

*Living in  
the  
Game Trail Community*



*Welcome to our Great Community*

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The Game Trail Association Board of Directors welcomes you to our community!

Living in a community with a Homeowner's Association is quite different from communities with municipal services. For example, the Board of Directors is the governing body in Game Trail. In addition, our community relies on volunteers who join various committees to do the majority of work for the community.

This booklet explains some of what these committees do for Game Trail as well as gives you important information about living in a Homeowner's Association. We urge you to read this document and if you're getting the idea that there are lots of opportunities for volunteerism--you're right! The pay is just terrific, so don't just sit there admiring the view-GET INVOLVED and help!

*Your Board of Directors*

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## **Welcome to Game Trail!**

When we were new residents, we had to learn from experience about the ins and outs of living “up here.” Our intent is to provide you with upbeat, lighthearted tips to help you through a smooth transition to our community. This document shares with you some tips for living in Game Trail.

We hope you find this information interesting and informative along with the other materials included in the “Welcome Packet for New Property Owners” you just received from the Game Trail office. This packet includes valuable information about living in Game Trail. If you didn’t receive the entire packet, please contact the Game Trail Office at 395-4713.

Many people who live in Game Trail offer their talent and skills and give countless volunteer hours to our community. We appreciate their work; it makes living in our community a better place. We may be from different backgrounds but our commonalities bring us together. We come from all parts of the country; from the mid-west and upper mid-west, the northeast and mid-Atlantic, the Pacific west and northwest, the southwest and the south.

Enjoy your early morning walks, view of a million stars at night and the silence broken only by nighthawks swooping and coyotes howling! Once again, we welcome you to our community. We all love living in Game Trail and hope you will too.

### ***How do I learn what's happening in Game Trail?***

Your neighbors who volunteer their time and effort in order to keep our community a great place to live run the daily operations of the Game Trail Association (GTA). Within a large organization, providing two-way communications can be a challenge. How do we communicate information among the Association Members, the Board of Directors and each of the GTA Committees?

This sounds like a job for the Communications and Member Relations Committee (CMRC)!

The CMRC publishes the GTA newsletter (*The Game Trail Tails*), maintains a community web page, and produces an annual Association directory. Of course, you can simply telephone or email any member of the Board of Directors (BOD) or anyone of our committee members to express your concerns and compliments; but we find that multiple media outlets are more effective in keeping you informed on the activities within the community.

- The *Game Trail Tails* newsletter is our first avenue of information and is published at least three times per year. It is designed to be the "voice of the Board of Directors" to the community. Its secondary purpose is to communicate informational articles on items of interest to Game Trail members. Some of the feature articles include: The President's Corner, Elk Buglins, Committee Reports, and Calendar of Events.
- The Game Trail Web Page, located on the Internet at [www.gametrailassn.org](http://www.gametrailassn.org), has timely information from the Board and Committees; a committee member listing; a forum page where members may post items of concerns to the community; a photo gallery where members can share views of our scenic community and a classified section to sell those EXTRA items you've found in your basement. You can also use the GTA Web page to communicate directly with the BOD or any committee chair by clicking on the "**Contact**" button.
- The Game Trail Association Directory is published annually and is available at the Annual Meeting free of charge to all members. However, a more current edition is available on the web site. Just click on the *Directory Request* button on the menu on the left. The Directory contains GT Association members (both local and out-of-towners) who wish to be included. If you want to update your directory listing – add your new email address or new phone number – click on the *Directory Update* on the web site and submit your information. If you don't have access to the Internet and need to update your information or want to be included in the Directory, contact the Game Trail Office.

The Annual Business Meeting is held each September to elect Board members and present a summary of all that has happened during the year and what is planned for the coming year. This is the highlight of the year for the Association. The CMRC gathers information from each committee and the BOD and creates an informative presentation for the membership. You can consider the CMRC as your first line of communications in Game Trail.

*Arriving fashionably late to a GT get-together will almost assure you that the food will probably be gone! Forget fashion, think survival. If you're not fast at least be prompt!*

## ***Who takes care of the common areas in GT?***



The Common Areas Committee maintains the common area property within the sub-division that includes:

- road and entrance signs
- mail center and picnic area
- roads and adjacent ditches, but not homeowner culverts
- corral/dog run
- trash dumpster/recycle area
- slash pile

As our community grows, so does the task of managing our common areas. Currently the committee oversees approximately 60% of the Association's budget; this includes road maintenance, snow removal, road and entrance sign maintenance, clearing ditches adjacent to the roads, replacing road reflectors, trash service, and probably a whole lot more!

### ***Road Maintenance***

Each fall the GTA Board of Directors reviews the status of all our roads and determines overall road maintenance planning for the next year. The standard of road maintenance is a durable compacted gravel surface, eliminating significant rocks or potholes, wash boarding or other excessive roughness. After heavy rain or snow runoff, any substantial areas of erosion are graded. During the winter, garbage containers of salt and sand are available for use at the Mail Center.

Snow removal is available 7 days a week as needed. Roads are cleared of snow based on the primary goal of maintaining resident safety. The roads that are cleared first provide access to the most residents. These include Great Peaks Drive, the Mail Center and main access roads. Cleared next are the spur roads with the most homes, the trash area, snow berms at the ends of driveways, refining of previously plowed areas and finally spur roads with no homes.

Please note that while Game Trail Association has agreed to provide the removal of the snow berms at the ends of the driveways, this may not occur immediately after the plowing occurs. This service is a benefit to our residents that would not be available if they lived in any other community or city. It is of utmost importance that we clear the residential roads before the berms are cleared so that all our residents can be reached in case of an emergency. If your berm has not been cleared within 24 hours of the original road plowing, please call the Game Trail Office and they will contact the contractor to come and remove your berm.

### ***Corral/Dog Run***

The Association has two dog corrals for use by our members. It is available for use on a first come, first serve basis with a one-hour maximum time limit. No animals should be left unsupervised due to safety and liability reasons. We encourage everyone to take advantage of letting their dogs run free in this area. Waste disposal bags are provided to help keep the area clean.

*Trash Dumpsters/Recycle Area*

We have contracted with Waste Management to provide dumpsters to haul household trash for our community. Trash is picked up on Tuesday and Friday each week. The best time to drop off trash is Wednesday or Saturday. We also encourage you to use our recycling dumpsters for cardboard, office paper, plastic, newspaper, tin and aluminum and glass. A list of Recycling Items is attached at the end of this document. In order to use the trash and recycling services, please make sure that your “Game Trail Elk” decal is affixed on the lower left front windshield of your car. You can get this decal from the Game Trail office.

If you have large items that you want to get rid of, please haul them to the Chaffee County Landfill south of Centerville. Remember, all household trash should be placed in plastic bags to minimize trash blowing out of the dumpsters.

*Consider taking a flashlight to evening get-togethers. You'll need it to find your car! It's dark up here at night because we keep the lighting low to enjoy the night skies and not disturb wildlife.*

### ***Water and wells in GT***



The Water Committee maintains our water system, makes sure it's safe to drink and insures proper operation. Its mission is to assure an adequate supply of water for homeowner consumption and fire protection at a reasonable cost and with ever improving reliability.

Water use in Game Trail is probably quite different from the places where you have lived in the past. Our water comes from five deep wells with very **stringent** usage guidelines from the State of Colorado. The water is pumped up to the top of GT and then gravity fed back down to most of our homes with a few supplied via a pumping system. Game Trail has limited outside watering rights with each home limited to the use of 2,939 gallons annually. This outside water may be used for such things as washing cars or windows, filling hot tubs, or water a few ornamental flowers or plants. However, no lawns are permitted in Game Trail.

If you are moving into a newly constructed home, be sure your plumber has installed a pressure reducing valve to protect your plumbing fixtures and a back flow prevention valve to protect our water system from reverse flow contamination.

Should you have any concerns regarding your water, please contact the water committee using the *Contact Us* button on the Game Trail Association web page or contact the Game Trail office. We will be happy to come and visit with you.

### ***Building and maintaining your new house in GT.***



The Architectural Control Committee welcomes you to our community! One of the major attractions of the Game Trail community has always been the many attractive homes that meet the objective of being part of the mountain environment. The goal of the Architectural Control Committee is to assist all homeowners in meeting the established Covenants, Architectural Control Policies and Guidelines for any exterior changes to their existing homes.

If you are planning to make any exterior alterations or additions to your home, the Game Trail Covenants and Bylaws require that each owner receive written approval from the ACC prior to commencing the change. Application forms for any exterior changes are available at the Game Trail office. If you have any questions concerning changes to the exterior of your home, you can contact the ACC using the *Contact Us* button on the Game Trail Association web page or call the Game Trail office and a member of the ACC will contact you.

Examples of changes requiring approval would include, but are not limited to, the following:

- ◇ Exterior color change
- ◇ New exterior lighting fixtures
- ◇ New roofing, windows, siding or trim
- ◇ Any remodeling of the homes exterior
- ◇ Paving of a driveway and/or parking pad
- ◇ Construction of a dog run, attached and detached garage, fence or gate
- ◇ Installation of a new snow fence

(Outbuildings, gazebos and similar structures cannot be approved.)

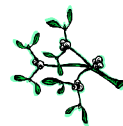
Remember, the Architectural Control Committee is comprised of volunteer members who are also your neighbors.

*Leaving hummingbird feeders and seed feeders out at night extends an invitation to our resident bears to a free buffet! To avoid unacceptable guests, bring in your feeders each night! By the way, it's illegal to feed the deer or elk. Feeding or setting out salt and protein licks may spread disease among the herds.*

### ***Keeping our forest healthy and safe.***

The Forestry Committee is dedicated to the protection and preservation of our forest by educating and assisting Game Trail owners on forest health and fire prevention. All outdoor burning is prohibited in Game Trail. This includes all outside, unattached, freestanding, wood burning apparatuses such as freestanding fireplaces, above ground or in ground fire pits or fire bowls, chimineas or any other device that burns wood outside the residence. In addition, fireworks are strictly prohibited anywhere in Game Trail including common and private property. Because of our forested and grassy areas, fireworks can set off a devastating fire in our community.

There are two major enemies requiring ongoing attention to maintain our healthy pine tree forest. One is the mistletoe, not the kind you stand under during the holidays, but the dwarf mistletoe that is related to the common Christmas mistletoe, but is smaller, leafless and grows on branches and trunks of cone-bearing trees. These mistletoe seeds are produced in a berry and as the berry ripens, pressure builds up inside until it finally bursts in August or September shooting seeds out to nearby branches and trees. A gluey coating on the seeds enables them to stick to wherever they land. The seeds that have landed on the pine needles can be washed onto the twig by the rains. These seeds germinate and infect the twig with shoots appearing on the affected trees two years later. This mistletoe weakens the tree by slowly robbing it of both water and food. The infected tree slowly dies from the top down and eventually (20-30 years later) the entire tree is dead.



How can you stop mistletoe growth in your infected trees? The most effective course of action is to prune infected branches prior to May each year. This makes dwarf mistletoe shoots die as soon as the branches are cut. We recommend that these branches be taken to the slash pile located in the meadow. You should also examine your trees every two

years and prune those branches where new growth has occurred. Alternately, chemical spraying may stifle the annual shooting of the seeds; but it is not a permanent solution to the problem.



The second enemy is the mountain pine beetles. These little insects have a one-year life cycle and are evident for only a brief period during the middle of summer. From mid July through mid September the MPB can be seen flying about on warm, calm afternoons. They bore into the bark of the tree where they lay their eggs. These early arriving beetles produce chemicals called pheromones which attract large swarms of other MPB which ultimately overwhelms the tree's defenses. When this occurs, the MPB can begin to evacuate tunnels beneath the bark in which they produce their young. The eggs hatch in a few days and small larvae begin to fan-out beneath the bark. The following spring, the infected tree shows external signs of infestation - the green foliage turns a lemon yellow, which in turns becomes a straw colored orange and finally fades to the red of a dead tree.

How can you protect your trees from being attacked by mountain pine beetles? Each year the Game Trail Forestry Committee mails a letter to each property owner informing them of the need to spray their trees that they would like to protect from MPB infestation. The spraying may be done either by an outside company or by each property owner. The spraying of Carbaryl will result in making the bark taste bad to the MPB and thus, save the tree from being infested.

Without the help of our volunteer members, the protection and preservation of our forest would be a difficult task. You can contact us on the Game Trail Association web page via the *Volunteer* button or call the Game Trail office if you would like to become a volunteer or use the *Contact Us* button if you have any questions.

*One of the benefits of living in GT is that we are all LAWN FREE! Retire your lawn mower but make sure to have a snow blower or an ATV blade for the winter months.*

***Are you ready to party?***

After GT's Annual Meeting in September, the Social Committee sponsors the annual picnic for all property and homeowners. The finale to the picnic is the ever-popular Home Tour graciously hosted by new homeowners in our community. This helps to promote interaction and fellowship with current and future property owners. This fun committee meets several times a year to plan the picnic and other enjoyable social events. If you would like to be involved with this committee, contact us via the *Volunteer* button on the Game Trail Association web page or call the Game Trail office.

***Who watches out for the GAME in Game Trail?***



The Elk Conservation Easement was created in March 2002. This is a perpetual conservation easement for the elk herd that roams Game Trail from late fall through early spring. The 400 acres in the preserve are part of the Land Trust of the Upper Arkansas in partnership with the Palmer Foundation. The Elk Corridor is reserved for the wintering resident Elk between November and the end of March each year. During this time of year, a chain erected across the Slash/Borrow pit access road restricts access to the area.

*Place your Game Trail Elk decal on the lower left hand side of your windshield. This identifies your vehicle as authorized to use our dumpsters and recycling bins on Great Peaks Drive.*



***Who keeps track of the past?***

The History Committee has preserved the heritage of our community. The volunteer members researched and compiled a history of the Game Trail area. After delving into records at the Chaffee County Courthouse, books written by Suzy Kelly and June Shaputis and conversing with long time residents of the area, “*A Game Trail Tale*” was published in 2003. There are a few copies left that you can still purchase for only \$10.00 from the Game Trail Office

*Late night or at dusk or dawn is the best time to meet the local bears and mountain lions. Plan your walks accordingly.*



***Activities in and around GT***

Game Trail residents enjoy many diverse activities such as hiking, biking, ATVing, RVing, snowmobiling and snowshoeing. Several of our residents also do quilting and know of quilting circles you can join. See the mailbox bulletin board or the website for more information on current activities.

### **A few tips on being neighborly in Game Trail**

- We enjoy viewing the night sky, please be considerate and turn off your exterior lights at night.
- On Game Trail roads, you must be at least 16 years old to drive an off-road vehicle. Enjoy your recreational riding throughout the Chaffee County area, however, we ask you to be considerate of your neighbors in Game Trail and ask that you ride responsibly so not to create unnecessary dust and noise while on our roads.
- Free roaming pets are not authorized in Game Trail. Please keep your pets on a leash and under control at all times.
- If you live in an area where you don't have trees to hide your RVs, ATVs, boats or other recreational items, consider making arrangements to store these items off your property.
- We ask that you not feed the wildlife in the area. It's illegal and harms the wildlife.
- In the wintertime, if you see that the Mailbox area is icy, please use the salt and/or ice melt in the garbage containers to keep the area safe for walking.

*Keep your pets on a leash during your daily walks throughout the community. Deer and other- the two legged kind – hikers do not like to be accosted. Bears, foxes, hawk, bobcats, mountain lions and eagles, however, like the challenges of chasing small four-legged snacks!*



*Did you know?*

- Our Community Bulletin Board is located at the mail center where you will find posted information from the Game Trail Association (GTA) Board of Directors, the various Association committees and items of general community interest.
- Our community slash pile is located on the east side of the meadow in the Elk Corridor, and is open from April 1<sup>st</sup> thru October 31<sup>st</sup>.
- For the do-it-yourself car buffs, take your used oil to *Swishers* – located at corner of County Road 384 - for free recycling.
- Mail is delivered Monday through Saturday (except on holidays) between the hours of 10:00 a.m. and 2:30 p.m. depending on the postal worker's schedule. The Postmaster of Buena Vista will assign you a box and give you keys.
- Newspaper delivery boxes are also located by the mailbox.
- In addition to the major newspapers, Buena Vista has a weekly newspaper, the *Chaffee County Times*. Salida has a daily (weekday) newspaper, *The Mountain Mail*.
- The Game Trail web site at [www.gametrailassn.org](http://www.gametrailassn.org) has additional information on all Game Trail committees and contact information if you would like to volunteer for a committee.

*Do keep trashcans in your garage to stop the crashing and banging during the night. Also, keep your grills clean because critters (such as bears) like the residue on the grill.*

***Important Contact Information***

Your Lot# \_\_\_\_\_ Filing # \_\_\_\_\_

- ◇ Emergency: **911**
- ◇ Game Trail Office: **395-4713**
- ◇ Fire (non-emergency): **395-8098**
- ◇ Chaffee County Sheriff non-emergency: **539-2596**
- ◇ BV Police non-emergency: **395-8654**
- ◇ State road conditions: **303-639-1111** or [www.cotrip.org](http://www.cotrip.org)
- ◇ Division of Wildlife – Randy Hancock – **530-5520**
- ◇ Local weather – **395-2599**
- ◇ Sangre de Cristo Electric: **395-2412**
- ◇ Water problems in Game Trail:  
Walt Lafford **395-0811** or Mike Backsen **395-2356**

Game Trail web site: [www.gametrailassn.org](http://www.gametrailassn.org)

## Game Trail Ethics Policy

The directors, officers, and committee members of the Game Trail Association, Inc., represent the members of the Association in a position of trust. Therefore, it is important that such persons avoid even the appearance of impropriety. Accordingly, such persons should not accept anything of value from persons or entities supplying or seeking to supply goods or services to the Association or members of the Association.

The foregoing in no way precludes directors, officers, and committee members of the Association from hiring or retaining such suppliers to provide personal goods or services provided such persons pay such suppliers based on arm's length transactions.

If any director, officer, or committee member has any questions concerning the application of this policy, such person should consult with the Board of Directors.