

May 2011



## Fire on South Shore!

Monday, March 28th, Bev Benedict's mobile home, (lot 66), was severely damaged in a fire. Thanks to good neighbors, the Wiggins Fire Dept arrived quickly and were able to contain the fire to the mobile home. No other structures were damaged. The cause is yet unknown, but she and Phillip Clark lost literally everything. Everything inside the home was destroyed. No one was home at the time and no injuries were reported, but some of Bev's animals did not survive. Thanks to Debbie Hirschfield who saved 5 pets. Yes, they were insured, but you can imagine that there will be red tape and significant time before their lives return to halfway-normal. A fund has been set up at High Plains Bank in Wiggins for those of you who would like to help Bev and Phillip.

**Send your donations marked: Benedict & Clark to High Plains Bank 502 Central Wiggins, CO 80654.**

This is great reminder to check your smoke detectors, replace the batteries in all of them and develop and practice a fire escape plan with you and your family!! Be sure you have fire extinguishers on hand and that they are charged and up to date! Make sure your guests know where the extinguishers are located and how to use them.



## POA Boat Ramp

The POA boat ramp is scheduled to open May 20th 2011. The Board wants extend a HUGE THANK-YOU to Mike Linton for his efforts getting our inspectors hired, trained and ready.

Boat ramp hours are going to be 8:00 AM to 8:00 PM Saturday, Sunday and Holidays, and 10:00 AM to 8:00 PM on Fridays. Contact information for volunteer inspectors that are can let you on the lake during off hours / days will be posted in the Clubhouse window. The other choice is to launch from the State Park boat ramp, but you must purchase a pass at the main gate or purchase an annual pass. Remember ANS checks.

## Beach

The Board wants ideas from all members concerning preservation of the beach area, (Lot B), adjacent to the boat ramp. Erosion is slowing removing our property! If you have any expertise, ideas or suggestions, please send an email to [president@jlpoa.org](mailto:president@jlpoa.org) or contact any Board member listed on the contact page at

[jlpoa.org](http://jlpoa.org).

We want to preserve our beach and make it safe for everybody to use and enjoy.

We need to address this area as soon as possible!

### Inside this issue:

- President's Message
- Clubhouse Renovations
- POA Boat Ramp
- POA regulations
- Important Dates
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- ANS
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- Board Member Article
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# President's Message

Hello everybody,

Spring is here and things are starting to get done around the lake so we can all enjoy the summer. I wish I was writing about some of the fun stuff, but at this time this subject is just too important to ignore.

DUES!! JLPOA is running into a problem with them! There are a growing number of property owners that are falling behind or paying late. I'm aware that during these economic times things are a lot different now from 5 or 10 years ago. That said, there is still the problem that the JLPOA Board is obligated to run a safe and desirable community.

Hopefully you noticed in our newsletter and our web site, changes to our billing system that we have instituted. For a long time, some of us have been paying at the end of the month, quarter or semi-annually, and some not at all. These practices unfortunately have to change. If it wasn't for the property owners that pay on time and others that prepay for the quarter or the year, the problem would be much worse. But this is not fair that they do this (THERE IS NO BREAK OR DISCOUNT FOR PRE-PAY) and some pay well in arrears. The 2011 board has been trying to work with this growing problem. That is why you can now pay your bill on our web site with PayPal which gives you another option to pay your bill on time at the first of the month, quarter or semi-annually to avoid the late fees that have been put into place and will be enforced to be fair to all us in the community. Dues are still your responsibility whether you use your property a few months, or year round or not at all, that is your choice. We are all aware when we buy property at the lake that there is an association with dues assessed by lot. There is a lot of time and maintenance that goes into a community this size and with these amenities. A big portion of this is done with volunteers, but there is a big portion that that takes outside services that cost the association money.

Your cooperation would be greatly appreciated with this problem. Let's move forward together.

Feel free to contact me with your comments. But do understand that the board is obligated by our covenants, rules and regulations to run this association in a safe and responsible manner for you.

Thanks for your time, Your Prez

Glenn Deiker

president@jlpoa.org



## Board Member Article

Years ago when our children were quite young, my husband Bob, our kids and I spent a lot of time at Jackson Lake on state side waterskiing, tubing and parasailing with friends that had boats. In 1999 we started coming to the Lake on weekends at the invitation of Larry and Mary Fleming. Mary and I worked together and we soon realized through our friendship that we had a common interest in water sports. In 2000 we bought a boat which we enjoyed at Stanley Lake and Jackson Lake when we were graciously invited by the Flemings. In 2001 we purchased a travel trailer from Mel and Audrey Kroeger and leased a lot from Betty Shultz to park it on. We then had a bird's eye view of the activity and maintenance of property at the Lake. Bob made the statement more than once, "*I am never buying here all you guys do is work.*" Well guess what? In 2005 we bought three lots from Betty Shultz, remodeled the mobile home, installed a sprinkler system, planted grass, landscaped, etc. with help from our son-in-law, son, grandson and neighbors. Our friends on the South Shore to this day have not let Bob live down his remark about buying at the Lake. Actually we do find time to relax, entertain family and friends and have fun with Lake friends. Bob and I have also enjoyed serving on the Board.

Michele Kestel, Secretary

# JLPOA Rules, Regulations, Covenants and By-laws

## Outside Water Restrictions EFFECTIVE JUNE 15th, 2007

Pursuant to Section 5.16 of the JLPOA Covenants, the following Outside Water Restrictions have been adopted by the 2007 Board of Directors on June 9th, 2007 for an effective date of June 15th, 2007.

### Jackson Lake POA Outside Water Restrictions:

(1) Automated Sprinkler Systems: 20 minutes per station every other night between 11 p.m. & 5 a.m.

(2) Hand Watering: Hand watering of "young trees", shrubs, flower, and vegetable gardens may be watered at any time by hand, drip irrigation. Using

a watering can or someone holding a hose with a restrictive nozzle is considered watering by hand. Hand watering utilizing a hose with a sprinkler or manual operation or an irrigation controller will be allowed 20 minutes per watering zone every other day.

IS NOT ALLOWED between 9:00 a.m. & 7:00 p.m. Occasional washing/hosing off vinyl siding, washing out roof gutters, washing in preparation for paint or staining is allowed within reason.

Home car washing is allowed with a restrictive nozzle hose and bucket, and minimal runoff.

(3) Watering Variance Request:  
Newly added lawn must be permitted through the Board of Directors. Sod – 20 days Seed – 30 days, 1st and 2nd week watering 2-3 times a day, then everyday up to the time approved frame. (Sod or Seed)

Permit Charge is \$25.00 (please see Board of Director for Application) Use of a hose for spraying yard chemicals or weed killer will be allowed as needed.

## Please Conserve Our Water !!!

Editor's Note: this information is taken directly from our legal page available at [jlpoa.org/membersite/business](http://jlpoa.org/membersite/business) section.

## Clubhouse Renovations

Clubhouse renovations are nearly complete!

The Board of Directors voted unanimously at the March meeting to proceed with clubhouse improvements.

The exterior has new stucco coating applied to the outside. The 4 windows on the south and west sides that are rotten have been replaced, and the entry doors have been replaced. The electrical sys-

tem is being improved both on the patio (for the bands) and in the kitchen, so we quit blowing breakers while cooking.

All of this is being paid for by monies we have budgeted for and saved over the last several years. No special assessments needed! The Board is taking bids to sheet rock the inside and renovate the sound system. Thank-you to Marv Peska, Greg Gentlemen, Kelly Turner and Ed Eherdt for helping

the board members with door and window replacement.

We're pretty sure Greg wore his golf cart out running back and forth to the dumpster!

## 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.

## Want to plug your business?

We want to help all small business owners that are JLPOA members.

If you have a business and want to offer your services to fellow POA members just send us an e-mail and we will post your information in the next newsletter and on the website. We are making a new section on the site known as "Community Bulletin Board". There is no charge for this service, just a good way to

get your name and talents advertised to other folks. We will also create a one-line listing on the website. If you want to go all out...send us a business card and a check for 40.00 and we will add you to the sponsors list!

We hope this will be a great resource for all.

# Fiber Optics are coming ! Update !

Terry Hendrickson and Casey from Wiggins Telephone Association came to the April 9th Board Meeting to present information to the board concerning the fiber optic service that we pointed out in the last newsletter. We want to thank them for taking the time to speak with us. Now for the GOOD news....

Construction is scheduled to begin sometime in the August or September of this year. Terry stated he wants the project up and running by the end of the year. Exact details of the time frame have not been confirmed as now, but Terry and Casey will keep us informed as they know and we will publish that information on the jlpoa.org website.

If you are even a little bit interested, NOW is the time to get going. During construction, WTA is installing the "drop" to your residence FREE OF CHARGE! The drop consists of a box mounted to exterior of your home and a battery backup device that needs to be installed in weather protected area near the drop box. If you haven't signed up yet, call 970-483-7343. You have to get this done by the end of JUNE 2011.

Pricing for 1MB service is 34.95 per month, plus you must have a telephone line at 19.84 per month for residential service. WTA is

working on a program for seasonal use also, so you only pay for the months of service that you need! Pictures of the equipment that will be installed are below. We will keep you updated as things progress both in the newsletter and on the website.



Exterior "drop" box



Battery Back-up box

## Fishing

Are you ready for fishing? The state Park website lists fishing as fair from both the dam and the west shore. Trout seems to be the catch right now. There will not be a wiper run this year because the lake was filled in February, and no additional water is expected from the inlet canal.

One of our younger members, Stevie Ray Linton is showing us all how its done! He caught this trout near the boat ramp during a weekend fishing trip with Dad.

Nice going Stevie!!!



# Watercraft Inspections

As you all know, all boats and watercraft must be inspected for ANS (Aquatic Nuisance Species) every time you launch your boat, jet ski or other water craft. We have been enforcing these rules as required by the State of Colorado and thanks to your diligence and cooperation we have done a very good job. Please remind your friends and guests that if they bring watercraft to the lake, they have to abide by the same rules and inspections as the rest of us. The pictures below are of the flyers being distributed to all boaters in Colorado. For more information on the pesky little buggers visit [www.100thmeridian.org](http://www.100thmeridian.org) or call the National Invasive Species hotline at 1-877-786-7267.

**ALERT!**  
Stop the spread of  
**ZEBRA MUSSELS**  
**CLEAN • DRAIN • DRY**

**Before moving your boat to another body of water:**

**CLEAN** → Remove all plants, animals, mud, and thoroughly wash everything coming into contact with the water.

**DRAIN** → Drain all water before leaving the area, including wells, bilge, ballast, and any other areas of your boat holding water.

**DRY** → Allow everything to completely dry before launching into another body of water.

**BAIT** → Dispose of unused live bait in the trash.

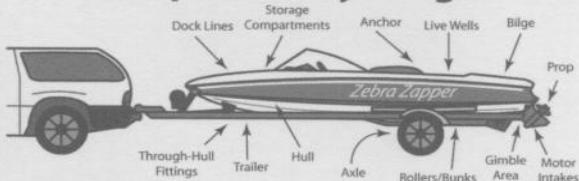
**PWC** → **(PERSONAL WATERCRAFT)**

- Do not run through aquatic plants.
- When loading, push or winch the PWC onto the trailer without running the engine.
- After loading, run the motor for 5–10 seconds to blow out excess water and contaminants.
- Clean, drain, dry.

**REPORT ANY SIGHTINGS OF ZEBRA MUSSELS!**  
**1-877-STOP-ANS (1-877-786-7267)**

Before Leaving & Before Launching...

## Inspect Everything!

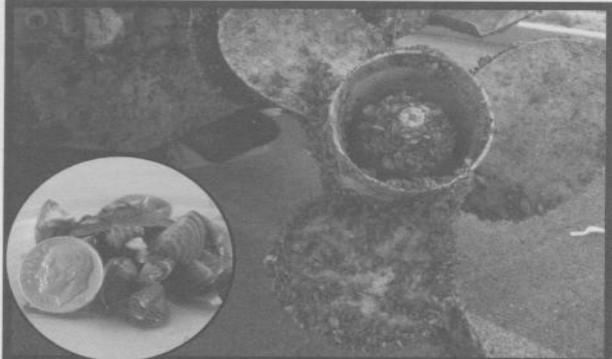


In Colorado, it is unlawful to possess, import, export, ship or transport zebra mussels or other aquatic nuisance species.

**ALERT!**  
Stop the spread of  
**ZEBRA MUSSELS**  
**CLEAN • DRAIN • DRY**

**Stopping their spread is critical to protect boating and fishing.**

- These invaders **reproduce quickly** and once established, they cannot be eliminated.
- They can **damage boat motors, steering components** and cooling intakes.
- They can cause **millions of dollars in damage** to fisheries, recreation and water systems.
- They can spread by **attaching to boat hulls** or being **transported as larvae in water** (through bilge, ballast or live wells).



Inset photo: CA Dept. of Fish and Game

For additional information please contact:



303-866-3437

303-297-1192

National Invasive Species Hotline  
1-877-786-7267



303-866-3437

303-297-1192

National Invasive Species Hotline  
1-877-786-7267

**CLEAN • DRAIN • DRY**

# Sponsor Profile CHS

CHS dba M&M Cooperative is a long time vendor-sponsor of our community. Prior to M&M cooperative they were known as Horizon Co-op and before that Wiggins Co-op. CHS is an integrated energy, and food systems cooperative that links producers to consumers in over 40 countries around the world. The name might be new but the mission to serve rural agricultural communities has remained consistent throughout the years.

As far as the lake community is concerned CHS supplies us with energy in the form of propane. Being a multibillion dollar a year organization provides them buying power to purchase future contracts of liquefied natural gas, thereby locking in the lowest prices possible and the volume necessary for their clients. Speaking of volume they have the ability to store nearly 1,000,000 gallons of propane at the 10 service locations they operate in northeast Colorado. The Wiggins location alone stores 120,000 gallons. The benefit to us: plentiful supply at the best possible price.

Steve Hart is the northeast Colorado energy salesman specializing in propane, oil and fuel. He works out of the Wiggins location. He also is a longtime resident of the lake and has served on our board of directors. He and his wife Sharon own lots 91/92, however, you may know them best by the wonderful Memorial Day pancake breakfasts that they host annually and are sponsored by CHS.

As far as the business of propane is concerned, CHS offers 2 fixed-price-per-gallon annual plans; one is a prepaid contract and the other is a monthly budgeted billing plan based on your annual usage. Plus, for current and new customers, CHS is offering for a limited time, a free upgrade of your 120 or 250 gallon tank to a newer 500 gallon tank, wherever the 10 foot setbacks can be met.

CHS will help you with the responsibility of maintaining your supply of propane so that you don't run out. They have invested in a sophisticated computer program based that inputs your usage history and temperature degree-days to calculate your propane usage and automatically schedules a truck to refill you when the program calculates your propane tank volume at approximately 20 to 40% of full.

Steve points out that one of the biggest advantages of doing business with CHS is their regard for customer service and your safety. CHS maintains a 24 hour answering service with technicians on call. If you ever run out of propane or if you ever smell propane inside or outside of your home, even at 3 AM in the morning, simply call that number and a technician will be dispatched immediately.

You can contact Steve to discuss your propane needs at 970-768-9421. The CHS 24 hour service hotline number is 866-383-4366.

*"Pro and con are opposites, that fact is clearly seen. If progress means to move forward, then what does congress mean?"*

*--Nipsey Russell*

## 2011 Committees

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 "retired" from her entertainment duties. So we need to find her replacement...

Entertainment Anyone???

## Late Dues Blues

**Correction: Late fees of \$15 will be assessed 30 days after the due date.**

As of May 3, there were 43 lots with dues in arrears and owners were sent notices. 1 lien was filed.

On the positive side, over \$2300 of dues have been paid online. Thank you. A request for automatic monthly payments has been made and will be discussed at the next board meeting. Check the site for updates.

To pay your dues online go to jlpoa.org, click on your lot to get in and select payments. You don't even need a PayPal account..

# Important Dates to Remember !

**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 lot cleanup day. Roll-off dumpsters will be available from 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.

## Pumping from the Canal

If you plan to pump from the canal for irrigation purposes, you must obtain the proper permits before running pipes or pumps.

You must contact Danny Hoff for permits and the rules and regulations before pumping from the canal. Deadline for this year Is May 1st.

Danny Hoff—Lot 232

*Some say the glass is half full,  
some say the glass is half  
empty. I say “Are you gonna  
drink that?” - unknown*

# The History of Jackson Lake

## Early History

One of the main land features in the area surrounding Jackson Lake State Park is the South Platte River which runs across the northeastern region of Colorado. This area was originally inhabited by Sioux, Cheyenne and Arapahoe American Indians.

During the 18th century, French explorers crossed the area and named both the South and North Platte Rivers. Some speculate that the name 'Platte' came from the flat-bottomed river boat, called a platte, that was used to navigate the river during that period. These early explorers had little use for the river, saying that it was too wide, too muddy and not deep enough to be useful.

## Exploration, Development and Gold

The 19th century brought about many changes to the area around Jackson Lake State Park. Major Stephen H. Long explored the open prairies of Colorado in 1820. Like others before him, Long did not see how people could use the land for agricultural purposes because the South Platte River was the only source of water for the entire region.

When gold was discovered in Colorado in the late 1850s, people from all over began 'rushing' to the state with the hopes of striking it rich. The Overland Trail, which hugs the South Platte River, was developed as a transportation route from the eastern plains into Denver. Thousands of pioneers journeyed to the Front Range on the Overland Trail. Wagon trains full of spirited explorers crossed the plains of eastern Colorado on the Overland Trail, following the same basic route that today's explorers travel on Interstate 76.

## Need for Water

With the influx of people into Colorado, many saw the need to provide water storage, especially in areas like eastern Colorado where water resources were scarce. Jackson Reservoir was built by the South Platte Land, Reservoir and Irrigation Company between 1901 and 1902 as a solution to the water storage problem and for irrigation purposes.

In order to meet the agricultural needs of the arid plains, miles of irrigation canals from the South Platte River were built. These canals feed the Jackson Reservoir, and many others like it. Jackson Reservoir was named after B. W. Jackson who was the secretary of the South Platte Land, Reservoir and Irrigation Company.

## Jackson Lake State Park is Born

Land around the reservoir was used for agricultural purposes for several decades. It wasn't until 1962 that the area began to see recreational use. The State of Colorado purchased property around the reservoir and managed the area as a hunting and fishing sanctuary.

In 1965, the Colorado Game, Fish and Parks Department assumed responsibility for the recreational facilities at Jackson Lake Reservoir, and Jackson Lake State Park was born.

Today Jackson Lake State Park is known as an "oasis in the plains." Park visitors come to enjoy some of the best boating, fishing, swimming and water skiing conditions in Colorado. With 3,303 acres of land and water to explore, Jackson Lake State Park is truly paradise for outdoor enthusiasts.

(Thank-you to the Colorado State Parks webmasters for allowing us to reproduce this article.)

## Fire Danger

Morgan County is not currently under any fire bans, however it looks like it's going to be a dry spring / summer so please use extra caution with barbeques, fire pits etc.

**Open fires** must be in a pit at least two feet deep with some type of container around it. Make sure all fires are out before you leave them. Fire pits MUST have covers!

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 vehicles. Fire trucks need room to maneuver!

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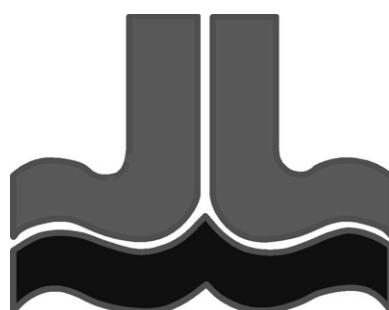
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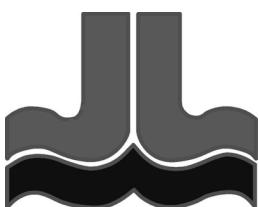
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[chsinc.com](http://chsinc.com)



**JACKSON LAKE PROPERTY  
OWNER'S ASSOCIATION**

24502 MCR 3  
Weldona, CO 80653

*Address box*

We're on the Web!  
[www.jlpoa.org](http://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
Country Do it Best Hardware	970-483-7312

