#### **Adoptions & Reunions -**

Finding homeless animals new homes & reuniting lost pets with their family.

#### **Spay & Neuter Programs -**

Offering a variety of programs to assist with the spaying and neutering of pet animals in the community.

#### **Humane Education -**

Provide education resources, information & workshops within the community & school system to promote proper pet care, training & animal appreciation.

#### **Other Services we offer -**

Cremations  
Micro-chipping  
Behavior Help Line  
Volunteering opportunities

**Our programs** are made possible in part by the generosity of people like you. With your donations, volunteer hours and community support we are able to help animals in need through a wide range of services.

**PAGOSA AREA WATER AND SANITATION DISTRICT  
SCHEDULE OF FEES AND CHARGES**

Revised 02/09/10

**AVAILABILITY TO TAP FEE/MAIN LINE EXTENSION FEE**

- A. Based on actual construction cost of main line extension.
- B. Availability to Tap Fee will be billed in one installment due upon receipt.
- C. \$20 Filing Lien will be assessed on delinquent accounts.
- D. Interest Rate:
  - 12% per annum (1% per month) on unpaid Availability to Tap Fee balance.

**MONTHLY AVAILABILITY**

- A. Where water & wastewater service is available: \$21 per month per lot or tract.
- B. Where water service is available: \$11 per month per lot or tract.
- A. In the event wastewater availability is the only portion requested: \$10 per month per lot or tract.

**IN-DISTRICT SERVICE CHARGE**

(Per Month per E.U.)

- A. Water Service Charge: \$12.00
- B. Water Volume Charge:
  - 1 – 8,000 gal: \$4.20 per thousand gallons.
  - 8,001 – 20,000 gal: \$8.00 per thousand gallons.
  - Over 20,000 gal: \$9.45 per thousand gallons.
- C. Wastewater Service Charge: \$23.00
- D. Drought Service Charge: In accordance with Water Conservation and Drought Management Plan.

**OUT-OF-DISTRICT SERVICE CHARGE**

(Per Month per E.U.)

- A. Water Service Charge: \$21.22
- B. Water Volume Charge:
  - 1 – 8,000 gal: \$5.10 per thousand gallons.
  - 8,001 – 20,000 gal: \$9.75 per thousand gallons.
  - Over 20,000 gal: \$12.25 per thousand gallons.
- C. Drought Service Charge: In accordance with Water Conservation and Drought Management Plan.

**WATER/WASTEWATER CONNECTION FEE/ASSESSMENT:** (Meter size is determined by the fixing unit count, as established by the 1997 Uniform Plumbing code and the 2006 International Plumbing Code.)

- A. Single-family 5/8" meter with 1" tap: \$1,270 per connection.
- B. Standard 4" wastewater connection: \$430 per connection.
- C. Water Meter Backfill Assessment: \$500 per Water Connection Request. Customer's account will be assessed \$500 if required backfilling not completed within 48 hours after job has commenced, or same day if possibility of meter freezing.
- E. Cancellation or No Show Fee for Water/Wastewater Connection: \$100 per scheduled connection. Customer's account will be assessed \$100.00.

**SYSTEM CAPITAL INVESTMENT FEES/WATER RESOURCE FEE:**

(Meter size determines E.U. assessment; with a 5/8" meter as one E.U.)

- A. Water System Capital Investment Fee: \$3,579 per E.U.
- B. Wastewater System Capital Investment Fee: \$4,252 per E.U.

C. Water Resource Fee: \$5,617 per E.U.

- 5 year – 5% per annum Amortization for the Water Resource Fee, upon request at time of assessment.

### **INCLUSION CHARGES**

A. Administrative Costs: Minimum of \$800 with Petition for Inclusion.

B. Water Inclusion Fee: \$5,443 per E.U.

C. Wastewater Inclusion Fee: \$2,986 per E.U.

D. Such other charges as may be deemed appropriate and advisable.

E. In addition to other fees and prior to inclusion, provisions must be made for dedication of sufficient water rights to the District. At District discretion, cash may be paid in lieu of water rights.

### **MODEL DATA USE FEES**

A. Water Model Data Use Fee: \$29 per E.U., maximum of \$2,900.

B. Wastewater Model Data Use Fee: \$30 per E.U., maximum of \$3,000.

### **SUBDIVISION FEES**

A. Subdivision Plan Review Fee:

- 4 lots or more: \$300 and \$25 per lot for each review.

B. Subdivision and Lot Consolidation Mapping Fee:

- Town of Pagosa Springs or Archuleta County Subdivision: Actual Costs.
- Town of Pagosa Springs or Archuleta County Minor Impact Subdivision: \$100.
- Town of Pagosa Springs or Archuleta County Resolution for lot consolidation: \$10.

### **RAW WATER CHARGES**

A. Under circumstances acceptable to the District, the District may, in its sole discretion, permit the residential use of stored raw water to irrigate property adjacent to the water source at an annual rate of \$119 per E.U., or permit commercial use at a rate determined by the District.

B. Tanker Charges: Under circumstances acceptable to the District, the District may, in its sole discretion, permit water tanker use of stored raw water for construction purposes at the rate of \$7 per 1,000 gallons.

### **CHARGES FOR COLLECTION OF DELINQUENT ACCOUNTS**

A. Late Fee: 1% per month of the delinquent charges.

B. Notice of Disconnect Fee: \$10 when a service account is 61+ days overdue, or two billing periods, whichever is sooner, and District disconnect procedure has been initiated.

C. Meter Turn-Off/Turn-On Fee: \$35 each when meter has been turned-off for non-payment of account.

D. Certification Fee: In accordance with Senate Bill #79 [Section 32-1-1001(1)(e), C.R.S.] the District will certify delinquency of 6 months and \$150 to the Archuleta County Treasurer for collection with real estate taxes. A \$100 collection fee will be added to any delinquency when an account is to be certified, regardless of whether account is actually certified.

### **OTHER CHARGES**

A. Customer Requested Account Histories: No fee when data is available on the current software program; \$10 per year for additional research. In the event of a District error, the fee will be refunded.

- B. Returned Check/Auto-Draft Fee: \$20 per check or draft.
- C. Account Transfer Fee: \$10 for each availability and service account requiring a change of account information initiated by ownership change or tenant address request.
- D. Meter Read Fee: \$35 assessed to service accounts requiring a non-emergency meter read outside of District's normal read cycle. \$10 assessed when an electronic read is available outside of District's normal read cycle; No fee for emergency (leak/break) meter read.
- E. Water Meter Turn-On/Turn-Off Fee - Non-Emergency - After Hours (4:00 pm – 8:00 am): \$45 per trip.
- F. Meter Access Fee: \$100 per hour for District backhoe.
- G. Automated Meter Reading Fee:
- Repair or Replacement - \$35 per hour and cost of materials.
- H. Potable Water Fill Station: \$.69 per 100 gallons.
- I. District Copier Fee:
- No charge for District customers to reproduce up to ten (10) copies per week.
  - \$.10 per black and white copy exceeding ten (10) copies per week.
  - \$.25 per copy when District personnel are required to retrieve normal page documents (not larger than 11" X 17" and requiring no longer than ten (10) minutes retrieval time).
  - Actual cost of reproduction for documents larger than 11" X 17".
  - Actual cost for retrieval time over ten (10) minutes.
- J. Prohibitive Discharge Inspection Fee: \$50 per inspection.
- K. District Main Line Construction Inspection Fee: \$54 per hour (does not include engineering inspection fees).
- L. Areas of New Development or Expansion: Water Rights, or cash in lieu of, must be dedicated, at District discretion.
- M. Wastewater Hauler Charges:
- \$2.20 per 100 gallons.
- N. Treated Water Tanker Charge:
- \$9 per 1,000 gallons.
- O. Such other charges as may be deemed appropriate and advisable.

## Pagosa Fire Protection District

191 N Pagosa Blvd.  
Pagosa Springs  
(970) 731-4191  
Fax (970) 731-4194

The **Pagosa Fire Protection District** is a combination volunteer/paid department that provides fire and rescue services to 180 square miles of Archuleta County in southwestern Colorado. The area includes mountainous and rugged backcountry terrain with the north and east boundaries of the district being the high mountains of the Continental Divide. There are ski and golf resorts, a river popular with whitewater enthusiasts, agricultural land, abundant wildlife and a concentrated population center in Pagosa Springs. The district serves approximately 12,000 full time residents with the population increasing to 30,000 with seasonal visitors.

The Pagosa Fire Protection District was originally organized as a Colorado special district in 1975 to serve the Pagosa Lakes Community. It now provides fire protection to approximately 160 square miles in Archuleta County with seven fire stations, seven paid career firefighters and 68 volunteer firefighters. The District is governed by a five member board of directors. These directors serve 4-year terms. The District responded to 404 incidents in 2008 ranging from structure fires to animal rescues.

The District responded to 353 incidents in 2009 ranging from structure fires to animal rescues. The department has seven (7) paid career firefighters and sixty-eight (68) volunteers with a long history of dedication to the fire service

### Open Burning Fire Permit

An opening burning fire permit is required for an open burn conducted within the fire district boundaries. The permits may be obtained at the Administrative Office from Monday through Friday, 8:00 am – 5:00 pm. (The office is closed daily from Noon to 1:00 pm for lunch) The fire permits are \$5.00 and are good from the time of purchase until the end of the calendar year in which they are purchased.

Permits buyers are required to provide a name, an address for the open burn and phone number at the time of purchase. The permit is good for one address and may be used multiple times. Each time an open burn is scheduled the permit owner **must** contact Central Dispatch at 264-2131.

#### OPEN BURNING RESTRICTIONS

All open burning within the **Pagosa Fire Protection District** shall comply with the current International Fire Code sections pertaining to open burning.

**General.** Open burning shall be conducted in accordance with Section 307 of the 2006 International Fire Code.

**Restrictions.** Open burning shall only be allowed during the hours between sunrise and sunset and when atmospheric conditions comply within the set limits. **Absolutely no burning after dark.**

**Location.** Open burning shall not be conducted within 50 feet of any structure or combustible material. Conditions that could cause the fire to spread within 50 feet of a structure shall be eliminated prior to ignition.

**Fire-extinguishing Equipment.** A garden hose connected to a water supply or other approved fire extinguishing equipment shall be readily available for use at open burning sites.

**Attendance.** Burning material shall be constantly attended by a person knowledgeable in the use of the fire-extinguishing equipment and familiar with the permit limitations that restrict open burning. An attendant shall supervise the burning material **at all times** until the fire has been extinguished.

**Size.** Brush and scrap wood may only be burned in a maximum of 3 piles at one time, with no pile exceeding a 4X4X4 foot cube. Trash must be burned in a barrel with a screen over the opening. Campfires and cooking fires are limited to a 2X2X2 foot cube.

**Discontinuance.** The Fire Chief is authorized to require that open burning be immediately discontinued if the Chief determines that open burning constitutes a hazardous condition.

**VIOLATORS RISK FINES!**

Per Town Ordinance - **No open fires are allowed in the Town of Pagosa Springs.**

Recreational campfires within permanently constructed fire pits or fire enclosures limited in size to four (4) square feet are permitted. Recreational fires within Town boundaries must be only for cooking, social gatherings, marshmallow roasting and other like activities. In no case will a fire be allowed for trash, leaf or refuse burning or be allowed to exceed the confines of the required fire containment structures.

**Board of Directors**

Ron Maez, Chairman  
LeRoy Lattin, Vice Chairman  
Dick Cole, Secretary  
Bob Frye, Member at Large  
Michael Howell, Member at Large

**Building Plans Review & Testing**

**SCHEDULE OF FEES**

**Automatic Fire Sprinkler Plan Review and Inspection**

Initial plan review (state requirement)	\$50
(One time fee for complete review)	
Underground inspection	\$50
(Up to two visits to construction site for confirmation of installation)	
Building rough-in inspection	\$50
(One visit to building site)	
Final sprinkler inspection	\$50
(One visit to Building site. \$50 each additional visit as required to complete project)	

**Fire Flow Compliance and Hydrant Test**

Initial review	\$50
(One visit to site for Installation Inspection)	
Any additional inspection (1 hour min.)	\$50 per hour

**Subdivision Plat Review** \$50 per hour  
(One hour minimum. \$50 per each additional hour)

**Building Plan Review** (See Table 1-A and Building Valuation Data)

**Fire Alarm Plan Review and Inspection**

Initial plan review \$50  
((\$50 each additional review)  
Final review \$50  
(Includes Rough-in visit to site and final inspection. \$50 per visit if more than two visits are required.)

**Burn Permit** \$5 per calendar year

**Fire Response to “Out of District” Fires, Accidents, etc.**  
\$500 per unit

**Table of Plan Review Fees**

Total Valuation	Fee
\$1.00 to \$500.00	\$11.75
\$501.00 to \$2,000.00	\$11.75 for the first \$500.00 plus \$1.525 for each \$100.00 or fraction thereof up to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$34.625 for the first \$2,000.00 plus \$7.00 for each additional \$1,000.00 up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$195.625 for the first \$25,000 plus \$5.05 for each additional \$1,000.00 up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$321.875 for the first \$50,000.00 plus \$3.50 for each additional \$1,000.00 up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$496.875 for the first \$100,000.00 plus \$2.80 for each \$1,000.00 up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$1,616.875 for the first \$500,000.00 plus \$2.375 for each additional \$1,000.00 up to and including \$1,000,000.00
\$1,000,001.00 and up	\$2,804.375 for the first \$1,000,000.00 plus \$1.875 for each additional \$1,000.00 thereafter

**Please Note: Plan Review Fees are equal to ½ of the permit fee calculated from the “1997 Uniform Building Code Table 1-A – Building Permit Fees” (as reflected in the Table of Plan Review Fees above) and using a Modifier of .15 relative to the Building Valuation Data as listed in the “Building Standards Magazine December 2001 Edition” (Below). **Plan Review Fees must be paid in full at the time of the plan submission.** Please contact the Fire Prevention Division at 731-4191 with any questions.**

# Administration

The Association has over 6,500 properties with a budget in excess of \$1,600,000. We are approximately 50% built out and currently have a population of more than 7,000 people living on 21 square miles of land. Pagosa Lakes' population is larger than 217 of the 277 Colorado municipalities, a little larger than Aspen, and we exceed 27 of Colorado's 64 counties in population size.

To manage the business operations, the Association has a paid professional staff headed by the General Manager who reports directly to the Board of Directors. There are 15 full-time staff members and, depending on the season, the staff will expand with six additional part-time employees. Additionally, there is a system of Standing and Ad Hoc Committees made up exclusively of unpaid volunteers. More than 50 property owner members are engaged in this work with many that are serving on more than one committee.

The following Departments report to the General Manager:

- The Department of Covenant Compliance processes new home applications and permits for other items, and monitors the 6,500 properties for compliance issues;
- The Department of Property and Environment which maintains over 350 surface acres in our four lakes and annually stocks approximately four and one-half tons of fish as well as performing all maintenance functions on Association dams, grounds and buildings;
- The Recreation Center which has more than 125,000 sign-ins annually at the facility;
- The Accounting Department which is responsible for all annual assessment billings, 1,100 annual payables, collections and for preparation of monthly income and expense statements, balance sheets and budget comparisons.

The Administration office which, in addition to overseeing the day-to-day business operations, also prepares documentation and agendas for the monthly meetings of the Board of Directors, the owner's Annual Meeting, maintenance of the Association web site, quarterly Newsletters and the New Homeowner Handbook.

# ANNUAL ASSESSMENT

Where Does My Money GO?

The year 2010 annual assessment billing will be in the mail the first week of January. As a reminder, it is due February 1. A late fee will be imposed if it is not paid by May 1<sup>st</sup>. If you do not receive your assessment, please notify the PLPOA office. If you move, while retaining ownership of your property, you must notify us of your forwarding address.

## Synopsis of 2010 Association Budget

	<i>Annual Budget</i>
Total Operating Income	\$1,778,970
Operating Expenses	
Administrative Services	\$ 600,230
Covenant Compliance	\$ 288,208
Property & Environment	\$ 451,736
Recreational Amenities	\$ 391,012
Utilities	\$ 47,784
Total Operating Expenses	\$1,778,970
Net Operating Income	\$ 0,000
Reserve Income	\$ 146,000
Reserve Expenses	\$ 342,223
Net Reserve Income	(\$ 196,223)

Department of Covenant Compliance  
Margaret Gallegos, Manager  
Phone: (970) 731-5635  
Toll Free: (888) 467-5762  
Fax: (970) 731-5362  
E-mail: plpoa@plpoa.com

The Department of Covenant Compliance has a dual role - that of working directly with the Environmental Control Committee in the issuing of permits for new building, alterations and improvements and secondly, through the efforts of the Covenant Compliance Inspectors to enforce the Covenants of the Association.

Statistics on Pagosa Lakes demographics are generated in this office. Through its building and population reporting function, the Department of Covenant Compliance is able to keep the Board of Directors, as well as other community leaders, apprised of the growth-taking place in Pagosa Lakes, which spreads over 21 square miles. As indicated in the Building and Population report, Pagosa Lakes has a permanent population of 7,257 people with seasonals and timeshares adding about another 3,500 persons at any given time. That is a total service population of approximately 10,757 people in Pagosa Lakes. Average occupancy is 2.47 persons per household against a national average of 2.63 and a state of Colorado average of 2.50, showing that Pagosa Lakes is far from being only a retirement community. Pagosa Lakes has almost 3,421 living units (dwellings) built or under construction.





## **THE ENVIRONMENTAL CONTROL COMMITTEE**

The Environmental Control Committee (ECC) was established to ensure that all structures built on property in Pagosa Lakes adhere to the Declaration of Restrictions for their respective subdivisions.

The ECC is created by the master Declaration of Restrictions and is composed of Association members appointed by the Board of Directors. The principal function of the ECC is to review and approve or disapprove plans, specifications and related details for the exterior appearance of any proposed structures, additions or improvements to be constructed, erected or maintained on any lot, including the removal of trees. Any changes after the initial approval as well as any remodeling, reconstruction, alterations or additions require the approval, in writing, of the ECC before work is begun. Structures include (but are not limited to) houses, garages, barns, stables, fences, structural changes, cabanas, guesthouses, boat docks, driveways, etc. The Declarations of Restrictions require that a building be substantially completed within six (6) months from commencement.

The ECC meets the first and third Thursday of each month in the Pagosa Lakes Clubhouse at 8:00 AM. Plans and applications that are ready for review by the ECC should be submitted not later than 4:00 PM on Wednesday of the week prior to the meeting. An ECC Building Permit will be issued upon submission and approval of the required document.

If you have any questions as to whether an ECC permit is required for a proposed change to your home, please contact the Department of Covenant Compliance. If there is any way that the ECC, or our Department, can be of assistance to you before and during the construction of your home, or after you have become a resident, please do not hesitate to contact the Department of Covenant Compliance at (970) 731-5635.

***Property owners wanting to construct structures on their property must request a Building Package from the Department of Covenant Compliance, 230 Port Avenue, Pagosa Springs, CO 81147. Phone (970) 731-5635/Toll Free (888) 467-5762, FAX (970) 731-5362.***

**Department of Property And Environment**  
**Larry Lynch, Manager**  
**970-731-5635, ext. 25**

### **Grounds, Fence & Street Sign Maintenance**

---

The Department of Property and Environment is comprised of a Manager and three full-time Maintenance Technicians. The Department provides landscaping, maintenance, and repair for all Association buildings, and the grounds (four major structures on a total of 53 acres). We also maintain the four lakes; Hatcher Lake, Lake Pagosa, Village Lake and Lake Forest. The lakes are maintained as recreational amenities for the use and enjoyment of all Pagosa Lakes property owners, and also as drinking water and irrigation reservoirs by the Pagosa Area Water and Sanitation District.

Because Colorado is an “open range” state, the Department has an ongoing fence maintenance program along subdivision boundaries adjacent to grazing lands. Approximately 15 miles of fence must be maintained to prevent open range cattle from entering the subdivisions and causing damage to properties within the Association.

### **Insect and Noxious Weed Control**

---

Environmentally, the Department works with private and governmental consultants to combat improper drainage, insect pests and noxious weeds. Certain insects periodically threaten our stands of pine and aspen trees while others, like grasshopper infestations, are more annoying than destructive. As necessary, the Department works with property owners to remove insect or disease infested trees to prevent injury to surrounding trees.



The Department also provides assistance to property owners to control the spread of leafy spurge, Canada thistle, musk thistle and other varieties of noxious weeds. To curb the spreading of noxious weeds, owners are required to re-seed, with weed-free seed, all disturbed soil within one year of disturbance. Noxious weeds, which are listed by the State of Colorado and Archuleta County, are prohibited. The Department of Property and Environment will, at minimum cost, at the owner’s request, enter a property and control noxious weeds with a safe and approved herbicide or other biological method. The Association has a native grass seed mix available for the use of property owners, which we provide at a low cost (our cost). The best combat for noxious weeds is to establish a healthy desirable vegetation cover.



The Department periodically sponsors clinics and seminars for members of the community to hear from experts about conservation techniques and about enhancing the appearance of our marvelous environment.

## **Lakes & Fisheries Management**

---

A comprehensive plan revised in 2002 addressed the maintenance of our four lakes for the maximum recreational and aesthetic benefit to property owners and their contribution to the enjoyment and quality of life in Pagosa Lakes and protection of property values. The lakes are well stocked with trout of varying age classes. Other stocked game fish are bass, crappie and bluegill. Lake Use Permits are required and sold at the Pagosa Lakes Recreation Center located at 45 Eagles Loft Circle, and at the Administration Office, 230 Port Avenue. You may also purchase a Lake Use Permit via a mail-in application form in the Winter edition of the PLPOA Newsletter. The PLPOA fishing season is the entire calendar year from January 1<sup>st</sup> to December 31<sup>st</sup>. Permits are inexpensive and revenue is used to stock and improve the lakes.



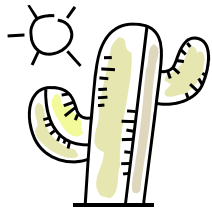
## **Lakes, Fisheries & Capital Improvements Planned**

---

In 1992, the Board of Directors created the Lakes and Fisheries Committee. The committee is comprised of volunteer property owners who are interested in improving the lakes for the benefit of all. In 1998, the Board of Directors re-named the committee the Lakes, Fisheries and Parks Committee. Parks is an all-encompassing term, which describes common interest property including greenbelt and open spaces. The committee has since become involved in trails and recreation as well as the lakes. In 1997 the committee, with Board approval, hired a consultant to assist in constructing a long-range Parks, Trails and Recreation Master Plan. The Master Plan includes plans for development of future pedestrian pathways and park amenities for our rapidly growing community. It is the committee's charge to recommend ways of implementing and funding these future projects. If you would like to become involved or would like to help, please contact Larry Lynch, Manager, Department of Property and Environment. Pagosa Lakes also sponsors a number of volunteer workdays to help in the construction of such things as natural surface trail construction. An example of this is the new Vista Lake and Stevens Draw non-motorized trail system. Workdays are fun and rewarding. The association will provide tools and lunch, and everyone has a good time. The trails that are constructed are for you and your family to enjoy.



The committee is excited about working with the Board of Directors in improving and enhancing our environment. Some of the committee's tasks include planning and budgeting for capital improvement projects around the lakes and in open spaces, such as fishing piers, handicap accesses, picnic areas, picnic gazebos and other recreational facilities. Specific examples are the boat ramp and picnic gazebo recreational area at the north end of Lake Forest, and a similar facility at Vista Lake; trash cans and discretely screened porta-potties at each lake; handicapped accessible fishing piers at Lake Pagosa, Lake Forest and Hatcher Lake and the playground facility in the Vista subdivision. We have also been working on constructing a corridor of single rail fences at greenbelt access points to the lakes. As more and more people move into our area, it becomes more important to have these areas labeled and maintained for everyone's use and enjoyment. We all need to respect private property and know where it is permitted to fish and enjoy our commonly owned lakes.



## **Xeriscape**

---

Pagosa Lakes has a xeriscape planning booklet available to property owners at no charge, available at the Administration Office. The booklet consists of a guide to xeriscape planning and implementation, plus recommended trees, shrubs, and flowers and their local availability. We also have a xeriscape demonstration area at the Pagosa Lakes Clubhouse. The demonstration area includes a variety of native and low water usage plants set up in an attractive mulched planting bed around the Clubhouse facility. The plants are on a drip irrigation system that was easy and inexpensive to set up and are labeled with scientific and common names. We also have areas of turf lawn on either side of the building that is a native grass mix, which requires about a third as much water as a bluegrass lawn and it looks great. Pagosa Lakes receives only 14-17 inches of precipitation per year, and water has become a valuable resource, worth conserving.



## **Trees and Tree Care in Pagosa Lakes**

---

Trees are very important to us in Pagosa Lakes. Trees provide beauty to our environment as well as shade, protection and erosion control. We have a Tree Care booklet available to property owners, at no cost, at the Administration Office. The booklet provides tips on how to care for your trees, how to diagnose potential problems and concentrates on things you can do to protect your trees during and after the construction process of your home. Construction related problems are the number one cause of tree fatalities here in Pagosa Lakes. By taking a few precautions you can ensure a prized tree surviving the trauma of human influence. You can also contact the Department of Property and Environment for assistance with tree problems and diagnosis.



## **Wildfire Protection**

---

Pagosa Lakes is a beautiful area tucked into the San Juan National Forest. We do live in a forest environment, and are thankful for it, but along with that comes that risk of wildfire. The effects of 100 years of fire suppression are starting to show in the area, with under-story and litter buildup on the forest floor. During the dry season we are especially susceptible to potential wildfires occurring from any number of causes. For example there was an early November 2001 wildfire near the Vista Subdivision. Approximately 20 acres of forest environment near a number of homes were consumed before 70 firefighters and an airdrop helicopter were able to control the fire. The Department of Property and Environment has handouts and video information available to property owners for what to do to help protect your home and property from a wildfire. More wildfires will occur according to District Fire Chief Warren Grams. Pagosa Lakes is in the Pagosa Fire Protection District and as such has a fine Fire Department available to combat wildfire should that be needed. The Fire Department will inspect your property, at your request, and give you information for creating a safer fire zone. They will mark areas needing trimming, cleaning and possible cutting in an effort to protect your property. Call them at (970) 731-4794.

Before removing any trees, always contact the Association office at 970-731-5635. Even if the tree(s) is dead, we want to inspect the tree to see if the cause was insects or a disease, which could jeopardize other trees in the area.



The Property Owners Association works with the Fire District, the Colorado State Forest Service and the US Forest Service in looking at ways to reduce the threat of wildfire. Look for a series of public meetings and gatherings sponsored by the Association, or the Fire District, to help property owners educate themselves and help reduce this very serious threat. Meeting dates and times will be announced in local papers and the radio and whenever possible, in the Pagosa Newsletters.



### **ADOPT-A-STREET PROGRAM**

The Association sponsors an Adopt-A-Street program. We in Pagosa Lakes live in a beautiful environment, but it takes help from the community to keep it that way. If you live in Pagosa Lakes, and would like to help out in your neighborhood by keeping roads and open spaces litter free, please contact Larry Lynch at the Department of Property and Environment Office for more information. Just volunteering a few hours over the course of the summer can go a long way in keeping our neighborhood roads looking great. The Association will help by coordinating neighborhood efforts, lending litter sticks, picking up roadside trash bags and erecting signs on streets designating them as having been "adopted" by area residents.

## Fishing in Pagosa Lakes

---

The Pagosa Lakes Property Owners Association owns and manages four lakes as private recreational fisheries. The lakes include Hatcher Lake, Lake Pagosa, Village Lake and Lake Forest. They range in size from 29 surface acres to 133 surface acres. All four lakes are stocked with rainbow trout, largemouth bass and crappie. Hatcher Lake is also stocked with brown trout and Lake Pagosa is stocked with cutbow trout, a rainbow/cutthroat hybrid. Other species in the lakes include yellow perch, green sunfish and bluegill (no catch limits on these three species). The lakes have been stocked with white amur grass carp to help control aquatic vegetation. If you catch one of these, please release it immediately.

An Association fishing permit for property owners and their guests is required to fish the lakes. Permits are available at the Recreation Center or at the Administration Office. Annual permits go on sale January 1<sup>st</sup> of each year and are valid through December 31<sup>st</sup>. Weekly and daily permits are also available. Maps of the lakes and fishing tip information are available at the counter.

State fishing licenses are NOT valid for our privately owned lakes.

Refer to the Neighborhood Rules and Regulations for all fishing requirements. You will find this information under the Governing Documents section of this handbook.

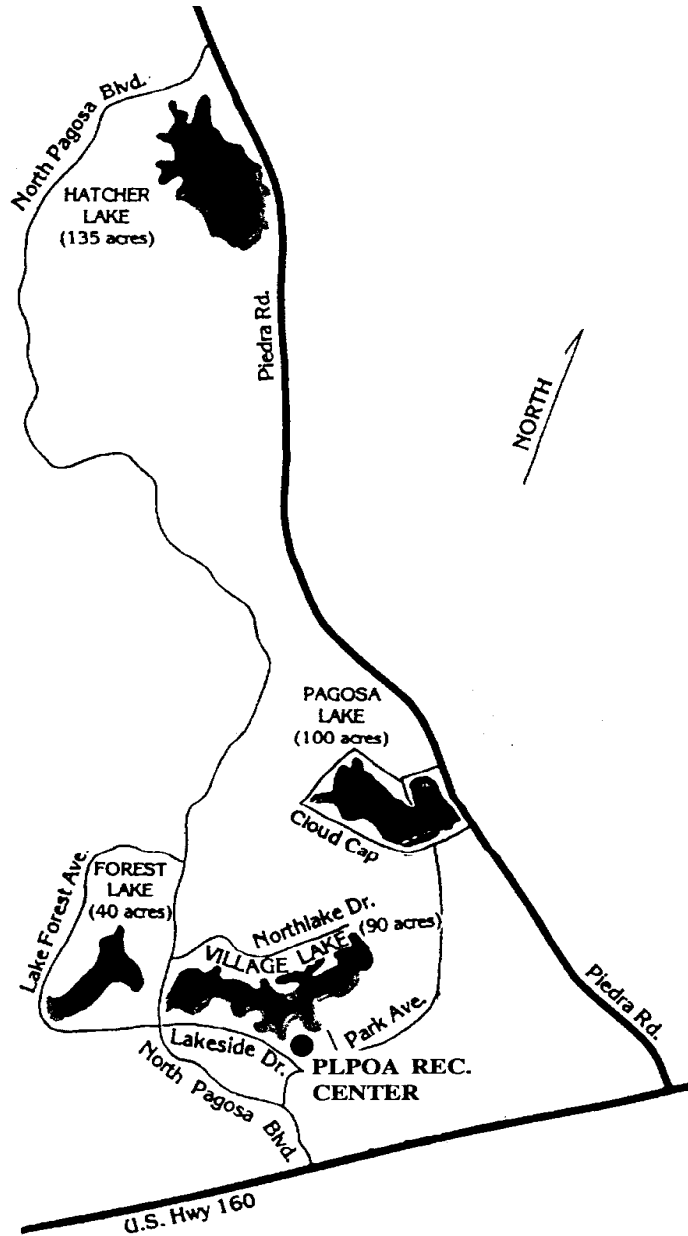
### **PAGOSA LAKES FISHING PERMIT APPLICATION FORM January 1<sup>st</sup>, 2010 through December 31<sup>st</sup>, 2010**

#### **SEASONAL PERMIT**

#### ***FEE STRUCTURE***

	<b>MEMBER RATE</b>
<b>FAMILY</b>	<b>\$65</b>
<b>SINGLE (ages 13 and above)</b>	<b>\$30</b>
<b>SINGLE (ages 6-12)</b>	<b>\$15</b>

Please note that a family is defined as four members of the household. Each additional family member above 4 persons shall pay an additional \$10 per family member. Example: A family of 5 will be \$65 plus \$10 for a total of \$75.



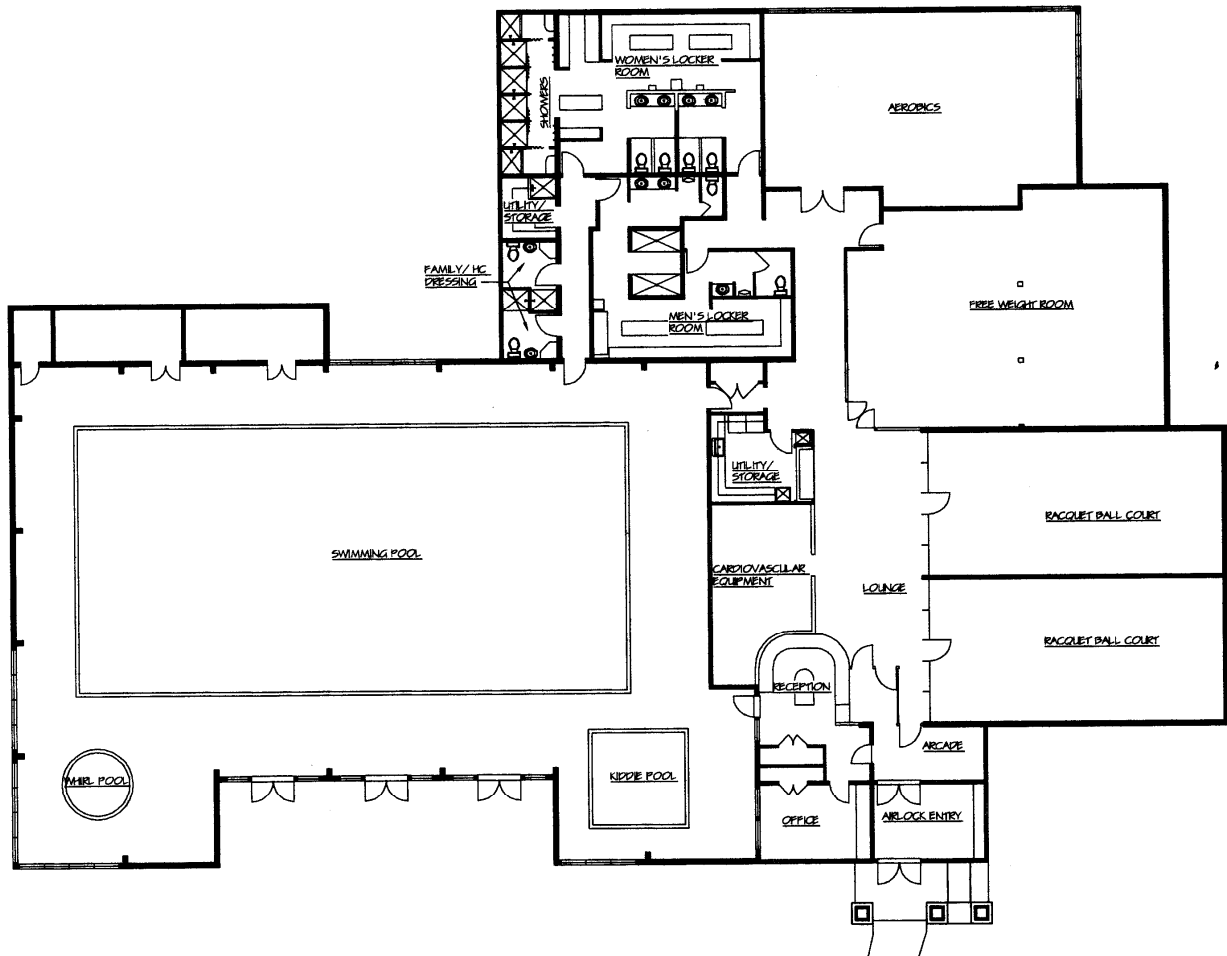
**Warning: Colorado game fish transported outside of Pagosa Lakes must be accompanied by PLPOA fishing permit.**

Lakes Are Patrolled.

Lake Use Permits are sold at the Pagosa Lakes Recreation Center (970) 731-2051 and at the Pagosa Lakes Administration Offices (970) 731-5635. Please refer to the Neighborhood Rules & Regulations for general fishing rules and limits.

Department of Recreational Amenities  
 Ming Steen, Manager  
 45 Eagles Loft Circle  
 Mail c/o 230 Port Avenue, Pagosa Springs, CO 81147  
 (970) 731-2051

The Department of Recreational Amenities manages and operates the Pagosa Lakes Recreation Center. This fine amenity is a quality recreational facility that offers interesting, challenging and healthy programs. First opened in 1987, the Recreation Center has seen increased usage from property owners each year. In 1988, the annual total sign-ins by Recreation Center users was 39,650. The final 2008 count of sign-ins was 115,190. It has been a gradual growth over the years. User numbers swell in summer to an average of 555 sign-ins per day during July (2008 figures). This increase is directly impacted by large numbers of interval (timeshare) owners, summer residents, visiting children and grandchildren of property owners. In spite of the growth, the Recreation Center staff is able to provide a level of service that is both efficient and friendly in a small-town way. The Recreation Center is currently staffed with four full-time employees and two part-time attendants.



The Recreation Center is a 16,750 sq. ft. building. In addition to the main building, there is a sand-volleyball court, a playground, a picnic gazebo and an outdoor basketball court. The Recreation Center is located on 12 acres bordered by Eagles Loft Circle and Park Avenue.

The Recreation Center is open to all Association members in good standing and their sponsored guests. The building includes facilities and supporting programs for many diverse interest groups.



## FACILITIES

- ◆ Two glass backed wall courts, to accommodate racquetball, handball, walleyball, basketball and badminton. Racquetball leagues, racquetball challenge, racquetball lessons and seasonal walleyball fun games are offered. High demand for court times during the summer has been somewhat alleviated by the outside facilities. Reservations for court times are highly recommended.
- ◆ The weight room equipment consists of Cybex strength stations. This is further augmented by a good collection of equipment. The cardiovascular equipment area consists of treadmills, rowing machines, recumbent bikes, aerobicycles, elliptical machines and a stair climber. A couple of punching bags adds that little extra punch to a workout. For members desiring supervised and personalized strength training, independent personal trainers are available, at a modest additional cost.
- ◆ A multi-purpose room with an aerobics floor system and dance rails on the sidewalls facilitates a number of different programs. We have a variety of classes offered on a weekly basis. For example water aerobics, step aerobics, kickboxing, Pilates, physio ball, yoga, and tai chi. All instructors are independent contractors. Please contact the Center for current schedules.



- ◆ The lobby serves as entrance and sign-in area where you can purchase Recreation Center use permits, rent towels and racquetball equipment, and check out other equipment. Video games are located in the lobby. PLPOA members may purchase lake use permits for themselves and their guests who desire to fish the community's private lakes (Lake Use Regulations are included elsewhere in this book).
- ◆ There are separate men and women's locker-room facilities and two "family" changing rooms available for parents with young children and the physically disabled.
- ◆ The 6,000 sq. ft. natatorium includes a lap pool, a kiddies wading pool, and a hot tub. The lap pool is 25 yards long with four lanes and it ranges in depth from three feet to five feet. Two lap lanes are set aside for lap swimming. Chlorine is the primary sanitizer used in both pools. Bromine is used for the hot tub.

## SPECIAL PROGRAMS

### Swim Teams:

Pagosa Lakes Porpoises: This is a year round, age group swim team that trains and competes throughout the year.

Pagosa Lakes Masters: This team is for Adults 18 years and older.

In conclusion, Recreation Center Manager Ming Steen reminds you that the Recreation Center staff will strive to work with you in maintaining a facility that will inspire pride in ownership. Please continue to support us in our long-term goal for the Recreation Center as a central feature of Pagosa Lakes.

For Information regarding  
Articles of Incorporation and Amendments  
Bylaws  
Master Declarations  
and  
Declarations of Restrictions for your subdivision

Please call or write to

Pagosa Lakes Property Owners Association  
230 Port Avenue  
Pagosa Springs, CO 81147  
(970) 731-5635  
1-(888)-467-5762  
E-mail us at [PLPOA@PLPOA.COM](mailto:PLPOA@PLPOA.COM)

or check out the Association website at  
[WWW.PLPOA.COM](http://WWW.PLPOA.COM)