



MEET THE BOARD

Hi, I'm **Jay Ackerman**. My wife Susan and I have lived on Lighthouse Point since June of 2019. I was born and raised in Rochester, Minnesota, while Susan grew up in Lake City, Minnesota. We met after high school when we were both working as clerks in a hospital pharmacy. Our office romance turned serious and we were married a year and a half later. The following year, we packed our car and moved to Ames, Iowa so I could attend school at Iowa State University. I earned a bachelor's and master's degree, both in electrical engineering. In 1990, we moved to Fort Collins. We've also lived in Windsor and Greeley (and a second time in Fort Collins). I currently work at Broadcom Inc. in Fort Collins where I design electronics for cell phones.

When I'm not working, I enjoy playing golf, getting out on the lake (paddle-boarding or kayaking) or just enjoying the beautiful community that we live in. Susan and I have five adult children, ages 24 to 36, and two granddaughters. When we all get together, we end up taking a lot of the parking at the end of Lighthouse Point (fortunately, we have very kind neighbors!). We love living here!

Marc Hatfield and his wife Leigh moved to Loveland about 12 years ago from Little Rock, Arkansas. The move fulfilled a lifelong dream for both Marc and Leigh, as they had spent time in Colorado as children and young adults, and of course could not get the state out of their systems. Marc earned a degree in Architecture from the University of Arkansas in Fayetteville, and studied art at the University of Central Arkansas. He now paints in oils, creating highly energized impressions of his subjects using bold colors, exaggerated perspectives, and thick impastos.

Leigh is a talented designer who focuses on interiors, seasonal decorating, and various creative crafting projects. Married for 22 years, Marc and Leigh enjoy traveling, hiking, winter sports and creative pursuits together. Paris, New Orleans, Memphis, and Scottsdale are among the cities in which Marc's work has been exhibited, and his paintings can be found in corporate and private collections in the U.S. and abroad.

Hi, I'm **Richard Jurin**. My wife Sylvia McCune and I live on Ferryboat Court since 2000. Until we both retired, Sylvia worked in Biomedical Research (see blurb about her in Clipper Winter 2018). I was a biochemical researcher in Manchester, England, when Sylvia (from Indiana) came from the U.S. on Sabbatical (1980-1981). We started dating and she brought me back as a souvenir. I worked with Sylvia for many years at the Chicago Medical School and The Ohio State University, before moving in to Environmental Communication, and Sustainability Studies, where I taught since 2000 until retirement at the University of Northern Colorado.

We both enjoy the outdoors, me especially so. I cycle, hike, backpack, snowshoe, rock and ice climb. We have two grown kids and five grown grandkids, (two youngest still in college). We love the neighborhood and are grateful for so many wonderful neighbors.

Hi, I'm **Judy Martens**. My husband Ed and I have lived in M.C. for 23 years. Served on M.C. committee's and social events most of those years. We have two adult children and two grandchildren. I retired from Banner Health in 2018 as a Medical Coder. For the past 15 years I have been a volunteer ranger for Larimer County Parks. Ed retired after 36 years as mechanical engineer with Siemens in water treatment. He currently has a consulting business and sits on Little Thompson Water Board and also Carter Lake Water Board. We love spending time with family and friends, boating, camping and hiking with Ed and dog Bella.

Hi, my name is **Randy Payne**. My wife Lori and I have lived on Nantucket Ct since 2019. We love living at Mariana Cove. I grew up in Denver. Went to South High School. Graduated from Columbia College with a Bachelors in arts, Business Management. Lori grew up in Kansas City Mo. Lori retired from AT&T after 29 years. I retired after 30 plus years working for Ralston Purina, Keebler, Hostess Wonder in Manufacturing Management. We have four adult children ages 49 to 35. Two daughters, twin boys, seven grandkids, beautiful daughter in law and great son in law. It is great being a part of our community.

COMMENTS FROM THE EDITOR

It is pertinent to point out that the Clipper is a newsletter where the objective is to keep you informed about what is happening in Mariana Cove. The viewpoint will always be the homeowners viewpoint. We send the newsletter by email, and post it on the Website and also our MC Facebook page. We also provide a 'hard copy' of the newsletter, delivered to your door by volunteers.

We would love to get your feedback on all things Cove related. We ask your opinion on any item that we see as meriting homeowner feedback. In some cases we will include a ballot so you can give us definitive feedback that can be counted (as in this issue).

If you are interested in working with the Clipper (as part of a Clipper Committee), we need Volunteers to help produce articles and information for the Clipper. Contact the editor, Richard Jurin at marianacovehoaloveland@gmail.com

See the Winter 2020 Clipper for more information about the Board duties and our 'online presence.'

We have set up a new email account to contact the editor: marianacovehoaloveland@gmail.com

and if you are on Facebook, we have a private Facebook group (Mariana Cove) that we use to communicate on a real time basis. Just key 'mariana cove group' in the search bar. Or enter this link: <https://www.facebook.com/groups/marianacove/>

Our website has most of the HOA information (updated regularly) <http://www.marianacove.org/>

All our HOA documents are archived on a single site <http://bit.ly/CoveDocs> In the coming weeks they will be transitioned to a new Bitly site. For now there are two sites (pre 2021 and 2021)

LAKE ACCESS UPDATE – new Ad Hoc Lake Access Committee

We have been getting a lot of questions and comments from neighbors enquiring about our access to Boedecker Lake. Please refer to Previous Clippers for more detail (Spring 2018, Spring 2019 (has the most information), Summer 2019, Fall 2019, Winter 2019), but the main important points are reiterated below with some additional comments from recent meetings and information gathering.

Using Boedecker Reservoir – From the HOA Covenants, Section 17.7. Reservoir Access (1996).

There is no right of access or use of any type, either expressed or implied, by any Owner to the Reservoir, its shores, waterways, surface waters, or tributaries. No person shall take or use any waters in any ditch, from its shores, waterways, tributaries or from the Reservoir. No person or any Owner may obtain access to or use the Reservoir for recreational or other purposes without: (1) the prior written consent of the Consolidated Home Supply (CHS) Ditch and Reservoir Company; or (2) compliance with the terms of any lease agreement between the State of Colorado and the Consolidated Home Supply Ditch and Reservoir Company. All persons and Owners are notified that compliance with such lease agreement is mandatory. It is understood that the [MC] Association nor the original declarant are parties to this lease agreement and have no rights under the lease obligation.

This is somewhat legalese but what it says can be summarized:

- The Lake is private property of CHS, and Colorado Parks and Wildlife (CPW) has new 'surface use' rights as of a new agreement in 2020. The Association is not a party to the lease agreement and has no 'rights' under the lease.
- Compliance with CPW rules is mandatory, e.g., required Life vests, whistles, valid fishing or and hunting license (we currently have an ad hoc Lake Access Committee looking up the full extent of the rules and requirements.
- It seems that the CPW requires that boats cannot be stored overnight on the lake – we are looking into the ramifications of this. Storing boats on the lake banks and HOA property has raised many complaints that the board is currently discussing.

What about the many Mariana Cove docks on the reservoir?

1. HOA property essentially ends at the highest-water line of the lake. The HOA has areas at the end of Lighthouse Point, an area below Misty Gull Court plus several easement areas throughout the community, but as far as lake access, consider HOA property stops at the edge of the path or the edge of the asphalted street on Cape Dory.
2. All MC-HOA members have equal access to Boedecker Reservoir, even those who do not live on the reservoir! No resident has any right to disturb or prohibit another resident's reservoir access.
3. Every MC-HOA member trespasses on CHS property to access the reservoir. The only 'official/ legal' access is from the east CPW ramp (or one of the homes on the southern shore, e.g., Red Bird Lane).
4. All MC docks currently are privately built and sit on CHS property (most are in front of the homes that built them, but two are privately built below Misty Gull Court and the gravel path access below Laurel Hill Court. Technically, docks require permission of CHS, but as far as we know, no one has ever asked for permission. (CHS may have a large permit fee).
5. There is NO communal dock, or boat lock up. In the 2020 survey (out of 116 residents), 27 out of 30 respondents (90%) said NO to the question '*It has been suggested that the HOA provide a lockable kayak/paddleboard rack at the community docks below Laurel Hill and at the end of Misty Gull. Would you be interested in investing in this venture in exchange for having your own locking rack(s)? Cost to be determined.*' Agree but didn't respond? That is why it is important to respond to surveys, especially ours!
6. If you use a dock that isn't yours, please talk with the owner of that dock – it's the proper and neighborly thing to do. You can access the lake from anywhere in the neighborhood, but note item 3 above.

The realities for building docks:

The ditch company (CHS) could legally demand that you remove your dock from their property, but what we have learned is that CHS is more concerned about protecting its water supply, its water rights, and removing vegetation that causes transpiration, and really does not care about our docks (for now). We're currently trying to find out if the CPW has any 'rights' about home owners docks.

OSPREY AS NEIGHBORS

For the past few years we have been blessed with a pair of Osprey that live for while in the warmer months in the Eyrie just beyond the Misty Gull turn-around. They are a beautiful bird to watch as they rebuild the nest each Spring. It is fascinating to see them catch a fish and then fly to the top of the big dead trees off First Street east of Cove Drive to eat their catch. While they are fascinating birds, they are also sensitive to any nearby human presence. If you want to view the birds behaving naturally, Misty Gull Court is a great place to see them, but PLEASE DO NOT get any closer by walking along the ditch to near their nest – there is a notice by the ditch. Please observe them from a distance using binoculars or a telephoto lens if you want a closer view. We would love to see them keep coming back year after year so everyone can enjoy them and their returning offspring for years to come.



US Fish & Wildlife Service Guidelines
Avoiding and Minimizing Disturbance of Ospreys

- Minimize activities near active nests.
- Avoid disturbing adult osprey that are incubating or brooding as this may cause excessive cold or heat on eggs or newly hatched chicks.
- Close human contact may cause osprey young to become nervous and jump from the nest structure.

PLEASE STAY TO THE RIGHT AWAY FROM THE NEST

2020 MC-HOA SURVEY SUMMARY

About the Board (simple Y/N with no explanations – it's hard to resolve a problem when we need to guess the nature of the problem)

Is it Transparent? 29 Yes, 4 No [What is the perception of lack of transparency?](#)

Allows Home owner Voice to be heard? 25 Yes, 5 No [We think we are reaching out, what is being missed?](#)

Fairly Enforce Covenants/Rules? 25 Yes, 4 No [Tell us so we can respond equitably in all cases](#)

General Property Comments

- Do more to stop barking dogs ([see Clipper Summer 2020](#))
- Lockable Boat racks at HOA dock areas? (Misty Gull/Bottom Laurel Hill): [Survey - 27 NO, 3 Yes](#)
- No Solicitation sign at entrance to MC: 20 Yes, 14 No ([Can also be done individually as per Loveland Code](#))

Perceived Problems Within MC

- Need more Education about Lake rights and Covenants/Rules [We hear you. We'll continue to send out information via email, keep our website and Facebook page updated, and include relevant information in the Clipper.](#)
- Dog poop (3), Dogs Barking (3), Dogs need to be on Leash or easily controlled. ([see Clipper Winter 2020](#))
- Speeding (3) [We had a speed sensor in place – slowed traffic, but we are still talking with the city about other measures.](#)
- Covenants/Rules: Too strict, or need more Grace period to comply [We usually give a grace period, but let us know what guidelines you want relaxed and how far/long. Covenants maintain consistency in the neighborhood.](#)
- Need Get-Togethers to know neighbors. [We usually love doing them, but Covid? Volunteers needed to run them.](#)
- More weekly walk-arounds for hands on attention. Better landscape maintenance and watering. [We're working on it.](#)
- Visitor Parking?? (3), Less Street Parking (?) [The Cove is designed as it is. Give us some ideas?](#)
- Snow removal? [Only the point pays for this service and they had delays with the last big storm. Maybe have cul-de-sac teams use their snowblowers to help out?](#)

Good Things about MC

- Looks Great [Most of us think so and we try to keep on top of problems. Let us know if they are not resolved quickly or that no one has told us about them!](#)
- Great Neighbors, Friendly, Quiet [What we love about MC – it's why we live here.](#)
- Great Landscaping, and Beautiful Location. [What we love about MC – it's why we live here.](#)
- Wildlife. [Absolutely, but its amazing what Bears and Elk can do to your gardens 😊](#)

Extra Comments

- Why can't we talk with Deer Meadows Court to open gate? [They are closed to further discussion. Richard is working to get the city to finish off the last 1/3 mile of sidewalk between the ditch east of Cove Drive and the end of the sidewalk west of Rossum Drive. He is using the ADA as a way to get this done. If you support this action, let him know the community is behind him.](#)
- Osprey nest at end of Misty Gull Ct needs seclusion. [We need to give the birds space. Think of it like someone walking by your bedroom window at all hours.](#)
- Cape Dory drive is HOA property (and CHS) on Lake Side. [Getting people not to park in the 'no-parking' fire lane is problematic \(can call LL police\). Any ideas besides bright orange cones \(weren't popular\)?](#)



SAD NEWS

Harry Hemstreet passed away on Feb. 6, 2021, of a sudden illness. **His quiet presence, brilliant persona and amazing photography is such an amazing legacy.**

Harry and his wife Beth moved to Mariana Cove in 1998. Harry was a loving husband and father; he is survived by three sons, a daughter-in-law, and 2 grandchildren. Harry was a great friend and dedicated leader in our community. His presence is missed throughout the community.

MC-HOA Ballot about Bridge over Ditch to Springs neighborhood

The Springs community to our west has asked if we wish to work with them to build a permanent bridge across the ditch between our neighborhoods that would connect our two walking paths.

The location would be at the ditch where the path can be accessed just north of Moon Lake Court. There is currently a single plank of wood spanning the ditch.

The very rough estimate cost for the whole venture, including a \$5000 ditch permit fee, will be about \$8000 total.



Please check one:

- I am in favor of trying to connect the neighborhoods with a more permanent bridge Structure
- I am NOT in favor of trying to connect the neighborhoods with a more permanent bridge Structure

Comments:

Please validate this response with your Name and HOA Home address

Please scan this page, and or cut and paste from the e-version Clipper of this page, of your response into an email and send to marianacovehoaloveland@gmail.com
Or return a hardcopy of this page to any board member, or mail/deliver to Richard Jurin, 5427 Ferryboat Court, Loveland CO 80537.