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## PRESIDENT'S VIEW

The last time I wrote you, I was telling you how glad I was to say good-bye to cold weather and guess what? I am looking out my window and seeing snow on Pike's Peak and wondering where the summer went. Seems like only a couple of weeks ago I was sitting around a campfire, eating smores and telling stories and now I am looking at the Christmas season right around the corner and realizing that 2023 is drawing to a close. This summer was full of many exciting events and the opportunity to share them with friends and families at LV Ranch. What a great place to spend long evenings just enjoying all that God has created and marveling at the vastness of His creation.

This summer we went to a place outside of Pagosa Springs to look at "dark sky" and as usual, I was so completely blown away by the number of stars that are visible when there is no light to block them out. The milky way is spectacular and made me appreciate all over again what we have at LV Ranch.

I want to continue my challenge from the May 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 gatherings 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 as we look forward to that time of year where we can rejoice in the birth of our Savior and come together around the dinner table and share a meal and make new memories.

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

## **LOTS AVAILABLE**

Currently we have no lots available with 9 people on the waiting list.

## **LOT SIGNS**

Lot name signs are made for all new members. All the lot number signs have been put up. The volunteer fire department will use the lot number signs in case of emergencies. All the lot number signs and name signs that I have, have been put up, thanks to my grandchildren Dylan, Sarah and Ryan Snowden and my daughter and son-in-law Sandy and Paul Deye. I have 6 new name signs that need to be put up, which I will do as soon as I can. If you have any questions on 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.

Thomas and Mary Rupprecht on lot 19

Tom and Aimee Rupprecht on lot 19

Dawson Miller on lot 20

Hannah and Matt Buchholz on lot 38

Pastor Mark and Raquel Moreno on lot 58

## **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)

## **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**

The roads are in great shape going into winter. Thanks go to Dennis Carpenter. He did a great job with the grader.

We also had tree work along power lines done by CORE, our power company. Many trees were taken down along the power lines. The limbs and branches were taken away with the logs left as requested by the Board. The logs are great for fire wood and easy to gather right along the roads. On the negative side the logs need to be picked up to help us maintain a fire break along our roads. With that in mind, picking up the logs is on a first come first serve basis. Get your wood while the get'n is good!

Winter and snow plowing season are fast approaching. I plan to plow Deer Trail and Columbine Loop when snow is deeper than about 3 inches. As usual, the Retreat will plow Ellison. I will also plow other roads as requested. If you plan to come up in snow season let me know in advance and I can plow your drive also.

Have a great fall season and enjoy your lot up here if you get the chance!

Rod Young, The Roads Guy

### **EQUIPMENT**

Just to get caught up. New blades have been bought and installed on the grader this fall. So that the grader can best take care of the roads through out the winter season. The next expense for the equipment will be the purchase of fuel! I need not remind anyone of what the fuel prices are. If you do not buy diesel fuel for your own vehicles just take a look at the prices the next time that you get fuel for your car. I have for some years now switched us over to off road diesel fuel. This saves the ranch and it's members some money.

Red died off road diesel has less taxes on it. Off road diesel may not be used in vehicles that are licensed for highway use! The ranches purchase approximately 300 gallons at a time. This amount has in the past has avoided additional delivery charges. The fuel that we purchase is also specially treated for the cold weather to come. Winter blend helps ensure that the equipment starts and runs well in the cold mountain air. As always one of my goals as a board member is to be a good steward of what has been entrusted to me. In Gods service and yours, Ted Gates

### **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 winter and enjoy what God has placed around you at LV Ranch,

Jim Simpson  
Lakes, Trees and Wildlife

## LOTS WITH ONLY ONE MEMBER

We have 18 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 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).

## BUILDINGS AND SAFETY

Another great summer has come and gone at LVR. 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. Hopefully you're brainstorming for more exciting things to build in 2024!

Make sure you check out the new thermostat in the ranch house! It's set at about 60F to save on utilities, but anyone can crank it up for morning showers or for a family meal on the newly donated dining room set. It will stay at the set temperature for two hours and then revert back.

We're also working on installing a camera that can be accessed from the web site to see if any Moose are swimming in Bear Lake (Bear Swamp?). Thanks to Windie for helping figure this out, we almost have it licked... wish us luck.



Speaking of moose, here is the one we caught by Bear Lake in June...



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

Cheers,  
Shad

# FINANCIALS

Lutheran Valley Ranch, Inc.

FY 2024

Profit Loss / Budget

	Actual FY 21 9/20 - 8/21	Actual FY 22 9/21 - 8/22	Actual FY 23 9/22 - 8/23	Budget FY 24 9/23 - 8/24
<b>Ordinary Income</b>				
Contributions			7,389	
RH Rent	1,200	1,200	1,450	1,200
Interest / Record / Late / Spec	2,283	2,108	3,136	1,000
New Members Fees	8,800	8,000	2,000	5,000
Associate Memberships	500	500	800	1,200
Membership Assessment	58,380	52,075	63,788	67,710
<b>Income</b>	<b>\$71,164</b>	<b>\$63,883</b>	<b>\$78,563</b>	<b>\$76,110</b>
<b>Operating Expense</b>				
Accounting / Tax Prep	750	750	1,450	950
Bank Service Charges	0	0	61	275
Church service	2,000	1,450	1,600	1,800
Contribution to LV Retreat	20,000	9,000	9,000	7,511
Depreciation	12,641	13,220	15,450	18,749
Diesel Fuel	820	1,558	1,709	1,750
Fish	4,151	3,826	4,332	4,500
General O&M	514	332	154	450
Insurance	11,298	11,340	13,855	14,661
Lake Expenses	0	0	0	0
Newsletter	785	803	886	900
Office	955	413	909	400
Postage	303	418	606	450
<b>Newsletter / Office / Postage</b>	<b>2,043</b>	<b>1,634</b>	<b>2,400</b>	<b>1,750</b>
<b>Ranch House Expense</b>				
Cleaning	975	995	758	1,050
Dump Station	945	966	1,794	1,050
Dumpster Rental	2,100	2,184		
Internet	993	2,190	1,250	1,450
Maintenance	4,046	475	73	350
Supplies	414	246	345	325
Telephone	789	819	779	805
<b>Total Ranch House Expense</b>	<b>10,262</b>	<b>7,875</b>	<b>4,999</b>	<b>5,030</b>
Real Estate Taxes	8,827	9,220	8,917	10,150
Road Improve / Permit Exp	151	157	679	1,970
Signs	158	0	168	200
Taxes - Income			150	64
Special Events Expense	1,042	1,385	1,224	1,200
Utilities	2,725	3,594	4,730	3,750
Vehicle O&M	2,315	1,066	1,041	700
Website	90	432	3,000	650
<b>Total Operating Expense</b>	<b>\$79,787</b>	<b>\$66,839</b>	<b>\$74,919</b>	<b>\$76,110</b>
<b>Ordinary Net Income</b>	<b>(\$8,623)</b>	<b>(\$2,956)</b>	<b>\$3,644</b>	<b>\$0</b>
<b>Capital Invest / Special Projects</b>	<b>6,047</b>	<b>15,861</b>	<b>51,809</b>	<b>0</b>
<b>Net Cash Flow</b>	<b>(\$2,028)</b>	<b>(\$5,597)</b>	<b>(\$32,715)</b>	<b>\$18,749</b>

## 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  
Simpson.james.86@gmail.com

Erik Skov – Secretary  
Peace with Christ Lutheran, Aurora, CO  
Erik.skov@outlook.com

Shirley Bauer – Membership  
Redeemer Lutheran Colorado Springs, CO  
slbauer1030@gmail.com

Ted Gates – Equipment  
Family of Christ Lutheran, Monument, CO  
Ted.gates01@gmail.com

Rod Young – Roads  
Rock of Ages, Colorado Springs, CO  
Rod.young77@gmail.com

Shad Jeseritz—Buildings / Safety  
Family of Christ Lutheran, Monument  
shadjeseritz@gmail.com

Kerry Schauland – Ranch House  
Family of Christ Lutheran, Monument  
kerry.schauland50@gmail.com

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

## COLUMBARIUM

It has been a busy year at the columbaria area. We have received several reservations, and we had one interment in August.

Here is what is currently available:

The first columbaria is now 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](http://lvranch.org) or from Dee Paulson at [dplakewood@comcast.net](mailto:dplakewood@comcast.net).

## FROM THE RANCH HOUSE

Most of the bright spots of gold have dropped to carpet the earth as the high country prepares for its winter nap. Going into the last third of Oct., we've had a low of 22 degrees, a nice caliber, and a fore-taste of what is to come. Most of the repairs/renovations on the 25+ yr. Ranchhouse are complete; along with one nice recent upgrade, thanks to Shad, that being a new thermostat with a preset low and members able to raise it for a 2 hour block, as we work at minimizing our ever increasing energy costs.

As we tread softly thru this season, help us Lord Jesus to be thankful, and good stewards of the blessings You have given us in the midst of this turmoil around us, a wicked and perverse generation. O Lord have mercy, Amen. Kerry

# TREASURER'S REPORT

This year's annual Membership Assessments are due no later than November 30, 2023. This year, as you might remember, the invoices were sent via email from [bookaltern@comcast.net](mailto:bookaltern@comcast.net) to the address you had on file with the Board.

If you can't seem to find your copy please let me know as soon as possible via email at [ckw12@msn.com](mailto:ckw12@msn.com) or by calling my office at 719-532-9705. New this year you have the option of paying your dues via a credit card using our new account at Square. If you would like that option, again please let me know and I will send you that type of invoice.

Ken Waterhouse, Treasurer

## LVRANCH WEBMASTER NEWS

Hi! I am Windie Deshotel (lot 63) and I am the new LVRanch website admin. Have you seen the updated LVRanch.org website? We are working hard to update the website and provide relevant information. We have a link to the traffic camera in Divide and are working on getting a camera at the Ranch House so you can check the weather before coming out. We

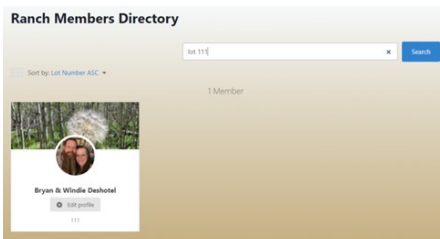


post some news and welcome new members. We also have a Ranch Members only section. If you have an email on file, soon you will receive an email from Lutheran Valley Ranch ([lvradmin@lvranch.org](mailto:lvradmin@lvranch.org)) with your membership login and a link to reset your password.

After logging into the site (from the Menu, click on Login) you will notice a new option under Members: Members Home Page. The ranch members only section is

still being worked on, but currently you will see the Ranch Members Directory, the Board of Directors Directory, and the Map of the Ranch. In the future, we are planning to have the ability to pay your annual dues, as well as enter your self-certification.

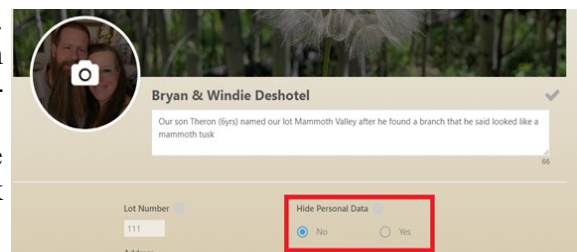
The Ranch Members Directory allows you to update your personal contact information, as well as add a little info about yourself and a picture. If you would like to opt out of having your



personal information visible in the online directory, you can do this through your profile. Go to the Ranch Members Directory and search for your name (or lot number).

Then Edit Profile. You will see the option to Hide Personal Data. Select "Yes" to hide, and then click the Update Profile button at the bottom of the page.

PLEASE NOTE, opting to hide your personal data in the online directory does not remove your name, lot number or lot address. It also does not remove your information from the printed directory that is provided to new members and at the Annual meetings. If you have any questions about the website, or suggestion as to things you'd like to see, email [lvradmin@lvranch.org](mailto:lvradmin@lvranch.org)



## BEAR LAKE PROGRESS

As most of you know, Bear Lake (across from the Ranch House) had been without too much water for the last several years. Since its construction in the late 1960s, a series of French drains (underground water collection pipes) and also a separate water inlet stream (routing surface snow-melt waters) has served as the lake's water supply. Over the years, both of the lake's water sources have fallen into disrepair.

In February of 2023, three new French drains were installed, which now extend about one-hundred feet up the valley above the lake. Since then, a fairly consistent flow of water to Bear Lake has resumed. The water flow did noticeably slow down at the end of this past summer. While the new flow of water has been much more consistent, the water flow has not been enough to fill the lake, nor to maintain a full water level.

Our focus is now upon refurbishing Bear Lake's water inlet stream (situated on the north side of the valley above the lake). Since the Hayman Wildfire, the valley has become overgrown with Aspen trees. The historical streambed has also become clogged up with dense Willow-type brush.

The Ranch Board previously focused upon tree-cutting approximately one-half of the Aspen Trees (with the membership's help). Doing so made it much easier to discern what was occurring with respect to the water inlet stream (and also with the prior French drains). We are now seeking a contractor's help to remove the remaining trees and brush from above Bear Lake up to the Forest Service Boundary. In addition, converting the historically twisting and turning stream into a more straightened-out ditch is now under consideration by the Ranch Board.

If we are able to proceed with these additional water supply repairs over the winter months, we will again be re-evaluating another potentially improved water supply to Bear Lake over the upcoming spring and summer months.

The Ranch Board appreciates your patience as we pursue these lake repair matters.

Respectfully,

Jim Simpson, LV Ranch Board Vice-President & Lakes, Trees and Wildlife Board Representative





RAMBLINGS NEWSLETTER  
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