Lutheran Valley Ranch

Ramblings

May 2026

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PRESIDENT'S VIEW

I'm so thankful when I get the opportunity to spend time up at LVR. Our most recent trip was right in between two late season snowstorms, perfect timing! On the way up we saw several deer and a small herd of elk just outside of Wildhorn. There was even a turkey sighting or two! I'm always amazed at the stillness, clear sky, and crisp air...it really does a mind wonders to simply take it in and relax in the beautiful space God provided.

As we come into another busy season of LVR activities, I encourage each member to not take what we have for granted. Take this opportunity to enjoy the blessing provided, and to be a blessing to not only our fellow members, but to all those we meet along our summery journey. If you see something that needs to be done, do it! Did the last person driving in/out forget to close the gate on their way? Take a moment to do it for them. Slow down, enjoy the journey, wave and say hello to those you meet on the road.

Have a peaceful and relaxing summer. God bless,

Erik Skov — LV Ranch Board President

LOTS AVAILABLE

We currently have 3 lots available. The 3 lots are 9 and 29 with improvements and lot 52 with no improvements.There are 4 on the Waiting for a Lot List and all have turned down the 3 lots.

LOT SIGNS

Lot name signs are made for all new members. There are a few new member signs that need to be put up. The volunteer fire department will use the lot number signs in case of emergencies. If you have a white sign with red numbers on it, it is a fire number sign and needs to be taken down. To help the board if you can take down your fire number sign as they are no longer used. If you have any questions on signs, please contact Shirley Bauer at slbauer1030@gmail.com

NEW MEMBERS

Please welcome our new members since our November 2025 Ramblings.

Brian and Judy Sampaio on lot 19

Branden Sampaio on lot 19

Austin and Kaity Sampaio on lot 19

Dan and Jessie Reif on lot 43

CLINGS, STICKERS AND FLAGS

LVR window clings, ATV stickers and ATV flags are available. The board encourages all members to have a window cling (black and white) displayed in the lower driver's side windshield of their car and LVR stickers (yellow and black) on their ATV's. These forms of ID let your fellow Ranch members and Retreat staff know that you belong on the property. COST: Clings and stickers are FREE. If you need any of these items, contact Shirley Bauer at slbauer1030@gmail.com

RANCH CALENDAR

There is a Ranch activities and Ranch House Reservation calendar on the Ranch website www.lvranch.org. The calendar lists Ranch board meetings, meetings, gatherings, activities and when the Ranch House has been reserved for special occasions like family reunions, internments etc. If the Ranch House has been reserved, you are still welcome to use the restrooms and get ice but please be respectful of other members' activities. There is a small fee if you reserve the Ranch House for personal use.

CERTIFICATION FORMS

Primary members are required to turn in a certification yearly per the by-laws. There are two types of certifications for Lutheran Valley Ranch. One or the other must be done every year. Re-certification is where the member must have their pastor sign the form stating that they are members in good standing of their church. These are done every 5 years. Self-certification where the member sends the form that states they are members of good standing of a church and do not require a pastor's signature. This year is a self-certification year and will not require your pastor's signature on the form. All self-certification forms have been received for this year

MEMBERS WITH NO CONTACT INFORMATION

Thanks to those who provided addresses for our records for the members we did not have contact information for. We still need information for the following members. If you can help us update our files with name, address, phone numbers, and email address please send the information to slbauer1030@gmail.com

Matthew and Kim Johnson

Robert Pfotenhauer

If something happens to the primary member(s) and the above secondary members are the only secondary members on the lot and we are unable to contact these secondary members it is possible the lot could revert back to Ranch.

LAKES, TREES, & WILDLIFE

Greetings from your trees, lakes and wildlife rep. First of all, praise the Lord for the recent moisture we have received!!! What a blessing. The fact remains that the State of Colorado is in the middle of a significant drought, brought on by years of low precipitation and aided by a dismal winter. Even with the recent moisture, LVR is currently experiencing one of the driest periods on record. So what does that mean for members? Conditions in Teller County are bad enough that they have implemented a Stage 2 fire ban, meaning there is no open burning or outdoor fires allowed.

I want to take this opportunity to remind members and their guests that we have an obligation to be stewards of God's creation, and take appropriate steps to safeguard ourselves, neighbors and the gift of LVR if at all possible. An aspect of this involves educating ourselves on what to do in the event of an emergency and staying informed. A great resource anyone can sign up for is Peak Alerts, an emergency notification system in El Paso and Teller Counties. The alerts include incidents affecting public safety, fire, flood and more. Another program I encourage everyone to research is Ready, Set, Go fire preparedness. This program has been adopted by many fire protection districts and provides suggestions and encouragement to actively engage in fire mitigation efforts. It outlines everything from getting started in your mitigation journey, to evacuation considerations. I can't stress enough to stay alert and aware of the conditions when visiting LVR. Mitigate early and often. Always try to do something when visiting the Ranch. Be aware of the burn restrictions that are in place and adhere to them.

Discussion surrounding our current drought situation leads into a question that arose at last year's annual meeting on how to deal with trees that have succumbed to beetle kill. An unfortunate side effect with drought is pine trees become more susceptible to Pine Beetle's. Pine beetles tend to infest trees that aren't healthy enough to combat their invasion and drought creates trees that aren't as healthy as they would be if conditions were different. There is a lot of different literature about how to handle infestations, but the consistent guidance I have found is these trees need to be removed, preferable before adult beetles migrate which typically happens in the summer months (Late June - August). Typically, by the time a tree shows sign of distress, the damage is done and the beetles have most likely moved onto the next tree. There are methods available to treat pine beetles, but the unfortunate reality is the cost is significant, especially when we talk about treating roughly 600 acres of forest. The most effective mitigation tactic is to identify infested trees prior to the adult beetles migrating and remove the trees. If you have identified trees on your lot that have been infected by pine beetles, the removal of these trees is important to stop the spread. If you need assistance in removing trees or have questions as to the best route forward, feel free to let me know or reach out to Todd. I am no expert in Pine Beetle removal so if any member has additional suggestions or recommendations, I am happy to hear them.

In preparation for this upcoming summer season at LVR, I have spoken with our fisheries vendor and have arranged for Deer Lake to be stocked mid May. Our attempts to fix Bear Lake appear to have been unsuccessful and the solutions that are left are quite expensive. At this point, the board does not plan to invest any additional funding into this project.

In closing, last year saw a substantial increase in bear activity around the Ranch. If you find yourself encountering a bear, Colorado Parks and Wildlife advises to yell, make loud noises and try to scare the bear away without approaching it. Remember, black bears typically do not want to have anything to do with humans. If the bear displays aggressive behavior such as huffing, jaw popping or stomping, you are too close and this should be a red flag. Last year, we had a bear that was aggressive and was encountered by members on several different occasions. If you encounter an aggressive bear during regular business hours, immediately contact Colorado Parks and Wildlife. If such an encounter is after hours, immediately contact the State Patrol.

Looking forward to another season of experiencing God's creation at LVR. Enjoy and stay safe!!!

Jordan Hengst

LOTS WITH ONLY ONE MEMBER

We have 3 lots with only one member on them and no primary or secondary member or no emergency contact information. If you would like to add either another primary member or a secondary member or add heir contact information to your lot, please contact Shirley Bauer at slbauer1030@gmail.com The Ranch Board will then know what your wishes are in case something happens to you otherwise your lot will revert back to Ranch. New members must meet the qualification of being a member of good standing of a Lutheran Church. If they are members of a Lutheran Church Missouri Synod the board can approve their membership. If they are a member of a non-Missouri Synod Lutheran Church, the board will recommend them for membership and the Ranch members must be polled by email. Potential members will become members with a simple majority of yes votes in the allotted time (according to the By-laws Article II section 5).
The following is a list of the lots with only 1 member on it: 7, 28 and 91 and no heir information.

BUILDINGS AND SAFETY

Good News! The reluctance of the county to approve new building permits for LVR has been resolved due to the hard work of board members, especially Jim Simpson. Jim pointed out to the planning director that LVR is a pre-1972 subdivision and is therefore grand fathered into previous standards. Nice job Jim!

In other news, if you need power at the ranch and don't already have a pole, you're going to be hard pressed to beat solar. CORE (our electric company) seems to have priced themselves right out of the question, and you can easily find solar systems for half of what they want just to hook into their service with a pole already on your lot. Find me and we can talk about how to size a system for you and how to get a permit through the county with minimal cost.

As always… please be sure to go slowly (20mph) and close that gate when you come and go!

Cheers,
Shad

SECRETARY

Side Gate Locking Problem
LV Ranch has a padlocked side which leads into the National Forest and connects with Cedar Mountain Road. It's a 4 digit combination lock that uses the same code as the Ranch House door. It's painted in bright colors and is easy to see.

The Fire Department also has a separate combination lock on the side gate. The two padlocks need to be attached 'in series' so that opening either lock will open the side gate.

Last Fall and earlier this year, someone has bypassed the Fire Department's padlock when re-closing the gate, so that unlocking the Fire Department's padlock will not open the gate. On two occasions, the Fire Department has been required to bust open the LV Ranch padlock to pass through the side gate (while responding to an emergency).

The combination locks cost us about $30 each, and our LV Ranch members become locked out from using the side gate until our padlock gets replaced (when the Fire Department's padlock is the only one then left in use).

Please remember to close the side gate so that the two padlocks are connected 'in series' so that either padlock will open the side gate.
Thank you! Jim Simpson

TREASURER'S REPORT

Annual dues can be paid electronically via most bank or credit union online bill pay function. Some of our fellow ranch members send advance deposits to offset their eventual dues invoice to make their budget easier. Again, we will also offer the ability to pay by credit or debit card. Please be sure to forward any contact information changes to Shirley Bauer, in membership, to help us keep our files up to date. Remember that annual dues statements will be sent to you via email from bookaltern@comcast.net.
As expected, our Ranch spends most of its variable operating budget during the summer season. So far this year we have not experienced any unplanned costs other than a large repair ($6,900+) bill for the road grader.

Highlights: FY26 year-to-date through April:

- Member Revenue is $1,400 less than budgeted due to timing of adding the new members; four new members have been added so far this year and one Columbarium niche was purchased.
- Property taxes increased less than expected and generated a $1.000 positive expense variance.
- The annual gift to Lutheran Valley Retreat of $8,645 was made in January.
- We are at budget with all other expenses, except grader repairs, and have increased our reserves according to plan.
- We have reserves of almost $226,000, about halfway to our goal.

The Board will begin putting together next fiscal years budget in the next few months so if you have any suggested spending priorities please communicate them via the Board email address on our web site.

If you have any comments, questions or suggestions be sure to let me know. See you at the Ranch,
Ken Waterhouse, Treasurer

EQUIPMENT

Due to a very mild winter the motor grader and all of the motorized equipment this winter had an easy time of it. The equipment to my knowledge is still in good working order and is not in need of expensive repairs. Todd Kelm did install some new lights on the motor grader for better visibility for night time use. Thanks Todd for all of your help, it is much appreciated ! We ran the equipment so much less this past year that I did not have to order Fuel until this month. Usually we need to order fuel in late November or early December. Unfortunately The cost of fuel is very high at this time. I only ordered the minimum amount to get the delivery now with the hope that the price comes down by late this year? My hope springs eternal. We are just now getting a little rain to soften up the roads so that the road crew will be able to work on the roads. The equipment is ready, willing and able to do the job. In our Lords service
Ted Gates

FROM THE RANCH HOUSE

Spring is upon us and the Ranch House is ready for your Families enjoyment as we enter this busy recreational season. The Lutheran Valley Ranch has traditionally benefited from members that volunteer, donate, and give freely of their time, money, or talents in order to maintain this beautiful ranch. Let us all search our servant's hearts and pitch in when and where we can. The following scripture comes to my mind in this season. "Each of you should give what you have decided in your heart to give, not reluctantly or under compulsion, for God loves a cheerful giver." -2 Corinthians 9:7

There have been several maintenance tasks completed at the Ranch House recently including:
· New battery installed in AED machine
· Fire extinguishers inspected and recertified
· Oxygen bottle inspected and verified ready for use
· Medical supplies restocked in first aid kit
· Push plate installed around the combination entry lock on main entry door
· Additional t-posts added and tops painted around septic leech field
· Ranch House and RV Dump Station septic tanks were serviced
· Leak on ice machine fixed
· Entry rug replaced
· Batteries replaced in fire alarms
· Lights inspected and new bulbs added as needed

I have declared war on the mice that have taken up residence in the basement storage area below the Ranch House. This storage area is in dire need of a good cleaning and the items stored in there should be sorted, organized, and disposed of if necessary. Volunteers for a workday would be greatly appreciated for a work day to be announced later this summer.

Coordination was done with Lt. Todd Kelm of the Mountain Communities Volunteer Fire Department who is stationed at LVR Ranch in identifying fire mitigation tasks that would benefit the lot where the Ranch House sits and also the lot where the RV dump station is located. This mitigation effort will be completed this spring and summer with the assistance of volunteers.

The ice maker condenser cover is in need of repair/replacement. I will be coordinating with Ranch Member Eliot Schauland to ensure this project is in compliance with Teller County permitting rules and regulations. This new cover will be built this summer.

There are two BBQ grills located on the deck at the Ranch House and they both have seen their better days. Ranch members please search your hearts and if a member feels led to donate a new BBQ grill to the Ranch House, please contact me so that we can upgrade these grills.

Bothers and Sisters please let me know if you identify any issues that need attention at the Ranch House. May God bless you, your family and all activities that you under take this Spring and Summer at the Lutheran Valley Ranch.
Scottycummins@yahoo.com

Lutheran Valley Ranch Board of Directors

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Ken Waterhouse – Treasurer
Immanuel Lutheran, Colorado Springs

Jordan Hengst - Lakes, Trees, Wildlife
Family of Christ Lutheran, Monument

COLUMBARIUM

There is nothing new to report in the columbaria area, which is a good thing.

Here is what is currently available:
The first columbaria is completely full.
The second columbarium has only two (2) niches left.
The third columbarium has 11 niches available.

Niches are 11 1/4"(w) x 11 1/4"(h) x 10 1/2"(d). Standard size cremation containers are 6"(w) x 8"(h) x 4"(d). If you are having custom containers made, please take the dimensions of the space into consideration. The cost of a niche (which holds two sets of cremains) is $1000. A crypt (for one set of cremains) can be reserved for $500.

If you would like LVR to be your earthly resting place, the reservation forms are available on the Ranch website at lvranch.org or from Dee Paulson at dplakewood@comcast.net.

FROM THE ROADS GUY

The roads have been in good shape through the winter season. We are now experiencing much needed heavy, wet snows in the late spring. With the snows will come mud and ruts in the roads especially at the two corners with Ellison and Deer Trail. We have gravel available to use in these areas along with other areas as needed. We should be able to address these areas this summer. In the meantime, if you have problems please let me know. I live on the Ranch at 325 Columbine Loop and can be reached at 719-362-0578

Rod Young - The Roads Guy

Lutheran Valley Ranch

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