



March 2011

2011 Annual Meeting

The JLPOA 2011 Annual Meeting was held January 22, 2011.

There were only 127 lots represented either in person or by proxy. The 2010 audit committee determined that a quorum was available allowing the meeting to be held according to the covenants and by-laws of our association.

The highlight of the meeting was election of the Board of Directors.

Results of voting are:

President:

Glenn Deiker, Lot 110.

Vice-president:

Chris Barnhill, Lot 230

Secretary:

Michele Kestel, Lots 40, 41

Treasurer:

Steve Journey, Lots 82, 83

Director of Maintenance:

Danny Hoff, Lot 232

1st Director at Large:

Paul Adams, Lot 79

2nd Director at Large:

Dale Johnson, Lot 4

The 2011 Audit committee is made up of Cheri Colburn, Wanda Loney, Debbie Hickson and Mary Tjarks.

Thank You to Trudie Adams, Entertainment committee, Wanda Loney, Secretary and Vicki Peska, audit committee; all who stepped down from their positions after many years of volunteer work. Thank You Ladies!

The various committees all had volunteers sign up except the Entertainment Committee and the Newsletter Committee. We still need volunteers for these valuable positions. If you are interested in lending your talents to either of these committees, please contact any Board Member.

All of the committee information is available on our website: jlpoa.org. Click on the *contact info* button on the member site home page for email or phone #'s.

Thank-you to 2010 Board and all of the volunteers that worked so hard last year.

2011 Budget and Dues

The Budget Committee completed their duties in November, and presented a budget proposal to the 2010 Board. The Board approved the budget and voted unanimously to accept. The dues for 2011 remain at 30.00 per lot per month. The budget numbers are available for viewing, download and or printing on the POA

website. A link to the budget document is posted the 11/26 update on the "What's New" section. The budget Committee meets in October to review expenses and reserves then set the budget for the upcoming year. We'll post the date in the Newsletter for this years meeting when known.

Inside this issue:

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Vault Certifications

Jackson Lake - Vault Certification

Vaults that are due or overdue for 2011

Updated 2/28/2011

<u>Lot #</u>	<u>Owner's Name</u>	<u>1st Cert Date</u>	<u>Next Cert Date</u>
16	Kaitz, J.	01/19/06	01/19/10
118	Ehredt, E.	01/26/06	01/26/10
121	Dymtryk, P.	08/30/06	08/30/10
139	Wagner, D.	10/19/05	10/19/09
206	Crim, T.	07/13/06	07/13/10
251	Sewald, J.	12/08/06	12/08/10
327	Fourcade, H.	07/13/06	07/13/10
336	Carlson, R.	08/29/06	08/29/10
17	Vanner, C.	11/08/07	11/08/11
18	Vanner, G.	11/08/07	11/08/11
40,41,42	Kestel, B.	08/22/07	08/22/11
46,47	Peska, M.	05/10/07	05/10/11
53,54,55	Chandler, D.	12/28/07	12/28/11
71,72	Potts, P.	07/25/07	07/25/11
105,106	Ross, James	09/02/07	09/02/11
112	Sewald, J.	03/27/07	03/27/11
124	Anderson, G.	12/28/07	12/28/11
142	Gentleman, G.	07/26/07	07/26/11
149,150	Anderson, G.	12/28/07	12/28/11
172	Muroya, H.	10/02/07	10/02/11
180,181,182	Roper, G.	12/19/07	12/19/11
196,197	Spears, Karen	10/02/07	10/02/11
254	Cook, J.	12/28/07	12/28/11
297,298	Tjarks, M.	08/10/07	08/10/11
299	Tjarks, M.	12/19/07	12/19/11
302,303	Ohri, A.	04/25/07	04/25/11
311	Bell, T.	07/25/07	07/25/11
315,316	Watkins, N.	10/02/07	10/02/11
317	Taylor, T.	10/23/07	10/23/11

The telephone numbers for Campbell's Custom Services and Del-Mar Septic Service are listed on the back cover of this newsletter.

Vault Certifications are mandatory every four years as outlined in our agreement with the Northeast Colorado Health Department.

A master list of last certification dates and next certification date is available on jlpoa.org under the business section of the member site.

Certifications can be done by Campbell Custom Services or Del Mar Septic Services.

Covenants Article 5 -Section 15

2009 Revision

The established Past Due letter shall be used to notify a property owner of their holding vault having a past due status for certification of over 30 days. Upon receiving this letter the Owner has 30 days to come in to compliance.

If the property owner fails to come in compliance by the end of the 30 day period, the association may have a qualified professional certify the holding vault and charge any expenses incurred by the association back to the owner including but not limited to the cost of the certification and up to a \$50 administration fee.

In addition to sending the property owner the Past Due notification, a copy will be put in the owners file and a copy sent to the Northeast Colorado Health Department.

Weekend ... vault is full ... Now what?

Sooner or later, just about everyone will find themselves in this situation. Perhaps the indicator light went kaput, or your guests indulged themselves in Hollywood style showers or maybe he just forgot to call for a pump the prior week. So now what do you do?

We interviewed our two pumpers, Campbell's Customs Services and Del-Mar Septic to see what their weekend or emergency pumping policies were.

Both owners agreed; sometimes life gets busy, emergencies happen and they are prepared for that. Just give them a call and they will do their best to accommodate you. Keep in mind however, there are rare times especially in the summer, when everybody is out of town or otherwise obligated, so it's best to plan ahead.

The point is to err on the side of safety. If you have a house full of guests with no idea of water conservation practices, get some help before you have an accidental overflow. That would be just nasty. Period.

JLPOA Rules, Regulations, Covenants and By-laws

We are going to publish in this season's newsletters, certain Rules, Regulations, Covenants and By-laws that have been enacted and approved over the years by various Boards. The intent is to remind some of us what the rules actually say, and inform those of us that are new or otherwise unaware of particular rules and or regulations. This information will be taken directly from the registered documents that govern our community.

Section 5.13

Restrictions on Vehicles

No more than one inoperable vehicle may be parked or stored

on the Property. "Inoperable Vehicle" shall mean any vehicle which cannot be operated for its intended purpose or which does not have an operable propulsion system.

Any vehicles that require licensing by either the Association or any applicable governmental authority shall display the necessary current registration.

Dismantled and wrecked vehicles are not allowed on any lot for more than 45 days.

All property owners are liable for their and their guests operation of all vehicles within the

Village.

The owners indemnify the Association from all liability resulting from the operation of any vehicle within the Village.

Editor's note: this means displaying lot numbers on your MRV's (Motorized Recreational Vehicles—golf carts, dirt bikes and four wheelers, etc.)

President's Message

Hi, my name is Glenn Deiker, for those who have never met me, I would like to give a little background on myself. My wife and I have been property owners since 1987. Our kids have grown up spending summers at the lake and now my grandson is sharing this experience. I'm hoping my past experiences here at the lake will help our unique community move forward into the future.

The new board of 2011 met last

month for the first time this year. As you can see that the newsletter has changed a little. We are trying to address the concerns that came up in the annual meeting; one being the content of the newsletter. Another concern was the amount of the reserves we can carry in special accounts and whether there is a IRS limit for these funds. After checking into this, there is no set limit for reserve account funding. Our reserve account total remains

less than our annual revenue, so we don't see a danger of raising any red flag with the IRS.

I would encourage you to attend our monthly board meetings and share your thoughts and ideas.

Geocaching

Ever heard of geocaching? Geocaching is basically hide and seek with GPS enabled devices. A great way to explore the area.

Jackson Lake State Park hosts 2 geocaching sites. They are listed on geocacheing.com. The names are: "5 O'clock Somewhere" and Centennial." A Parks Pass is required to enter the park. These two sites are listed on geocaching.com, Both of

the links are listed on the Park website which is linked to our website. Go to the park website, then to park activities and scroll down to geocaching. You can then create your own username and log in. Time to go hunting and find the cache! Sounds like fun!

Learn more at www.geocaching.com

Editor's notes

This season the board is providing and/or directing content for the newsletter to the editors. Also, the board is reviewing the newsletters before publishing them to you.

As always, consider the newsletters as information from the board.

Understand that not everything that is a concern of the board will be posted in the newsletter. However, when you see an **editor's note** the board is asking you place additional emphasis on that message.

Board Changes Late Payer Policy for 2011

Last year the Board elected to not levy late fees on delinquent dues payers. We were in a recession, the association had good cash flows, so not piling on an additional fee was the right thing to do. This year, with over \$3000 in arrears above this same February time period last year, the 2011 Board unanimously voted to change the policy as stated in the Collections Resolution and 2009 Revision; that is to **assess a 15.00 per lot, per month late payment** penalty when assessments run **15 days past due**, and use attorneys for collection solutions after a reasonable amount of time.

See the Resolution for Collection of Assessments on the website for the legal jargon.

Here is the new POA action timetable with late fee charges.

When dues are 15 days late, a fee of \$15.00 per lot, fee will be assessed and a JLPOA statement including the late fee invoice # will be sent to you.

At 60 days delinquent, another \$15.00/lot will be assessed and a

second JLPOA statement will be sent to you.

At 90 days delinquent, the association will assess another \$15.00/lot fee, but your notice will come from our attorneys and another invoice charge of \$100 for to cover their fees.

At 120 days of delinquency, you will be assessed another \$15.00/lot late fee, plus an invoice for \$95 for the attorneys who are directed to place a lien on your property.

Monthly \$15.00 late fees continue to accrue until caught up. Every letter the attorney sends after the first one creates another \$30 fee, so payment balances continue to escalate when requests for payment or conversation by us or our attorneys are ignored.

It is a little known fact that the Board and our attorneys have the option, but not the obligation, to accelerate or decelerate the annual maintenance assessments of \$360/lot. Every notice you receive is an opportunity to negotiate a payment plan with the association or

our attorneys for those occasional times of personal hardship.

But, here is the **Good News**.

You can now pay your dues by credit card from the jlpoa.org website!

We have set this up using Paypal. It is very easy to use, secure and safe.

There is a small transaction fee (\$1.17 for every \$30) that the Association will absorb...just like every other business that accepts credit cards. These costs, however, will likely be offset by the late fee revenue.

So there you have it. Some good news and bad news...guess it depends on your perspective which is which. We believe this is a step forward.

Effective April 1, 2011

Planning a building project? POA regulation— section 2

Architectural & Advisory Committee

The Jackson Lake Village is zoned and covenant controlled.

All Morgan County zoning regulations shall apply in the subdivision. No exterior addition to or change or alteration therein shall be made until the plans and specifications have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural and Advisory Committee.

The Architectural and Advisory Committee shall approve or disapprove within 30 days and be signed by at least 4 committee members and/or Board of Directors.

The Committee shall not be liable in damages to any person submitting requests for approval or to

any owner within the Properties by reason of any action, failure to act, approval, disapproval or failure to reference herein to the Committee shall, if said Committee is not available, constitute a reference back to the Board of Directors of Jackson Lake Property Owners Association, Inc., whether so expressed or not.

Editor's note: The JLPOA architectural application is available at the Clubhouse or printable from the website. The Board of Directors is the Architectural Committee.

Our Covenants Article 6 contains all the specifics...it is too lengthy to post in a newsletter. Please use the website or come by the office and pick up a hard copy for all the particulars on variances, setbacks etc.

Regarding pets... what do the regs say?

At the very first board meeting of the year we had a complaint on dog poop. Last year more than half of the meetings had complaints on dog poop.

That is a lot of time wasted on poop. So everyone is clear on the rules, here they are:

Covenants - Article 5

Section 5.8 Restrictions on Pets

Pets may be kept on a Lot, if the Pet is not a nuisance to other residents.

No resident shall maintain or keep any Pet which, in the sole discretion of the Board, is considered to be a danger to the Owners, management staff or occupants in the Community or is otherwise considered to be a dangerous Pet. A dangerous Pet shall mean any Pet that, without intentional provocation, attacks, bites or otherwise injures any person or domestic animal, or that has approached a human or domestic animal in a fierce, aggressive or terrorizing manner so that a reasonable person would believe the animal to be initiating an attack.

If a Pet is deemed a nuisance by the Association, the Lot Owner (and resident, if applicable) having control of the Pet shall be given a written notice to correct the problem and if not corrected, that Lot

Owner will be required to permanently remove the Pet from the Community pursuant to, and in accordance with, any dispute resolution procedures as may be set forth in this Declaration or the Rules and Regulations, if any.

Pets may not be kept for any commercial purposes.

When on any Common Area, Pets must be on a leash or otherwise under the owner's direct control.

Feces left by Pets upon the Common Area or on any Lot, including the Owner's Lot must be removed promptly by the owner of the Pet or the person responsible for the Pet.

Owners shall hold the Association harmless from any claim resulting from any action of their Pets or the Pets of their tenants, guests or other invitees.

POA Rules& Regs- Section 1

Animals & Leash Law

Section 1. The Jackson Lake Village District is zoned and covenant controlled. All Morgan County Zoning regulations apply as per the following:

Section 7. Animals. No animals, livestock, or poultry of any kind shall be housed, raised, or kept on any part of the properties,

either temporarily or permanently, except that commonly accepted domestic household pets may be kept within a Lot provided they are not kept or maintained for any commercial purposes.

Any animal allowed on the Properties shall be on a leash when not otherwise confined physically to its owners Lot.

Stray and running animals will be turned over to the proper county authorities.

All animal droppings shall be removed and disposed of by the animal's owner daily.

Editor's note: The language and intent of these regulations is very clear. A fine structure was put into place in 2005 and 2006 to assist the Association in managing routine offenders. The fine structure is posted below.

You can visit the website to review any of our regulations, anytime. www.jlpoa.org

Due to recent circumstances the Board of Directors have adopted the following enforcement policy to become effective upon 7/21/2005

Schedule I Animal at large

(Not on a leash-Effective 9/1/06)

1 st offense	Warning
2 nd offense	\$ 25.00
3 rd offense	\$ 50.00
4 th offense	\$ 75.00
5 th offense	\$100.00

(any additional offenses will remain at \$100 fine)

Schedule II An animal showing aggression toward a person or another animal shall be deemed aggressive.

1 st offense	\$ 250.00
2 nd offense	\$ 500.00
3 rd offense	\$ 750.00
4 th offense	\$1,000.00

Any fines being assessed will be contingent upon the Property Owner having the opportunity to appeal the violation at a hearing held by the Board of Directors.

Website news...



Did you know there are 2 sides to the POA site? One for visitors and one for owner-members.

When you enter with the big white button you go to the public site, where there is some general information about us and to promote us.

To access the member's site you click on your lot & you go right to the member side homepage! Give it a try...click on/near your lot...bam! You're in! We did this to avoid a login for members.

Inside the site you'll find the latest

updates on the What's New? Page.

All the newsletter archives, board minutes, rules, covenants and bylaws are accessed from the What's new page. We use big navigation buttons vs slick navigation menus because the lake community still has slow connections and the buttons are faster loading. With fiber optics coming to the lake, we may be able to upgrade with prettier and easier to use navigation.

Thanks for visiting www.JLPOA.org

Fiber Optics are coming!

Our lives and our community are becoming more and more dependent on technology and the internet. That being said...this is GREAT NEWS!

Wiggins Telephone received a federal grant and loan to install fiber optic lines for broadband internet as part of the American Investment and Recovery Act, a government program to expand internet to rural areas of the country.

The project will provide high-speed Internet access for the first time to hundreds of homes in the Weldon Valley.

For more information call 970-483-7343.

Pricing depends on the level of service you desire and does require a telephone line to be installed.

The latest information we have is that construction is to begin in the spring of 2011 in the area of Jackson Lake Village.

And don't forget that Wiggins Telephone is one of our sponsors!!

2011 Committee reports

The 2011 Board is asking each of the committees to elect or appoint a chairperson and report the goings-on of their meetings to the association by way of a quick report that we can publish in the newsletter.

Also we need volunteers for the Entertainment Committee. As most of you know from the annual meeting, Trudie Adams has decided to "retire" from her entertainment duties. So we need to find her replacement...

Entertainment Anyone??

Need a Summer Job?

Jackson Lake Property Owner's association is looking to hire 4 state certified mussel inspectors to work weekends inspecting boats, jet skis and other water craft.

Training is provided.

You will be responsible for all paperwork, tags and log sheets as well as performing the inspections.

If you are interested call Mike Linton at 970-645-0178.

*"Don't worry about senility," my grandfather used to say.
"When it hits you, you won't know it."*

Bill Cosby

The JLPOA Community...excerpt from the website

Who are we, really?

We are an Association of Recreation lovers...choosing to own property here to take advantage of the 2600 surface acres of lake fun. But there's more to our Lake Experience...a lot more.

Of the 350 lots there are 250-some owners. Some are full time residents, some snowbirds, but the vast majority of owners are summers-only, weekend warriors; leaving the city behind for the joys of playing on the water and soaking up the sun. In the evening, we relax by a campfire, beneath incredibly starry skies.

Easy is the name of the game here. Somewhere to sleep, keeping yourself dry from the weather & keeping the condiments and beverages cold are the basics. You take it from there. The idea is when Friday's work day ends, you throw some clothes in duffle bag, some food in a cooler and off you go. The skis and condiments are waiting for you.

There are plenty of Association organized events like dances, horseshoe tournaments, pancake breakfasts and potlucks. Our volunteer Entertainment Committee helps us make for some pretty special summers. In fact, the whole place is run on Community volunteers. From the folks who run for the board of directors to the auditing of our accounting records, almost everyone takes a turn loaning their talent to help make the village operate smoothly.

The Village is a Family Park. Absolutely multi-generational.

kids, pets, great grand folks to newborns and all ages in between. Summers in the village are hardly quiet. Our youngsters are learning to ski, swim, fish, and enjoy the outdoor experience. The village is where many families establish traditions that are passed on generation to generation, along with the properties.

All the above is well and good but understand too, that lake-life is sometimes challenging. Weather can be unpredictable...both on-land and on-the-water. You'll live in close proximity to your neighbors, on a small lot. Property maintenance is needed routinely and sometimes at the most inopportune of times. The lake is neither for the lazy or the non-resourceful. For most outdoors-oriented families however, these are non-issues.

If your family is tired of the tent camping, you might take a drive through the park to see which properties are for sale in addition to those listed here on the site. Our Sponsors list has Realtors you can contact for more information as well. Thanks

Editor's note: So that is what we publish to the outside world about ourselves to attract like-minded families as potential new owners. Rings pretty true, doesn't it? When it comes down to brass tacks, it is this kindred spirit we have in common and why we remain a Recreational Community.

Spring Cleanup-Roll-Off Dumpster-Weed Patrol & Manifold Inspections

April 15– okay to hook up water to manifolds...at your own risk

April 30– the board will inspect lots and send cleanup notices, providing 30 days notice prior to the Memorial Day weekend

April 30– the board will inspect water connections to manifolds. Make sure you have an approved backflow and lot number on your connection. Citations will be issued as necessary.

May 14– annual roll off dumpster day. 8 AM to 5 PM. Your chance to get rid of trash, debris, old furniture etc.

June 4– the board will re-inspect those lots that receive notices on April 30 and issue citations as necessary.

June 25- the board will inspect lots and send cleanup notices, providing 30 days notice prior to the Independence Day weekend.

June 25– the board will also look at manifolds for those who hooked up after April 30. Make sure you have an approved backflow and lot number on your connection. Citations will be issued as necessary.

July 30-the board will re-inspect those lots that receive notices on June 25 and issue citations as necessary.

Dumpster date information: One day only! Tires not mounted on rims will be accepted. Appliances other than refrigerators, freezers and air conditioners will be accepted. Refrigerators, freezers and A./C. units will be accepted if the refrigerants have been properly reclaimed and tagged in accordance with the EPA requirements. Reclamation can be done by Wayne's Appliance Service at 970-867-4950.

Hazardous chemicals (paint, gasoline, waste oil, kerosene, lawn chemicals) cannot be accepted.

Financial Statements-easy peasy Board Meeting Agenda- Mar 12

Forgot when the last time you paid your dues? Did you have an odd balance and don't quite remember what it was? The solution is quick and easy:

just send an email to treasurer@jlpoa.org with Statement please or something similar in the subject line.

QuickBooks, our financial software has made it easy to produce your statement and send it off to you in a couple of mouse clicks.

Really... it's no bother at all to send an electronic statement.

The standard reply will show all your invoices and payments with check #'s from the 1st of the year. We have this information back to 2003, so should you want to go back further and find out where that extra \$1 came from, just ask.

Need a reminder to send in your dues check?

Google "Windows Live Essentials" and download the Microsoft's mail program. It has a calendar that is super – easy to set reminders on. I use it for everything from doctor appointments, birthdays and routine payment reminders. You can set it up for recurring reminders– say every 2 months or whatever, too. It's a good mail program too. It handles all my mail accounts from hotmail, gmail and live plus the RSS feed from the POA blog all in one window.

Jackson Lake Gear?

Do you remember the JLPOA merchandise? Big beach towels, can cozies, tees & tank tops etc?

Brenda and the Horseshoe group sure did a fine job administering this program. But alas, it has gone away.

If you would like this program back, please let a board member know.

If you would like to help reestablish such a program for the community, please let a board member know.

Anyone?

You know, it doesn't have to be a for-profit thing and proceeds don't always have to go to a cause. There's nothing wrong with break-even pricing, especially in a non-profit organization.

We can help with space here in the newsletter, on the site and even provide the space to store product.

All we need is your proposal!

The board will be discussing these topics...and more. If you wish to speak for or against any of these please show up or send an email.

The Board will be voting to drop the regulation of showing proof of insurance on golf cars & MRV's to the POA, however, Lot numbers must be on all MRV's, including those of guests. see section 10 rules & regulations.

Boat inspectors and policies will be discussed.

POA landscaping policy & 2011 bids will be discussed. For those of you who offer to mow sections of greenbelt please send a mail so we do not have that section bid.

Morgan County Zoning has been prompted by NCHD to remove the 2 pumper limit in our agreement. The statement would read: "**Operators pumping holding vaults and tanks located in the Jackson Lake Subdivision must be licensed by the NCHD.**" the topic is twofold: the above ..which seems harmless enough AND **Shall the JLPOA allow individual owners to pump their own wastewater and use our facility, provided they are licensed, have a NCHD certified transport vehicle and insurance?** Last year the Board unanimously against allowing an owner to use the Assn treatment plant even if he was licensed, could acquire a transport vessel and insurance. The board felt this was not in the best interest of the assn. Send a mail or show up to speak to this important issue. president@jlpoa.org

Perpetual Reminder

Open fires must be in a pit at least two feet deep with some type of container around it. Make sure all files are out before you leave them.

There is **no parking** of vehicles or trailers along the roads, inlet canal, or cul-de-sacs, except in designated parking areas. We need to keep the roads clear for emergency purposes.

Keep your dogs on a leash and please clean up after them. It is your responsibility.

Dumpsters are for trash and NOT for tree branches, furniture, appliances, building materials, etc. There are dumpsters in every cul-de-sac, so if yours is full, please take your trash to another one.

Our Sponsors

When you need anything at the Lake...this is your GO TO list

The Pink Poodle

Angie Sanders
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some people and astonish the
rest.*

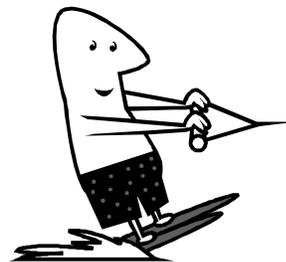
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Address box

We're on the Web!
www.jlpoa.org

Important Phone Numbers *(cut & tape to your fridge)*



Any Emergency	911
Morgan County Sheriff	970-867-2461
Wiggins Fire Department	970-483-6666
State Park	970-645-2551
DOW– Game Warden	970-842-6300 brush office
MCREA	970-867-5688
Campbell's Custom Services	970-645-2391
Del-Mar Septic Service	970-867-6652
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