

NORTH STAR NEWS

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**This newsletter is a publication of the North Star Owners Association.**  
 P.O. Box 1364  
 Breckenridge 80424

**2005 Board of Directors:**

**Greg Sleep**  
 President, 970-547-1475  
**Nick Sullo**  
 Treasurer, 970-453-3017  
**Alan Fedderson, VP & Director**  
 303-980-8576  
**Ron Miller, Secretary**  
 970-547-1422  
**Tom Marmins, VP & Director**  
 970-453-2102

**Other Appointed Members:**  
**Linda Miller, Arch. Control**  
 970-547-1422  
**Claudia Sleep, Newsletter**  
 970-547-1475

**ANNOUNCING THE 2006 ANNUAL MEETING—PLEASE MARK YOUR CALENDARS! SUNDAY, FEBRUARY 26, 2006 AT 2:00 PM**

The next general membership meeting of the North Star Homeowners' Association will be held on Sunday, February 26, 2006 at 2:00 PM at the Senior Center at the County Commons in Frisco. Please feel free to contact any board member if you need directions. Free parking is available at the site.

We will be conducting the annual Board elections. If you cannot attend this meeting, we would appreciate your filling out the proxy on the back of this newsletter and mailing to us before the meeting.

**2006 Board of Director Candidates**  
 Unfortunately, we start the year with the resignations of three Board Members:

Greg Sleep, with the help of his wife, Claudia, has given a great deal of time and energy to the NOA. We all owe them a thank you. The presidency of an HOA is a thankless job, and aside from the "high pay", the position is frustrating at best. Greg has served three years on the Board and many of the Board meetings have been held at his home. Again, the Board and many of the residents have expressed their appreciation for both his and Claudia's contribution, and want to just say THANKS!

Alan Fedderson will also be stepping down. He has also served on the Board for years. Thank you for your service, Alan!

Also stepping down will be Ron Miller, who is currently commuting from his new job in Texas. Also, thanks to Ron for his service!

We do have several new volunteers willing to assume the positions—Sheila Hertz, Linda Miller, and Glen Rydin.

Please see Page 3 for introductions of the new candidates, and re-acquaint yourselves with the incumbents. We appreciate Sheila's, Linda's, and Glen's willingness to serve on the Board this year.

**Agenda:**

- Board Elections
- Guest Speakers: Patty McGuire of Summit Fire Mitigation, Gary Green, Fire Chief for the Red, White and Blue Fire Dept.
- Possible assessment of approximately \$200 per lot per year for fire mitigation.
- New North Star website
- Social Events
- Questions & Answers

## A LETTER FROM THE PRESIDENT

I would like to extend my deepest appreciation for the opportunity to serve as your President for the past two years. It has been a privilege to work with the Board—the members have been terrific, and each and every one of them has spent a lot of time and energy to make North Star the great neighborhood it is. This Board has gotten a lot accomplished. Please see the article on the Wildfire Mitigation Project written by Art Abramson. I believe that after two years as President, it is time to step down and let some “new blood” on the Board. We have several very capable people who have volunteered their time to serve.

Again, thank you for the opportunity to serve you.

Greg Sleep, President

### North Star Village Wildfire Mitigation/Fuel Reduction Project by Art Abramson (condensed)

North Star (NS) is located on the ridge east of Northstar mountain, and is one of several filings within the Quandary Village plats. NS consists of 185 lots, most of which are .5 acre. In recent years, 50+ homes have been completed. NS is just below timberline at 11,000+ feet. The forest cover type is primarily alpine spruce/fir. The forested slopes surrounding NS are rated as high risk for wildfire on the Summit County Wildfire Hazard Assessment Map.

NS has installed 2 reservoirs in recent years to re-supply pumpers for fire-fighting purposes. The HOA Board, in June 2005, authorized the initiation of a multi-year project to begin to reduce wildfire risk in NS. Currently extensive planning, and the 1st year implementation have been completed:

- The Board of Directors (BOD) appointed Arthur Abramson, Certified Forester and NS resident, to facilitate planning and implementation of this project.
- A Community Wide Protection Plan (CWPP) was drafted with input from County, State, and Federal wildfire experts. This plan was reviewed and adopted by the BOD.
- The BOD contacted NS owners with informational letter regarding wildfire risk and the need to take action.
- The BOD committed up to \$25,000 from the '05 NS budget toward the initial year of a multi-year project to begin treatment of the most critical parts of the area.
- 1st year outcomes were 1) to begin to treat existing road right-of-ways to assure that there is sufficient clear width to provide an effective firebreak, and 2) to begin treating individual lots with heavy fuel concentrations to significantly reduce the risk, the intensity, and the means for wildfire spreading throughout the area. An array of treatments was considered which included removal of trees and heavy concentrations of woody fuel materials on the ground, on-site chipping or mastication of dead and down materials, thinning of lots with dense stands of trees to break up the continuous dense canopy which is conducive to crown fires, pruning of trees and removal reproduction in some areas to reduce the opportunity for “laddering” of fire from the ground into the tree crowns.
- An RFP was developed and sent to a number of fire mitigation contractors in Summit, Chaffee and Jefferson counties.
- County, State, and Federal fire mitigation experts were brought in at several points in the process
- Bids were received from 3 contractors, costs varied widely, the BOD reviewed bids and awarded a contract in '05.
- The contractor began work in late August into October. The rights-of way for Hamilton and N. Kimmes were cleared to the maximum width. The cost for the work completed in '05 was \$25,000.
- County, State, and Federal wildfire officials were again asked to review the outcome. Comments from all were positive. They also affirmed that the treatment would be effective in significantly reducing the intensity of wildfire, and affirmed the area would now be considered “defensible”; an important consideration in the local Fire District's decision to move into a community to defend homes in the event of a wildfire.
- The BOD is exploring all possible sources of cost-sharing to partially offset the cost of future wildfire hazard reduction work.

**A complete and more detailed version of this report will be available at the General Meeting.**

## MEET THE 2006 BOARD CANDIDATES CONT'D!

### **Nick Sullo (Incumbent)**

I was born and raised in New York, and received my BS as a chemical engineer and my MBA from Ohio University. I am married with 2 children living in Denver, and retired after 25 years with Rhone Poulenc. I live full-time in a hand-crafted log home, which I designed and constructed. I have previously served on two homeowners association boards; President, Treasurer. My objectives are to allow for open communication between owners and board members to represent all issues/concerns. I would like to continue to increase real estate values with programs such as annual cleanup, road maintenance, etc. I would like to maintain a high quality, esthetically appealing community.

### **Tom Marmims (Incumbent)**

Retired, 62 years old, an industrial engineer by education but owned and operated a wholesale tour company, working with US Airways, for 25 years. We are full time residents at 494 Camron. I was an officer and very active on the board of a 200 unit condo association in Pittsburgh. With the cooperation of the homeowners association, I installed a 4800 gallon water storage tank for fire mitigation on my property at a cost of \$10,000 to the association. The initial storage tanks at the entrance cost \$30,000. I negotiated a rate with

Amerigas for propane for myself and a reduced rate of all new customers in North Star as well. I would work with the board to increase community activities i.e. picnic, hike, ski day, so more families could get to know one another.

In 2006, I hope to continue in helping to computerize all of our records and make them available on our website. The newsletter will also be part of the website. There will also be an interactive area available to make communication easier between the homeowners and the Board.

### **Linda Miller**

Linda and her husband, Ron are one of the first full-time residents of North Star. She has also served the Board in the capacity of Chair of the Architectural Control Committee for several years, and spent hours rewriting our Architectural Control guidelines. Since Ron is stepping down as Secretary due to his busy travel schedule, she would like to take over his position. Linda owns Aspen Grove Kitchen and Bath in Frisco.

### **Glen Rydin**

Glen and Karin Rydin have lived in North Star at 66 Hamilton Lane for two years, and are very interested in serving on the Board. Glen is the Executive Chef and General Manager of Breckenridge Mountain

Dining, and has been with Vail Resorts for over 15 years. He deals daily with all levels of management, customers, budgets, operations, and the creation and implementation of ideas and improvements in his department. Karin works for Bighorn Materials in the Accounting Department, and handles all aspects of the Account Payable Department.

### **Sheila Hertz**

I have been a resident of Summit County for 7-1/2 years. We have owned our home in North Star since November of 2002. I have been involved and worked very close with several home owners' associations for at least 10 years. My mother owns a management company here in Summit County, so I am up to date with challenging issues that HOA's face today. I feel that with my experience, I would be an asset to the North Star HOA, as I understand the necessity of a Board that works well together. I look forward to working with everyone to make North Star a family community we can all be proud of.

### **Phones:**

Nick Sullo  
970-453-3017  
Tom Marmims  
970-453-2102  
Linda Miller  
970-547-1422  
Glen Rydin  
453-4504  
Shelia Hertz  
547-8364

### **North Star Activities - Tom Marmims**

2005 started with the first annual moonlight snow shoe hike and the second annual Fourth of July party. Both were great opportunities to get to know neighbors and both were well attended.

The 2nd Annual Snow Shoe hike will be scheduled for the weekend of March 11th. This will be discussed to determine specifics at the Annual Meeting.

We would also like additional suggestions, such as a ski day with lunch or après ski on the mountain. Please bring all your suggestions to the meeting.

### **DOGS, DOGS, DOGS**

A call received today forces this issue to a head. Two of our residents were at the end of Quandry Lane to hike to the lake when two dogs came flying over the snow pile, barking and growling. They seriously scared these people, and soon after, their owners came after them. Words were exchanged, and the mood of a peaceful hike was ruined.

The Board has threatened action over and over to no avail. In speaking to the Sheriff's Office today, they gave us a course of action to follow. We need only take a picture of a dog running loose, and know where the owners reside, and a citation can be issued. Or, you can call the Sheriff's dispatch at 668-8600, and they will send a control officer.

North Star Owners' Association  
P.O. Box 1364  
Breckenridge, CO 80424

**PROXY STATEMENT  
FEBRUARY 26, 2006  
2006 Annual Meeting**

The undersigned hereby appoints the President of the Association or \_\_\_\_\_ attorney and agent with the power of proxy of substitution for me and in the name, place stead of the undersigned to vote as proxy at the membership meeting of the Association to be held at the Senior Center, County Commons, Frisco on Sunday, 2/26/06 at 2:00 PM, and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present in accordance with the specifications hereinafter made, as follows:

1. Election of the Board of Directors (vote for five only) by checking circles:

- Nick Sullo, incumbent
- Tom Marmins, incumbent
- Linda Miller
- Glen Rydin
- Sheila Hertz
- \_\_\_\_\_ (write-in candidate)

Name: \_\_\_\_\_

Block #: \_\_\_\_\_ Lot #: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City, State, zip: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Signature: \_\_\_\_\_

*Please return this proxy to the Association at the address listed at the top of this page.*