



Ramblings

May 2023

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## PRESIDENT'S VIEW

I am so glad to say good-bye to cold weather and eagerly look forward to warm summers with a light breeze sitting on our Lot at LVR. Watching the deer in the meadow and the birds fly by overhead and in the distance kids squealing in laughter as families make memories that will be cherished for a lifetime. All because many years ago families got together and formed Lutheran Valley Ranch and Retreat. I have been coming to LV Ranch for 15 years and can't think of a single place that I would rather be. Now my wife, would eagerly say, "THE BEACH" but I disagree. I love being surrounded by the majestic mountains and valleys that God created and that we get to enjoy.

This summer will be bitter-sweet for both of us as this will be our first summer ever at LV Ranch without Diana's Mom, Irene Borah who went to be with our Lord on December 21st, 2022.. Irene lived a full life and helped make our trips to LV Ranch to very special and was always up for any adventure and that included her love of LV Ranch and our time up there. Irene never knew a stranger at LV Ranch and many of our neighbors called her Grandma (Yes, Gary, I am referring mainly to you). Diana and I plan on spending a few weekends up there this year and make new memories and probably reminisce about the 15 years we spent there with Irene. We would love to see all of you and hear of any Irene stories that you have.

I want to renew my challenge from the November Ramblings. Please, figure out a way for each and every family to give back to LV Ranch. What that looks like for your family is up to you. For the 1st 35 years of LV Ranch existence, volunteerism was part of the DNA of all of the Lot Members and it showed in the amazing things that were built and the family gathering that were held and the love of LV ranch that permeated all of the families. What we see now is a much smaller group being involved in some sort of activity where they are giving back to LV Ranch. How do we start? I don't know but we have to start somewhere. Not all traditions of the past need to be left by the wayside. Many of them are tried and true traditions that can carry LV Ranch well into the next century. Start something new this coming year, no matter how small, just start.

I pray God's richest blessings on each and every one of you and your families and I pray this summer finds you making new memories that will be shared with your grandchildren for years to come.

I am always available for a phone call or to respond to emails. Just reach out and we can talk thru your questions or concerns.

God bless,

Your Brother in Christ,

John Harris  
LV Ranch Board President

## **LV RANCH WEBSITE**

Over the past few months, the LV Ranch website was completely rebuilt on a different platform and with a whole new look and feel. There are still some areas of the new website that are being built out but we wanted to get the website out there for people to see and begin using. One of the new features will be the ability for Primary Lot Members to login to a LV Ranch Member only part of the website to gain access to content that we believe should not be on the public facing website. Each Primary Lot Member will receive an email within the next few weeks instructing them on how to access to content and how to change their password. The new website will also still contain a Ranch activities and Ranch House Reservation system. The LV Ranch website is: [www.lvranch.org](http://www.lvranch.org). When the Ranch House has been reserved for special occasions like family reunions, internments etc., you are still welcome to use the restrooms and get ice but please be respectful of other members activities.

## **LOTS AVAILABLE**

Currently we have no lots available with 10 people on the waiting list.

## **LOT SIGNS**

Lot name and lot number signs are made for all new members. Thanks to Allan Warpness for volunteering to put up lot number and name signs. If you are also willing to help, put up lot number and name signs, please, contact Shirley Bauer at [slbauer1030@gmail.com](mailto:slbauer1030@gmail.com)

## **CLINGS, STICKERS AND FLAGS**

LV Ranch window clings, ATV stickers and ATV flags are now available. The board encourages all members to have a window cling (black and white) displayed in the lower drivers side windshield of their car and LV Ranch 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. ATV flags \$10.00 donation (non-deductible). If you need any of these items, contact Shirley Bauer at [slbauer1030@gmail.com](mailto:slbauer1030@gmail.com)

## **NEW MEMBERS**

Please welcome our new members:

Mark and Sharan Weiss on lot 33

Jeff and Colleen Irwin Associate Members on lot 110

## **BY-LAWS/RULES & REGULATIONS**

If you would like a copy of the Corporate By-Laws or the Rules & Regulations, please contact Erik Skov at [erik.skov@outlook.com](mailto:erik.skov@outlook.com). The By-Laws and Regulations are also available on our website at: [www.lvranch.org](http://www.lvranch.org)

## **LOTS WITH ONLY ONE MEMBER**

We have a number of lots with only one member on them. If you would like to add either another primary member or a secondary member to your lot, please contact Shirley Bauer at [slbauer1030@gmail.com](mailto: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 LV 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 mail. 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).

## SELF-CERTIFICATION FORMS

Recertification or Self-certification forms are required yearly to remain a member of Lutheran Valley Ranch.

### MEMBERS WITH NO CONTACT INFORMATION

Thank those who provided address for our records for the member 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](mailto:slbauer1030@gmail.com)

Pam Arguto  
Chris and Beth Bogert  
Ryan and Anne Tinetti  
Matthew and Kim Johnson  
Robert Pfothenauer

### FROM THE ROADS GUY

I think we are through most of the spring mud season. Right now, the roads on the Ranch, especially Ellison, have a lot of pot holes, so please drive slow. Our road planer is down so I have been using the back blade along with a rake and shovel. The back blade is very slow and the ground has to be soft for it to efficiently move dirt and gravel into the middle of the road to fill those pot holes. Unfortunately, I was gone on the best days for road work after the last rains. I have worked the roads from the Wildhorn stone gate to the Ranch House. I will work the rest of Ellison as the rains permit and then tend to the roughest spots on the rest of the roads. The road planer should be back in action in the next week or two which will make the job go much faster. The roads are very driveable and should not be a concern in plans to come up here. The aspen are starting to leaf out and Lutheran Valley Ranch is always such a beautiful and quiet respite from the city. Hope to see you up here soon!

The best way to contact me is through email at [rod.young77@gmail.com](mailto:rod.young77@gmail.com) or stop by at Lot 114 at the north end of Columbine Loop.

The Roads Guy, Rod Young

### EQUIPMENT

The equipment report for the ramblings news. Just a few things to report to start the spring season at Lutheran Valley Ranch. All good news as far as I know at this time. We have had good use of the road planer in the years that we have had it. The road planer is out for some minor maintenance and will have the blades flipped over. We can expect many years of service out of the road planer. The road planer has been instrumental in keeping the roads in as good a shape as is possible. This is the best time of the year to work on the roads with the rain that we have been getting. Please expect to see the tractor on the roads working. Please respect the 20 mph speed limit for everyone's safety. We are again this year using cheaper off road only diesel fuel. A new lock has been installed on the ranch's fuel tank. God bless each and everyone of you and have a great LV Ranch spring!

Your servant in Christ, Ted Gate

## **DEAD TREE DISPOSAL**

In 2002, the Hayman Fire killed oh so many of the pine and tall Aspen trees on LV Ranch. A couple of years following that fire, the LV Ranch Board allowed harvesting of the larger dead trees for use as wood pulp. Also, much of the slash from the harvested trees was chipped into some fairly large wood chip piles in different locations. On at least one previous occasion, the membership was requested to drag their dead trees and slash to the roadways, and a woodchipper was pulled along the roads, operated by a crew of professionals with membership volunteers feeding wood into the woodchipper.

The Ranch Board continues to encourage each individual lot membership to do their best to clear any remaining dead trees and slash from their lots. A good many of the membership lots have been substantially cleared of the dead trees. Much of it was converted into firewood. However, there's still quite a few lots that haven't been cleared. The following is our best suggestion for those lot members who are still working on this issue.

Todd Kelm, with our local Fire Department, recently informed me that the best way to dispose of the remaining trees and slash is to build individual tee-pee type burn piles in an open area on your lot. Each individual burn pile should be no larger than 8 to 10 feet in diameter, and located away from any structures, overhead power lines or other living pine trees. If you are unsure about where to best locate a burn pile on your lot, Todd will be happy to assist you with determining the best spot. Todd has also assisted many members with burning many of the created burn piles during the winter when there's snow on the ground. If you would like to contact Todd Kelm, please send an email to "board@lv ranch.org" letting us know, and we will be sure to put you in touch with Todd.

## **BEAR LAKE**

Good News! Three new 'french drain' water channels were installed above Bear Lake in February while the ground was still frozen. There now appears to be a constant supply of water flowing into Bear Lake, and it appears to be slowly filing back up. Since the lake is quite large, it will likely take a while to recover. We will be keeping an eye on the incoming water flow and lake level over the spring and summer, and then decide whether or not more work is needed on Bear Lake's water supply.

## **TRASH AND METAL DUMPSTERS**

In an effort to maintain a healthy budget, the Ranch Board decided to forgo obtaining both trash and metal dumpsters for this summer season. If you appreciated using those in past years, please let your Ranch Board know, and we might revisit that in future years.

Have a great summer and enjoy what God has placed around you at LV Ranch,

Jim Simpson  
Lakes, Trees and Wildlife

## BUILDINGS AND SAFETY

Another snowy winter has come and gone at LV Ranch. Our members continue to enjoy their lots in a variety of innovative ways! If you take a drive around the ranch, you'll see several of them, and I thought I'd take a second to review why folks might choose different options.

**Tenting (\$100-\$200):** This is the most accessible way of enjoying your lot. Leverage the ranch house for your showers, water, and amenities, and tenting at LVR can be a great time!



**Shipping Container (\$5,000 to \$9,000 delivered):** While most people don't stay in them, there is nothing stopping you. Shipping containers are an easy way to have an instant dry location for camping supplies and gear. If I had done a shipping container first, I would have saved scores of hours of packing and unpacking equipment. Do a google search to find them used online. Watch for "one trip" containers if you want a nicer one.



**Pop Up Campers (<\$10,000, especially if used):** Park your pop-up on lot and you'll have a pre-made camp whenever you come up. If your lot has electricity, all the better. Haul water from the ranch and bring some propane and you're good to go.



**Camping Sheds (\$5,000 - \$20,000):** Build one yourself or get Tough Shed to deliver. A permit is needed if bigger than 10'x12'. These have a "real structure" feel to them and can be insulated pretty easily. Heat them with a small wood stove or propane (safe for indoor use only) and you can extend your season. Many lots have several of these on them so multiple families or parents/kids can have privacy. If your handy, imagination is your only limit as to how "house-like" these can be.



## BUILDINGS AND SAFETY (CONTINUED)

Campers and Camper Trailers (\$10,000-\$30,000): This is the most popular option at LVR due to portability and comfort. There is no problem with permits, except if you want to have an extended stay you'll need a camping letter from the ranch in case the county inquires. Obviously, you'll need a big truck to make this option work. Some folks haul their campers to the dump station and others have a way to empty without moving the trailer.



Tiny Houses (\$30,000 to \$100,000): These typically portable structures can be transported on roads, but are normally placed "for good" in one spot. They are built with standard home construction (2x4s) and most are plumbed to be usable full time. New (more supportive) laws for these were passed this year in Colorado, so look online for the latest.



The Cabin (\$100k+): This is the real deal. Join the growing neighborhood of seasonal and permanent LV Ranch residents and you'll enjoy all the best the ranch has to offer. You can pass down the property to your Lutheran children or sell to others if the need should arise.



Last but definitely not least, there have been more and more times that the front gate was found wide open. The gate needs to be closed after you enter or exit from LV Ranch to help protect us as well as the Retreat. Please take the time to close the gate behind you even if you found it open when you came out of it.

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

Cheers,  
Shad

## Lutheran Valley Ranch Board of Directors Info:

John Harris – President & Ramblings  
Newsletter/Website  
Family of Christ Lutheran, Monument, CO  
Johnwharris31@gmail.com

Jim Simpson – Vice President / Lakes, Trees &  
Wildlife  
St. John's Lutheran, Denver, CO  
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Erik Skov – Secretary  
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Shad Jeseritz—Buildings / Safety  
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Kerry Schauland – Ranch House  
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kerry.schauland50@gmail.com

Ken Waterhouse – Treasurer  
Immanuel Lutheran, Colorado Springs  
ckw12@msn.com

## COLUMBARIUM

If you would like LVR to be your earthly resting place, there are several spaces available in the Ranch columbaria. The first columbarium has half a niche remaining, for one set of cremains. The second columbarium has only three (3) niches left. The third columbarium has 12 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). 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 are interested in reserving a niche, the application forms are available on the Ranch website or from Dee Paulson at [dplakewood@comcast.net](mailto:dplakewood@comcast.net).

## FROM THE RANCH HOUSE

By Christmas we had a lighted tree set up to complement the forest green of the new roof and the warm glow of the newly stained exterior. Coming thru the long cold winter unscathed - our most recent was 12" accumulated wet snow and power off for 30 hours on May 11 - 12, but the hope of spring is now close. Moments of joy such as seeing an owl 16 in. or so tall perched on the railing of the south deck, or 2 pair of mountain bluebirds fluttering on the sills of the south picture windows, or the cadence of the frogs at Bear Lake, remind us of the blessing we have here in this special part of God's creation we call LVR. As we come to our busy season, please remember to conserve water - the shallow well is still a question mark; so please observe a 60 gal. limit per day per membership from outside hydrant. Please be courteous of other members, observe the Ranch house rules, and have a blessed season!

Blessings, Kerry Schauland

## CHURCH TRIUMPHANT

The following members went to be with the Lord since the last Ramblings were published:

Ken Schlueter  
Joe Ploederer  
Gerry Weiss  
James Illian  
Irene Borah

# TREASURER'S REPORT

This year we have seen the completion of many capital improvements and special projects around the ranch. During last year's annual meeting your Board had projected capital expenditures at around \$50,000 and to date the projects have come close to the estimate. We have been blessed to have received two very generous contributions from a member to cover some of those costs. See below.

Beginning with our next annual membership assessment cycle we will have a new digital invoice and payment system utilizing the functionality, encryption and security of Square. Your annual invoice will be sent to your primary email address with options for payment by credit or debit card. We are currently testing the new system so stay tuned to our new web site for further details. As always payment can be made by check or electronic bill pay through your current bank.

Remember our mailing address is :  
Lutheran Valley Ranch, Inc.  
P.O. Box 1352  
Colorado Springs, CO 80901-1352

Our corporation remains financially stable. We already know that our property tax will increase by over 12% and our insurance is being re-evaluated (read big increase) as the Colorado market remains the number one least profitable market for property insurers. As a matter of course, we will appeal the tax assessment in the next few days and always shop the insurance every year.

## Highlights:

Membership Revenue is \$6,000 less than budgeted due to the sale of only one lot instead of the 4 that were budgeted. We budgeted for 5 Associate Memberships and now have eight. The annual contribution to the Retreat of \$9,000 was made in January. Except for utilities expense at the Ranch House, we are on track with budgeted expenses. We continue to have reasonable reserves of \$101,900.

## Capital and Special project costs:

Bear Lake	\$9,780	
Ranch House roof	\$22,131	
Ranch House staining	\$11,500	
Tractor Repair	\$4,134	
Grader Tires	\$4,264	cost offset by a generous member
Website	\$3,000	cost offset by a generous member

As always, be sure to let me know if you have any questions, comments or suggestions.

See you at the ranch,

Ken Waterhouse, Treasurer