Lutheran Valley Ranch

Ramblings

November 2025

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PRESIDENT'S VIEW

At the 2025 Annual Meeting a request was made for the board to consider current requirements for LVR membership in the light of both a particular family circumstance and also with regard to a common situation among LVR members. Several members, board members included, find that their children have not continued to be members of the Lutheran Church Missouri Synod. In many cases, those children love the Lord and are attending other churches, mine included.

It's useful to reference LVR by-laws: **Section 5. Qualification for Membership**. —In order to qualify for membership, an individual or individuals must be a member(s) in good standing of a congregation of The Lutheran Church-Missouri Synod at the time of application for membership. Upon recommendation of the Board of Directors, a Lutheran who is not a member of a congregation of the Lutheran Church-Missouri Synod, may be considered for membership in Lutheran Valley Ranch, Inc.

But should membership in an LCMS church stop someone from being a member? In many cases our children are outstanding members of their churches and have a passion for Christ. What if I go to a Lutheran Church but am not a member? What if I was a member, but want to reapply for secondary membership but am no longer a member of an LCMS church? The board has spent many hours discussing these ideas, and whether a change should be initiated to adjust the by-laws. A fundamental part of these conversations surrounds the nature of the requirement to be a member of a Lutheran Church in good standing. The requirement is not a fundamental determination of one's spiritual health, but it is for membership. An applicant may be spiritually healthy outside of the LCMS, but it is not relevant to the discussion on membership.

The founders of LVR created by-laws that mention LCMS based on their convictions and created an organization with the intent of creating a community for LCMS members to socialize and enjoy God's creation. All members have joined with the knowledge of the by-laws and have attested they are members of a Lutheran church. While the by-laws include an options for amendment and change, the board's deliberations have concluded that the founder's intent is still relevant some 50 years later. There is not currently a ¾ majority of board members in favor of updating the LVR requirements for membership, as outlined in the by-laws for change.

Please be sure that the board has exhaustively discussed this matter. Many of us will likely be selling our improvements at some point for lack of a qualified family member to inherit our them. Still, there is a long waiting list of qualified applicants wanting join our rich community. We look forward to another 50 years of healthy fellowship at Lutheran Valley Ranch.

Erik Skov — LV Ranch Board President
Shad Jeseritz — LV Ranch Board Vice President

LOTS AVAILABLE

We currently have 1 lot available. There are 6 on the Waiting for a Lot List.

LOT SIGNS

Lot name signs are made for all new members. The volunteer fire department will use the lot number signs or LVR address in case of emergencies. If you have any questions on signs, please contact Shirley Bauer at slbauer1030@gmail.com

NEW MEMBERS

Please welcome our new members since our May 2025 Ramblings.

Ben Sandoval on lot 30

Patrick McCullough on lot 79

David Robb on lot 84

John Foster and Sara Fink on lot 116

Matthew and Elisabeth Riley on lot 41

Heidi Jeseritz on lot 23

Larry Cummins on lot 30

Sara Howell on lot 122

Layla Cordova on lot 72

Gordon and Ramona Weldon on lot 42

CLINGS, STICKERS AND FLAGS

LVR Window clings, ATV stickers 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.

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. .***If we do not receive your recertification form for this year it is possible that your lot could revert back to Ranch.***

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.

FROM THE ROADS GUY

Greetings From the Roads Guy:
The roads out here on the Ranch are freshly graded and in very good shape as we go into the Winter season. That will help with snow plowing. The only exception is Summit Road. Summit Road has some very steep hills that will be a challenge without 4 wheel drive on the grader. Right now, the tractor also has a hydraulic leak so it is out of commission. I am hoping to have more time next Spring and Summer to spend on the roads with Summit getting some needed attention. In the mean time, I hope you have a chance to come up and enjoy the Fall weather.
As always, if you need help with roads or drives up here or get stuck in the area, stop by and I will try to help. The old plow truck has 4 chains on it and is pretty good at pulling vehicles out.
The Roads Guy, Rod Young, rod.young77@gmail.com

LAKES, TREES, & WILDLIFE

2025 proved to be a busy year as we dealt with numerous bear encounters at the ranch. Fortunately since the weather has begun to change, there has been a decline in the number of bear encounters. Throughout the summer, I consistently spoke with representatives from Colorado Parks and Wildlife, as several of you did. Although there were many encounters, none rose to the level of Parks and Wildlife coming out to help address the situation. It is important to understand what Parks and Wildlife considers an "Aggressive or Problem Bear" to be. Behaviors of such bears include making entry to dwellings (campers, sheds, houses), failing to avoid human contact, even when humans make a lot of noise and intentionally try to scare them away, and a bear charging a human. I'll remind everyone that although multiple bear encounters in a year are uncommon, LVR is situated in wildlife and bear country. I want to take this opportunity to remind everyone to take steps to ensure each of us are doing our part to limit the draw of LVR to our wildlife counterparts. Dispose of trash appropriately. Don't leave food in campers or sheds that can attract wildlife. Utilize bear boards around entry points of campers or dwellings to discourage entry. In the event an aggressive or problem bear is encountered, notify Parks and Wildlife immediately. Timing is of the essence as it relates to their responding to the Ranch.

Earlier this year, I conducted a survey of all the power lines on the ranch with the intent of identifying overgrown trees and limbs in need of trimming. This resulted in the involvement of CORE Electric as they typically will address forage encroaching on their power lines. Many of you are aware this created a flurry of activity surrounding power lines and power poles on the ranch. I want to thank my fellow board members that stepped up and assisted in communicating with CORE and notified the ranch members affected. Although inconvenient for some, I believed this to be an important step in our fire mitigation efforts.

At the annual meeting, we discussed pine trees affected by beetle kill. While our ranch hasn’t seen major infestations like other areas, we should address any cases promptly. Colorado Forestry recommends thinning dense stands to reduce competition and promote healthy growth. Small infestations can be controlled by quickly removing affected trees. If you spot beetle-killed trees, please remove them from your lot as soon as possible. If you’re unable to do so, let me know so I can work with the ranch board on options. Also, please continue active fire mitigation on your lots year-round.

Last year, work was done on the natural springs that feed Bear Lake. Unfortunately, the lake saw no improvement in 2025. While the year began promisingly, by the end of October, the lake is nearly dry. I’ve contacted several state companies specializing in ponds and lakes to explore options for restoring the lake’s capacity. These range from aquatic vegetation management to installing a liner to improve water retention. Some options have been discussed before, but costs remain significant. Please note, these are only exploratory discussions—no decisions have been made at this time.

Thank you to everyone that continues to pour into LVR and made 2025 a great time enjoying God's creation.
God's peace,
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

Addresses at LVR? You might think that's simple… just look it up on the directory and you're good to go! Unfortunately, that's easier said than done. Why would you want to have an address at LVR if you don't already have one? To pull a building permit you'll need to have an address. Digging a well did not, in my experience, require an address. However, updating your CORE electric transformer or building a house will. We can be sure of one thing. If you're paying taxes for your improvements at LVR, then your address is definitely locked. Beyond that, it's a bit cloudy.

As you likely know, Lutheran Valley Ranch is a large property divided into 5 acre lots. The county knows about our lots, but still considers it one large property. When you build at LVR the county designates your tax status as "improvements only", such that the tax on the land is paid through your yearly dues, but the taxes on improvements are paid directly. You can log onto the Teller County Assessor page and search for properties at LVR to see several of your neighbor's improvements and associated addresses.

At LVR we usually talk about our lot numbers. These numbers were created by the LVR founders and are definitely not "addresses" as far as the county is concerned. They have maps with our lot numbers, but those numbers cannot be used for permitting. Next up is fire numbers… as found at the entrance to your lot and in the LVR directory. At one point the fire numbers were used by the fire department, but that is no longer the case. The fire department is now using street addresses (or approximate street addresses). It hasn't been decided, but we may retire the fire numbers soon.

ENOUGH! Tell me how one gets an address? Due to a recent flurry of address requests, we seem to have this figured out. To get an address you'll need to send the following documents to the planning department email address. 1) Address Application 2) Lutheran Valley Ranch Deed 3) LVR Map 4) Membership Certificate 5) Forest Service LVR trail SUP 6) LVR Road Permit, and 7) Route from County Road to your lot. Whew, that's a lot! Fortunately we have sent these in a couple times lately, and can give them to you for you to update with your information.

Due to a several new folks at the planning department, and a flurry of activity related to CORE electric and derelict transformers (another story) we are most definitely on the county planning department radar. The board has fielded several questions and will keep you informed as the county tries to document "what LVR is" in their records.

Please reach out if you need to get an address at LVR. I'll be glad to help.

Cheers,
Shad

Lutheran Valley Ranch Board of Directors

Erik Skov - President & Ramblings
Peace with Christ Lutheran, Aurora

Shad Jeseritz - Vice President, Buildings/Safety
Family of Christ Lutheran, Monument

Jim Simpson – Secretary
St. John's Lutheran, Denver

Shirley Bauer – Membership
Redeemer Lutheran, Colorado Springs

Ted Gates – Equipment
Family of Christ Lutheran, Monument

Rod Young – Roads
Rock of Ages, Colorado Springs

Scotty Cummins – Ranch House
Family of Christ Lutheran, Monument

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 RANCH HOUSE

Hello, from the newest LVR board member. I am blessed to part of the LVRanch family and I am excited to serve you, the Ranch family in this new position. The Ranch has been blessed with good rainfall amounts in the past two months. Enjoy the beautiful fall colors as you make trips to this amazing place in the days and weeks to come.

I would like to make a reminder for all of the visitors to the Ranch House. The main entry door has recently been found open and ajar without any Ranch members present at the location. Please ensure that you double check the entry door and make sure that it is closed when you are leaving the facility, so that we don't have unwanted critters exploring the interior of the building. This would also apply to the doors that exit out onto the deck area of the Ranch.

Please enjoy this awesome facility and all that it has to offer. We are truly blessed to have heated men's and women's showers and toilets, a fully functioning kitchen, potable water, and a common space for Ranch members to join in fellowship and respite. Let us know if there are any issues inside or outside of the Ranch House so that they can be properly dealt with.
Scottycummins@yahoo.com

TREASURER'S REPORT

Membership Assessments are due November 30. As a reminder, the invoices were sent out on September 5 from the email address bookaltern@comcast.net to the email address that you had on file.

If you can't find your copy, please let me know as soon as possible via the above email address or by calling my office at (719) 532-9705. We offer the ability to pay your dues by credit / debit card or bank ACH via our account with Square®. If you would like to use that option let me know and I can send you that type of invoice.
An improvement this year is that our annual financial statements (Profit & Loss and Balance Sheet) have been posted to our web site (lvranch.org) behind your member login. After you log in: from the Members Home Page, look for the Ranch Financials Link
.
As of the Annual Meeting, on August 2nd, insurance costs were not finalized because our policies were renewed at month end which coincide with our fiscal year. I am relieved and pleased to report that we were able to retain the same coverage at similar premium levels to last year. That blessing accounted for $19,100 of the almost $25,500 in positive expense budget variance for the fiscal year ended August 31, 2025.

Overall, last fiscal year (FY25) results show a "bottom line" positive budget variance of nearly $31,000, due primarily from lower-than-expected expenses for insurance, maintenance and utilities costs, including telephone. Going forward we are not going to budget certain revenue sources such as interest income which should usually result in a positive budget variance. The revenue budget variance for FY25 was + $5,500. The Special Projects expense was the final phase of the Bear Lake capital project.

The Balance Sheet shows the balance of our cash reserve accounts and the negative A/R balance reflects members that have prepaid their dues. Keep in mind that our Fixed Assets are recorded at historical cost, not current or replacement value. Which as you can imagine would be substantially higher.

Please also keep in mind that while we were indeed blessed this year with reasonable insurance costs our Ranch continues to face significantly increased economic risk of loss from environmental factors and lower insurance protection as the industry continues to adjust to factors that affect our forested local. Given our increased risk, cash reserves are critical to our Ranch's long-term financial health and our budgets will continue to include such.

See you at the Ranch,
Ken Waterhouse, Treasurer
Fall 2025

EQUIPMENT

The largest equipment responsibility for me as the equipment board member is the motor grader here at Lutheran Valley Ranch. That is figurative as well as in its actual importance to Lutheran Valley Ranch and Lutheran Valley Retreat. Without the motor grader, there would be no access to either one many times of the year. The motor grader keeps the roads in and out passible for normal car and truck traffic so that we all can enjoy our ranch and retreat. The value of this piece of equipment cannot be understated. The motor grader contributes to the Retreat and the individual Ranch members in so many ways. The grader has done work on individual lots by making driveways and camper pads almost on every lot at the Ranch. This work would have cost hundreds if not thousands of dollars for the individual lot members over the years.

So, the point of all of this is to lead into the maintenance and repair costs to keep our 1984 John Deere motor grader operational for as long as possible and ready when needed. In the last month I have sent the grader down to Four rivers equipment for repairs and maintenance that could not be done onsite. The transportation and repairs are not an easy task and cost thousands of dollars! These repairs are very necessary especially during the winter season that lies just before us. We have in the past have had individuals donate parts and labor to help maintain and hold down the costs associated with the motor grader. I am very thankful for all of your help! You may ask how I can help? Some of the things that are needed on a regular basis are: Hydraulic oil, motor oil and grease tubes. If someone has the ability and desire to grease the grader a couple times a year that would be a great help in preserving the grader for our use for years to come. One of the yearly costs that comes at this time year is fuel for the motor grader. I will be calling for a fill up very soon so that the equipment will have fuel for this next year, which is also pretty expensive as you may have guessed. I am very grateful for my opportunity to keep an eye on all of this so that we can enjoy our Ranch and Retreat year-round.

Thanks be to God for our opportunity to share in his creation. In his service
Ted Gates

SPECIAL THANKS

A special thanks goes out to our Secretary, Jim Simpson, and Building/Safety guy, Shad Jeseritz. Jim and Shad have done an absolutely awesome job at navigating the Teller County zoning request that has recently come up. While we don't have anything 100% confirmed yet, we have received a very strong indication that the county is going to honor our historical agreement and formally document the approval very shortly.

Be sure to give both of these gentlemen a bit 'Thank You!' the next time you see them! Their legwork not only secures our status-quo, but also makes all future building/address enquiries significantly smoother!

Again, thank you both for your efforts, attention to detail, and persistence in this process!

Lutheran Valley Ranch

RAMBLINGS NEWSLETTER
PO BOX 1352
COLORADO SPRINGS CO 80901

Presorted Standard
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Lutheran Valley Ranch