Glacier VIEWPOINT
FALL 2026
COMMUNITY NEWSLETTER

HAPPY FALL FROM THE GLACIER GALS!

Nice to have a few showers! And it is great to see snow on the mountains! Come on snow, Let it snow, let it snow, let it snow! We need that snow to help our wells out.

The GVM Annual Meeting was well attended at which we provided coffee and muffins. It was incredibly good to see people get involved in our community.

The Glacier Gals want to thank everyone who joined us at our Labor Day Pancake Breakfast. The day was gorgeous. The numbers were down, but donations were outstanding. Thank you!

On September 12, the Glacier Gals were one of the Hosts for the Salute to Mountains and Plains at the Livermore Hall. Kristi Cranston demonstrated the spinning of fiber and Tammie Miller demonstrated hand quilting. Maureen Paque, Shirley DeLano, Kathy Hudson, Mibby Lewis and Beth Sammond had fun demonstrating the making of homemade butter and ice cream. We had lots of fun and people thoroughly enjoyed the demonstrations and the yummy butter and vanilla ice cream.

The Glacier Gals would like to invite the community to our annual Holiday Dinner on Sunday, December 13, at 5 pm in the Mountain Meeting Place. We supply the turkey and ham, and we ask you to bring a dish to share. After the meal if you would like to participate, bring a gift to exchange and then steal from your neighbor. It's lots of fun! You don't need to participate, just stay and watch the fun with a glass of wine.

If you would like to join the Glacier Gals for social time and helping our community, please call Beth at 970-484-2075.



WILD FIRE **MITIGATION**

Our community wildfire mitigation efforts have achieved incredible momentum, but our success has brought a monumental challenge: managing an unprecedented volume of woody debris. Driven by active bark beetle infestations, rising insurance mitigation requirements, and a shared commitment to our Community Wildfire Protection Plan (CWPP), our slash production has skyrocketed. By late June, we had already exceeded our typical annual output. We anticipate doubling last year's 100,000 cubic feet of debris by the end of 2026, requiring us to open a second slash site in the near future.



DCFS Air Curtain Burner in operation, Glacier View Meadows slash pile, 2026

The Board of Directors is pleased to welcome back the Division of Fire Prevention and Control's Lone Pine Fuels Module and their Air Curtain Burner (ACB) crew for their third consecutive year.

MOVING AWAY FROM OPEN BURNING

Historically, Glacier View Meadows relied on massive open pile burns—ranging from 60,000 ft^3 to 100,000 ft^3—to clear residential slash. However, traditional pile burning has become nearly impossible due to a rigid, multi-layered alignment of required conditions: predictable snow cover, precise wind windows to disperse smoke without throwing embers, an entity willing to assume the legal liability, and available volunteer firefighters to monitor the fire for days.

Recognizing that changing weather patterns were leaving our massive slash piles stranded year-round, the HOA proactively sought a modern technological solution. In 2024, we secured a partnership with the state to bring the ACB program to Glacier View Meadows. Funded entirely through grants, this program operates at zero cost to our residents, providing a cleaner, safer, high-tech alternative to traditional burning.

The program's history highlights its critical importance.

- 2024: The inaugural year proved the technology's worth, safely eliminating over 100,000 cubic feet of accumulated wood waste with minimal smoke.
- 2025: The ACB proved to be our saving grace. The winter never provided the weather combination required for an open pile burn. Without the ACB crew, our entire annual slash pile would still be sitting in our neighborhood today as an active fire hazard.
- 2026: Now in its third consecutive year, the ACB has transitioned into our permanent annual method for large-scale slash disposal.

CURRENT OPERATIONS

- The ACB crew is currently working through our Gate 3 slash pile, burning Monday through Thursday as weather permits.
- Operations at Gate 3 will continue through mid-December.
- Once the current pile is cleared, the unit will move to a new, second slash pile location to accommodate the upcoming year's production.

ADVOCATING FOR OUR FUTURE

While this Air Curtain Burner crew is a godsend, this one unit is not enough. Word of their abilities has spread and while the time allotted us in 2026 is generous, competing needs from the many communities and facilities facing similar situations limit our ability to have our new annual production burned. We are going to have to open a second slash site soon and we will likely double last year's 100,000 ft^3 by years end.

We are not alone. We are taking the initiative, trying to make our homes and communities more wildfire resilient. In our case it is neighbors helping neighbors. We are all volunteers, most of us retired.

Please help us in our efforts and find the money to expand this valuable program.

MANAGERS REPORT

What an overwhelming summer this has been. Time moves too quickly.

Summers always seem to be busier, more hectic, more stressful, as we try to cram too much into too short of a window.

Impatience and urgency have become the norm for so long now, it's hard to sit back, breathe and take a longer view sometimes.

There are far too many open items of importance for me to list them out in a simple letter. Many of those items are still unresolved, so I'd be wasting words anyway.

We continue to make progress and keep as much forward momentum going as we can. When a new issue crops up we try to balance care, thoughtfulness, and consideration, against urgency and rapid solutions.

I often have to remind myself of this when I feel surrounded by what feels like insurmountable problems. Big problems usually require big solutions. Big solutions usually require time. They rarely arrive in one, overwhelming sweep. Generally, it's the consistent and persistent cadence of small, productive steps that solve things.

As I approach my 4th year here, I still find brand new things constantly. An organization this large and this old has a new surprise hiding under every rock. In some cases, quite literally.

Some of those surprises are bad and upsetting, some of them are good and make instant improvements.

Ok, enough poetry, ha. A few basic business items.
A reminder to all campers/RVs with the summer coming to an end, that the 6-month rule for all campers will be an issue that will be monitored in the next few months. Please let the office know when you bring in your camper and when you depart, this only helps alleviate complaints or concerns from your neighbors.

A concern that has been brought up more to myself and the office is the issue of inoperable vehicles on GVM properties. No inoperative vehicle shall be placed and remain on any building site for more than 48 hours unless stored or parked in a garage or carport. Let's be considerate of your fellow neighbors and the community.

Thank you all and enjoy fall and get ready for winter!



SMALL HABITS. BIG IMPACT. WATER SAVINGS.

As we navigate the persistent 2026 drought conditions through this fourth quarter, our community's water infrastructure requires our collective vigilance. Because our mountain community operates entirely outside a municipal utility grid, our daily choices directly impact our shared well-pumping limits, cistern levels, and localized aquifer health.

Whether your property connects to the main GVM water system or you rely on an individual private well, conservation is an absolute necessity to protect our fragile underground supply.

THE REALITIES OF MOUNTAIN WELL WATER

Living in Glacier View Meadows brings unparalleled natural beauty, but it also comes with unique infrastructural responsibilities. For neighbors utilizing private wells, a severe drought means the water table can drop significantly.

Over-pumping your well during a drought doesn't just risk running your own tap dry—it can permanently damage your well pump, pull sediment into your filtration system, and lower the water table for surrounding properties. Because our groundwater is a finite, shared mountain resource, keeping indoor usage low is our primary defense against well failures this fall.

WATER SAVINGS TIPS

- **Space Out High-Water Tasks:** Avoid running the washing machine, dishwasher, and showers back-to-back. Spacing out water use gives wells time naturally recharge throughout the day.
- **Audit for Hidden Leaks:** A single dripping faucet or a silent toilet leak can waste hundreds of gallons a day, unnecessarily draining your well. Test your toilets by putting a few drops of food coloring in the tank; if color appears in the bowl without flushing, you have a leak.



- **Upgrade to Conservation Kits:** Retrofit your home with low-flow showerheads, faucet aerators, and toilet displacement bags. These simple tools significantly cut down baseline usage without sacrificing water pressure.
- **The 5-Minute Shower Challenge:** Shaving just two minutes off your daily shower can save up to 10 gallons per person.
- **Full Loads Only:** Only run your washing machine and dishwasher when they are completely full to get the maximum utility out of every gallon pumped.

Whether you reside here year-round, occupy a seasonal parcel, or utilize your land for weekend camping, you are a vital part of the GVM footprint. Seasonal properties and camping sites using small wells or cisterns can experience hidden leaks if plumbing systems are not properly winterized before freezing temperatures set in.

If you are closing down your parcel or cabin for the season, please ensure your well pump is shut off at the breaker and your water lines are completely drained to prevent catastrophic winter pipe bursts.

By remaining mindful of our water footprint, we protect our private infrastructure, support our neighbors, and secure the long-term vitality of Glacier View Meadows.



PRESIDENT'S **LETTER**

GVM neighbors,

In case we have not met, I am Joe Herrick, freshly re-elected to the Board and appointed as President. I was honored and humbled by this, and am inspired to do my best to represent the interests of our community. I hope to have the opportunity to meet you at some point soon.

A few things have become apparent very quickly in these first couple months. First, we are a community that is evolving—in some ways because we want to, in some ways because we have to. Now over 50 years old, GVM has an amazing mix of legacy property owners that have been here since the early days as well as fresh faces that have joined our community recently. This infusion of new spirit brings new ideas to blend with the experience and wisdom of the long-timers. I see this as a great benefit to us all.

Navigating change isn't always easy, but I encourage us all to consider a few simple practices:

- Be curious, seek to understand.
- Consider different perspectives as additive to our own.
- Assume positive intent.
- Lean into empathy, civility, and respect for each other.
- Get to know your neighbors. There are so many wonderful people here. We all need our neighbors' help from time to time—whether that is water supply, errands or chores, or emotional support. There is a rich resource of amazing people all around us.

There are so many things happening with our HOA and our community that there is not enough room here to begin to tell the story. Fortunately, these stories are being shared more frequently than ever across a variety of channels.

Weekly Newsletter: A weekly GVM newsletter is now being published with timely news—check your email inbox.

Board Meetings: We host two Board meetings/work sessions each month that are open to everyone to attend. These are now only during evenings and weekends to enable more attendance.

Committees: There are 10+ committees powered by community volunteers that each do important work to keep our community vibrant.



Website and Office: You can always check the GVM website (soon to be refreshed) or just stop in the office to talk in person.

Yes, there are steep challenges—from water shortage to aging equipment to financial complexities and inflation to school consolidation proposals. But when we step back, there is progress to see at GVM. Just today, some of us were on a call with the Rural Community Assistance Corporation (RCAC), a nonprofit organization that serves rural communities in Colorado. As we discussed options for assistance, they complimented GVM on steps already taken and how involved and resolute the community is. Speaking for the board, staff, and committees, we will continue to pursue all kinds of ways to keep improving GVM.

As we approach this change of season and we all do our snow dances in hopes of a wet winter, I wish you all the very best. **Warm wishes for a safe and happy season!**

Sincerely,
Joe

COMMITTIES CORNER GVM

The Board of Directors utilizes Standing Committees and Special/Ad-Hoc Committees to assist in managing, maintaining, and preserving the Association.

Below is a comprehensive, updated guide to all currently active volunteer committees within Glacier View Meadows, outlining their distinct responsibilities, history, and meeting schedules.

STANDING COMMITTEES

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mandated directly by the Master Declaration (Covenants), with its operating authority derived from the Association Bylaws.

This five-member committee administers the review and ultimate approval or denial of all plans for new construction, as well as any proposed modifications to existing structures within the Association. The committee is authorized to maintain architectural harmony across all properties.

Meetings are held monthly on the second Wednesday of each month at 4 pm in the Mary Keller Room.

BUDGET COMMITTEE

Defined explicitly by the Bylaws, this group began in 1973 when the former GVM Road & Recreation Association was originally incorporated. It was later merged with the former GVM Water & Sewer Budget Committee during the comprehensive Association consolidation in 2023.

This fiscal year, the committee will be meeting year-round to redefine and formally document the community's budget process while simultaneously developing a critical five-year long-term budget plan. The first year of this long-term plan will serve as next fiscal year's operating budget.





The committee identifies essential, mandatory services required to operate the Association across each individual management and operations business unit. They also identify normal improvements and reasonable enhancements that will benefit the majority of the appropriate membership units. The proposed budget is traditionally presented to the full membership at the Annual Meeting.

Meetings are held monthly on the second Monday of each month at 5:30 pm in the Mary Keller Room and are concurrently broadcast via Zoom.

ECOLOGY & FISHING COMMITTEES

These two groups function closely together to care for our shared natural resources. The Ecology Team (originally established in 1997) acts as an advisory group focusing on landscape health, controlling noxious weeds, maintaining the community trail systems, tending the fire-wise Demonstration Garden, and hosting the seasonal Mountain Living Lecture Series. The Fishing Committee operates as a board-recognized subdivision of the Ecology Committee (formalized in June 2024) to focus entirely on aquatic recreation. They manage the environmental health of GVM's three lakes, coordinate sustainable fish stocking schedules, and oversee community fishing regulations.

The Ecology Team meets monthly from April through October on the second Tuesday of the month at 6 pm. The Fishing Committee: meetings are scheduled independently. Please consult the online Community Calendar or check the quarterly Glacier Viewpoint newsletter for exact dates and times.

(continued on next page)

NOMINATING COMMITTEE

This committee plays a vital role in community governance by actively identifying, vetting, and recruiting qualified candidates to run for open seats on the Board of Directors. Their goal is to ensure highly transparent elections and maintain a steady pipeline of dedicated, capable leadership for the Association.

Meetings are scheduled seasonally in the active months leading up to the Annual Meeting.

RULES COMMITTEE

A standing committee mandated by the Bylaws. This group is tasked with regularly reviewing, drafting, and updating the Association's Rules and Regulations to ensure they remain fair, clear, relevant, and legally enforceable. They work closely with the Board to address emerging community concerns, resolve conflicts, maintain neighborhood harmony, and protect overall property values.

Meetings are held periodically on an as-needed basis to review new rule proposals or evaluate community feedback. Exact dates and times are posted to the Community Calendar.

SPECIAL & AD-HOC COMMITTEES

AUDIT COMMITTEE

This committee conducts targeted financial oversight, independent reviews of internal accounting procedures, and managing specific audit tasks assigned directly to them by the Board officers.

Meetings are convened independently based on standard financial tracking cycles and audit timelines.

COMMUNICATIONS COMMITTEE

Tasked with keeping the neighborhood connected and informed by managing official GVM media channels. They oversee the production of the quarterly Glacier Viewpoint newsletter, manage the upkeep of the community website, and coordinate critical digital alerts.

Meetings are held regularly throughout the year to plan out newsletter content timelines and digital outreach goals. Check the Community Calendar for their next scheduled planning session.

SHORT-TERM WATER SOLUTIONS COMMITTEE

This group focuses on ensuring immediate water resilience for residents, particularly during drought conditions or infrastructure disruptions. They evaluate temporary relief strategies, promote indoor water conservation, and coordinate the dedicated network of water-hauling volunteers who assist neighbors in need.

Meetings are scheduled frequently during peak seasonal demands, low-water summer months, or emergency periods. Check the Community Calendar for upcoming meeting dates and volunteer training sessions.

WATER & SEWER INFRASTRUCTURE COMMITTEE

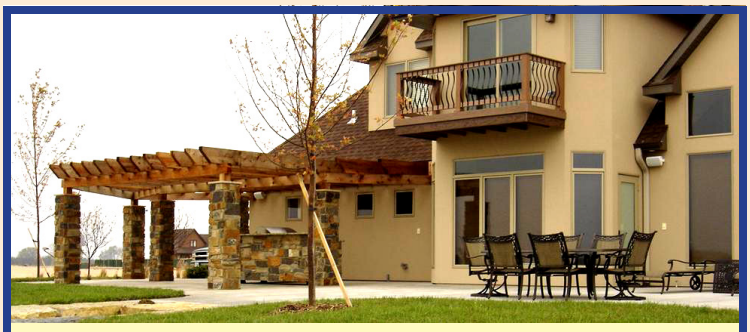
Formally renamed from the "Water & Sewer Facilities Committee" on February 21, 2026. This essential advisory group oversees the technical health, structural maintenance, and long-term planning of GVM's independent water system and centralized sewer facilities. Working alongside engineers and water operators, they review system capacity data, plan vital capital improvements, and protect our central utility infrastructure.

Meetings are held monthly to review technical system operations and track ongoing capital projects. Dates, times, and locations are updated on the Community Calendar.

ROADS COMMITTEE (PENDING)

Tasked to maintaining and improving GVM's extensive network of mountain roads. Volunteers assess road conditions, prioritize essential grading schedules, plan winter snow removal routes, and evaluate long-term drainage and dust-control improvements to ensure safe year-round travel for all residents.

Meetings are Held monthly to plan out seasonal maintenance priorities and review incoming feedback from community members. Please check the Community Calendar for specific meeting schedules and location details.



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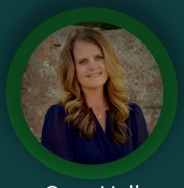
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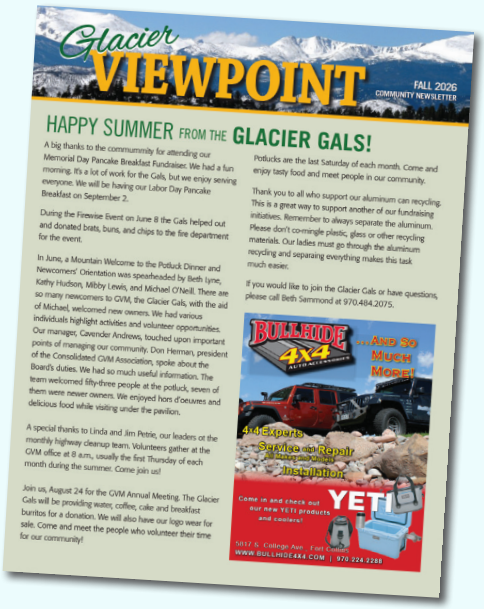
Your Neighborhood's Trusted...Real Estate Agents

Begin your next chapter with trusted, elevated service. With 24 years of combined experience, our brokers bring deep knowledge and reliable guidance to buyers and sellers throughout Crystal Lakes, Red Feather Lakes, and Glacier View Meadows—grounded in integrity and a strong commitment to our mountain community.

Feel free to call us at (970) 881-2500/sales@lonepinerealty.com to discuss your goals and navigate the market with true local experts.

ADVERTISING OPPORTUNITIES
GVM HOA NEWSLETTER

Looking to reach a highly engaged, loyal audience?
The Glacier View Meadows (GVM) Advertising Partnership Program places your brand directly in front of a premier mountain residential community in northwest Larimer County, Colorado. With 650 established homes, 300 seasonal landowners, and a 92% homeownership rate, our residents represent a stable, attentive market.



Because our remote landscape is free from local billboard or broadcast noise, our community relies exclusively on GVM channels for information:

THE GLACIER VIEWPOINT (QUARTERLY): Our official board-approved pipeline. Fall, Winter, and Spring issues are delivered digitally with limited physical copies at mailbox clusters and in the GVM Office. The Summer Peak-Season Issue features a high-quality print edition mailed via USPS to every single household, capturing maximum visibility during peak residency.

THE GLACIER VIEWPOINT WEEKLY (DIGITAL): Delivered straight to active inboxes every week. Because it provides time-sensitive neighborhood updates, wildfire alerts, and water statuses, it achieves exceptionally high open rates and delivers immediate weekly visibility.

COMPLIMENTARY PROFESSIONAL AD DESIGN IS INCLUDED! Our team will build your ad at no initial fee. Request the GVM HOA Media Kit toda to learn more.

AD SPACE AVAILABLE

THE GLACIER VIEWPOINT *(QUARTERLY NEWSLETTER)*

Full Page-Inside: 8½" W x 11" H
Full Color $125 (full bleeds)

One-Half Page Horizontal: 8½" W x 5.5" H
Full Color $75 or B&W $65

Half Column (½ Vertical): 3.875" W × 10.5" H
Full Color $75 or B&W $65

One-Fourth Page: 3.875" H x 5" W
Full Color $50 or B&W $40

Back ½ Cover - Printed & Mailed 8½" W ×5.5" H
Full Color $200

Back Cover (digital): 8½" W ×11" H
Full Color $320 (3/4 Size)

Inside Back Cover: 8½" W x 11" H - Full Color, Full Page $135.00 (full bleeds)

Business Card Size: 3.875" W x 2.25" H- Full Color $35 or B&W $25

THE GLACIER VIEWPOINT WEEKLY
(WEEKLY DIGITAL NEWSLETTER)

Premium Header Banner (limit 2 sponsors per week): 600 px W x 90 H px - $45 per week / $150 per month. Located at the top of every weekly blast.

In-Content Half Banner / Spotlight: 560 px W x 150 H px - $25 per week / $85 per month. Inserted directly between community bulletins.

Square Sidebar / Grid Block: 250 px W x 250 px H - $15 per week / $50 per month.

Digital Business Card / Button Directory: 150 W px x150 H px - $10 per week / $35 per month. High-frequency option.

READY TO GROW YOUR BUSINESS WITH US?

Email: *communications@glacierviewmeadows.com*

Secure your advertising spot and request our full media kit.

EMERGENCY COMMUNICATIONS IN GVM

We are requesting all residents to complete a brief survey regarding cellular and internet connectivity across our community. Your responses are vital in helping us identify areas with limited or no coverage, improve our emergency communications planning, and explore potential solutions to ensure every resident can receive critical alerts and stay connected during an emergency.

- Digital Access: You may access and complete the survey at *https://lp.constantcontactpages.com/sv/6lGz6bc*

- Print Access: For those reading a physical copy of the newsletter, please scan the QR code below using your mobile device.

If you experience any difficulties accessing the survey via the link or QR code, please reach out to the Communications Team directly at ***communications@glacierviewmeadows.com***.

Thank you for taking the time to participate in this important community effort.

CONSOLIDATED GLACIER VIEW MEADOWS ASSOCIATION

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