

SEPTEMBER 2021 NEWSLETTER

NEW 2024 OLYMPIC SPORTS: FISHING AND PICKLEBALL

Of course there is no guarantee that the 2024 Olympics will happen, at least not in 2024. If the 2020 Olympics can take place in 2021, then the Olympics world, along with the rest of the world, has gotten less certain. But the 2020 Olympics did happen -- better late than never -- and many of us enjoyed the heck out of them despite knowing little about dressage, archery, team handball, men's field hockey, chicken plucking, and many other sports little seen on U.S. television. In fact, it was often because we *hadn't* seen much of these and other sports that the Olympics was so much fun to watch. The (mostly) young athletes we watched have devoted the greater portions of their lives, day in and day out, to master technical skills that only a tiny fraction of the world would ever see. In their worlds, though, it means everything to excel. We have to admire their desire to be the best, no matter what sport it is.

Each iteration of the Olympics adopts new sports, at least for demonstration purposes. This year 3x3 half-court basketball, karate, surfing, skateboarding, and sport climbing debuted. And men's baseball and women's softball returned. I hope it means that the exact contours of the next Olympics are uncertain. Maybe it's not too late to suggest another sport or two for the Olympic Committee to consider, if only to increase the likelihood that an Adriel Hillian will make the Olympic team. Most official Adriel Hills sports are already well represented -- golf, tennis, table tennis, and swimming. I was disappointed to find that Merl Bachman wasn't in Japan competing in all of them.

Several of my favorite sports got a lot of TV time: cycling, soccer, table tennis, and of course beach volleyball. But I was disappointed that pickleball and fishing went missing. It's time they had their days in the Olympic sun. Granted, fishing isn't currently a legal activity within our AH boundaries, but that's mostly because Ralph hasn't stocked our golf course pond and the folks who own our boundary waters are spoilsports. But that doesn't mean that we don't see AH folks loading rods and reels into their SUVs and heading out to amuse fish elsewhere. Those folks know that there are few things more pleasurable than standing waist

deep in icy water, surrounded by tall mountains and willows, waving a stick in the air. And that's true even if their fly is firmly attached to those willows instead of a fish. So remember the Irish blessing -- "May the holes in your net be no larger than the fish in it" -- and write the Olympics Committee in support of fishing.

By the way, if you think competitive fishing would be hard to organize, think again. The bait fishers have the Bassmaster Classic, with big bass and big money at stake. The saltwater folks take their million dollar boats to any number of ocean billfish tournaments. Fly fishers have the World Fly Fishing Championships, an individual and national team event held in a different locale around the world each year. The US team has had only very modest success fly fishing, with the individual and national winners always coming from Europe or the Antipodes.

Unlike fishing, pickleball is enjoyed quite openly in Adriel Hills, even though it involves little more than beating the devil out of a whiffle ball while trying not to fall over. And it's not just in Adriel Hills where this happens. Pickleball has become the fastest growing sport in the country, maybe the world. Invented in 1965 by a family on Bainbridge Island, Washington, to occupy restless teenagers in the backyard, it now has almost 5 million devotees in the US alone. Why so popular? Because it involves beating the devil out of a whiffle ball. And it requires little skill to enjoy, mostly not falling over or whacking your doubles partner. Some of us local players are still working on those skills. But we are getting better, and by the time the next Olympic trials roll around, if pickleball is on the 2024 Games list, some of us will be ready. So again, write the Olympic Committee, And when you do, please suggest that it would be best to require that all competitors have Medicare eligibility.

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As usual, the Newsletter offers variety this month. In addition to the usual informative report on the state of the community from Ralph, you will meet Ole Hannibal Lie, introduced to us in a Norwegian family history by Merete Cunningham. The Newsletter also begins a new feature, From the Board, which is designed to keep owners and residents more in the loop about important issues and challenges facing our little slice of heaven.

As usual, don't forget to drop Chris Wells a line at wells_dc@law.mercer.edu if you are willing to write something or be profiled for an upcoming newsletter. Maybe Merete's family history will inspire you to tell us all a bit of yours. I myself am thinking of my Grandma Bridie, who never learned to cook edible food, because in her late teens she had emigrated from an impoverished family farm in southern Ireland, and she was largely unfamiliar with actual food.

When my dad, who ate her “cooking” all his young life, joined the Army in early 1942, he thought the food at basic training was fantastic.

Need help with a small household task?

Mark Kenning and Chris Wells are still available *for free* to do minor handyman chores. Need grab bars installed, light bulbs changed, pictures hung, walks shoveled, stereos wired, holes drilled, nails pounded, planter repaired, someone to hold your ladder (or to climb up on one), or other minor tasks done not requiring a real pro or formal HOA approval.

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Manager’s Review September 2021

National Night Out

On August 3, about 30 neighbors gathered in the clubhouse to participate in the National Night Out Against Crime. After some social time with ice cream, attendees heard a presentation by Detective Captain Robert Colman , commander of the Larimer County Sheriff’s Investigations Division, who described the function of his unit, told about various trouble spots in the county, and answered questions about crime and personal safety. Happily, he did not name Adriel Hills as a problem area. In fact, he said that our physical layout and observant neighbors offered a great deal of protection from criminals and other malefactors (or, in his words, “the bad guys”).

Following Captain Coleman’s visit, Poudre Fire Authority’s Fire Engine 6 crew appeared to talk about firefighting and fire safety. Captain Tom Johnson, driver Allen Bourdon, and crew member Brian Smith spent about an hour in and out of the clubhouse, with

part of the time showing interested residents around their very impressive pumper truck. Their training, dedication and professionalism as well as their people skills gave great confidence that we are lucky to have them on the PFA fire engines.

A call to the Poudre Fire Authority to thank them for sending Captain Johnson and crew revealed that there is high demand for the fire fighters on National Night Out, so we'll not likely be on the PFA visit list again for another year or two.

Thanks go to Miranda Pratt for stepping up at the last minute to organize the event and for serving up many varieties of ice cream to reward the residents who participated.

Volunteers Still Needed

Several residents have volunteered to help with some of the traditional AH social events this year and all deserve our thanks. But these volunteers need more of us to help them make these events a success. Please contact the folks listed below (refer to directory for contact information) if you can help. No special skills are needed, just a willingness to spend a little time helping to spread the workload and make these events successful.

End of Summer Pool Party, TBD

Contact Jim Fry to volunteer to organize this. Otherwise, it won't happen.

Fall Soup Supper, Sunday, October 17, 5:00-8:00 p.m.

Merete Cunningham

Holiday Party, Sunday December 12 or 19, 5:00-8:00 p.m.

Merete Cunningham

Reminder: Adriel Hills Maintenance Emergency Number Changed

The maintenance emergency number has changed. If you have an emergency after hours, on weekends or holidays, call (970) 484-3098. Listen to the message for the emergency pager number. Dial the pager number and remain on hold while your call is routed to an available staff member. If there is no answer, leave a detailed message including phone number, and someone will return your call as soon as possible.

For ordinary maintenance, repair and improvements, homeowners are encouraged to utilize the service providers referral list located in the back of the community directory for service needs at their home.

Merete Cunningham Tells of her Great Grandfather, Ole Hannibal Lie

I was born in Norway in 1944 and moved to the US in 1966. When I grew up, my sisters and I were always told that our great grandfather, Ole Hannibal Lie, was “the first person ever to cross the Andes on skis.” We heard it enough that we never questioned that, but we also joked about our not so successful Hannibal. The ski story sounded great, but we never really understood what it meant. I later got the story from my father Haakon Bryhni’s side.

My grandmother, who was Ole Hannibal Lie’s second daughter, always told us that her father had abandoned her and her three sisters. We didn’t really understand that either, but when she died, we found letters from great grandfather Ole Hannibal to his parents, and it all began to make sense. Ole Hannibal had lost his wife in childbirth, leaving four young girls in his care. When their mother’s body was lying in the front parlor, the three oldest girls – 7, 4, and 3 -- were told to say goodbye to their mother and to kiss her face. My grandmother told us that they were so scared that rather than seeing her dead face, they lifted the cloth off her feet and kissed her toes instead.

In 1890, several months after his wife’s death, Ole Hannibal proceeded to parcel out his four girls to relatives. His extended family was wealthy, with servants and estates, so there was no problem finding places for them. My grandmother, Maren Sofie Lie, together with her younger sister Annik, ended up with their grandfather. He was a judge, with a large farm, several other properties, and a position that required him to have law clerks living on the property. It was a large household and very strict.

Ole Hannibal then signed on with the Matthews Brothers, a large British builder of railroads in South America. They had been contracted to build a railroad between Mendoza, Argentina, and Portillo, Chile. Part of that railroad had to go over a pass at 11,000 feet, and they were also charged with carrying mail and being customs officers. They hired Norwegian men to cross over into Chile with mail etc. on skis. Ole Hannibal faithfully wrote home to his parents, but not directly to his children. We have most, if not all, of those letters.

His letters describe the travel to Buenos Aires via England, his trip from BA to Mendoza, and then his arduous journey to Las Cuevas, very close to the Chilean border. That trip took

three weeks, and he and his countrymen carried all the building materials they needed to build a house there. Las Cuevas is at 10,000 feet, and very close to the trailhead to Aconcagua, at 22,837 feet the highest mountain on both American continents.

The house they built was large, but only one room. There were Swedish engineers there as well as the Norwegian skiers who worked as customs officers, mail carriers, etc. Each was issued a rifle, a horse, and a dog, and all were well fed, including having half a liter of red wine every day, which seemed to please Ole Hannibal endlessly. The fact that Swedes and Norwegians were stuck in a one room house for months without trouble is amazing, considering our histories.

The stories that we have from Ole Hannibal's 18 months there include his first ski trip into Portillo, which included natives yelling, "Viva, Viva" as he skied down from the pass, his rescuing a woman stuck on the pass as he came back from Portillo, and his horse and him falling down the very long and steep slope on the other side. He did not expect to survive, and certainly not his horse, but as he staggered into the house, his horse came staggering in behind him. (I have been to this pass, and it is a monster.) Several months after these incidents, just after they finished the house, a major earthquake struck. That there was no damage to the house is testament to Norwegian craftsmanship. As I go through Ole Hannibal's letters from time to time, I am always reminded that the original Hannibal failed to cross the big mountains, but MY Hannibal succeeded!

David and I spent three weeks in Argentina a few years ago. In my flying days, this was a favorite destination for me, and with the additional incentive to find out more about my great-grandfather, we spent a week in Mendoza, a beautiful city. We rented a car, drove up the canyon (which took three hours, compared to Ole Hannibal's three weeks) and ended up at Las Cuevas. It's named for bear caves, as far as I can tell. There was a youth hostel there, and we ate lunch with a crew that was working on the road. We then walked around the area and found the foundations of the house that Ole and his crew built. We had the dimensions from his letters. The river rocks that had been the walls had been used to build a radio tower or something.

If you wonder what happened to Ole Hannibal, I am aware only of a few events. My lasting impression of this man was that he was an irresponsible and shiftless character. The Matthews Brothers went bankrupt and the rail laborers, mostly Italians, rioted when they didn't get paid. Ole Hannibal ended up being a train conductor and mail man at the end, and then he and the other Scandinavians left for Valparaiso in Chile. His last letters to his parents mentioned gold being found in Panama. He did return to Norway later, only to get married to his children's governess, and then departed again. His children and parents never saw him at that time, and his new wife kept him from seeing his children later, according to my grandmother. He then

emigrated to Canada where he was a lumberjack, and then to the US where he apparently worked in coal mines in several states. We do know that he died in 1921, but not how or where.

Norway has initiated a research project to find out more about this large migration to South America and especially Argentina. My family has submitted its letters to this project.

Thanks, Merete

From the Board

[This is a new monthly feature of the Newsletter. The board realizes that most residents and owners cannot attend board meetings, and board minutes are not that much fun to read despite Mark Kenning's great work to produce them. We hope this feature will bring residents and owners up to date on some of the important issues facing the board and the community.]

Board Holds Retreat

On August 19, the board of directors retreated to the Wellington Community Center. We met there for six hours, with time out for a wonderful lunch prepared by board member Isabel Garity. The purpose of the retreat was to discuss long-term planning issues confronting our community, principal among them our water supply, our irrigation system, a succession plan for our Property Manager, Ralph Pankey, and possible local housing developments and road plans. Because it was a retreat and not an ordinary public board meeting, no formal actions were taken.

Water Supply

It has been hard to miss the fact that our irrigation system has been failing us frequently this summer. It's been a regular topic of discussion at board meetings, with Ralph and the crew, and among many residents. Before the board could discuss how to address our irrigation woes, though, we needed to review some basic facts about where our irrigation water comes from. This is information important for everyone to hear.

Our Adriel Hills irrigation water comes from three main sources, with varying levels of predictability about supply into the future. Our irrigation season is usually from mid-March into October, but Ralph warns us that climate change might require extending both ends of the

season. If that happens, we will have to build a winterized pump station. Much of our water is agricultural, so we can legally draw upon it only from May into early September. Other water is available during the “shoulder seasons” before and after the agricultural season.

Shallow wells: We have three shallow wells from which we can draw as long as they contain adequate water. We are not certain how these wells are replenished, but it’s most probable that the water is from the surface, replenished by precipitation. It is possible that the wells derive some water from deeper aquifers. (The board has contacted Northern Water to advise the board and our community on our water sources and the future of water generally in Northern Colorado. We hope that they will be able to meet us soon.) Whatever their source, we hope our wells will continue to replenish sufficiently for us to draw from them as needed. But we know that Fort Collins does not get a lot of precipitation, and aquifers are reportedly shrinking. Another problem is that other users drawing from wells in our vicinity might lower our water table. And as more building occurs around us, and the more roads, parking lots, foundations, and sewers are built, the more water flows off into sewers, canals, and rivers before it has a chance to seep into the ground and add to our water table.

Leases. We have two lease agreements for water owned by others and supplied through the Baker lateral line that comes to the east side of the golf course and from the Larimer Weld Ditch that adjoins our property. These leases run year to year, and we have been able to renew them for many years running. Unfortunately, because they are not long-term, there always remains some uncertainty about future renewals and cost.

Water share. A few years ago, we were able to buy a ¼ water share for \$175,000. That quarter share amounts to about a fourth of our water needs in an average year. But while it is reassuring to know we own some water rights, and this water does not depend on availability from other owners or on replenishment of our shallow wells, it is not as certain a supply as we might imagine. Our quarter share entitles us to a fixed amount of water *if it is available*. In drought years, when the total available water drops, so might the amount of water that our quarter share is entitled to receive.

In sum, the Adriel Hills irrigation water supply is a bit fragile. It depends on several factors running in our favor: adequate precipitation to replenish our shallow wells and also ensure a full allotment for our quarter share; renewal of leases and at affordable terms; and

limited development in surrounding areas, so that our wells are not starved of ground water, and we aren't out-competed for the water that is available to lease (or purchase). One solution is to buy more water shares. If we could own as much as a full share, that would cover our current needs at least in average years. But water shares are very expensive if they can even be found for sale from a source that can supply to Adriel Hills. The board is investigating this alternative, as well as longer-term leases.

Adding to this uncertainty is the future of water in Northern Colorado and the increased demand for water, both potable and irrigation, from the many new houses and businesses in our area. The board and Ralph agree that the only responsible course of action for Adriel Hills is to plan for a future where less water will be available to us at acceptable cost. That probably means installing a more efficient irrigation system – one that waters only where and when needed and doesn't leak – and reducing our irrigation demands. We need to figure out how our community can be less thirsty.

Irrigation System

Most of our irrigation system, especially the PVC piping, is about fifty years old. That might sound young to me and some of you, but some sources place PVC longevity at 25-40 years. A Utah State study predicts 100 years for some older PVC installations, but that can vary, as you might imagine, depending on quality of installation and hostile subsurface environments. Whatever the average or ranges of predicted PVC lifespan, though, our system, mostly our pipe joints and mechanical components, have been failing at an alarming rate.

It is Adriel Hills policy to repair all breaks as they are discovered, so that is why we have seen so many contractors, machines and staff digging holes on the golf course, in our green areas, and adjacent to our homes. We expect some of this and its attendant costs every season, but this year we have gone way over budget on repairs and replacement parts. And because repairs are not instantaneous, we see brown grass as well as large holes until the breaks are fixed and our grass is again adequately watered.

The board discussed two main approaches to resolving our irrigation system problems. One is just repairing breaks as they occur. One advantage of that approach is that it should cost less, at least in the short run. If this year is any guide, we might be incur only \$30-50,000 in repairs and replacement costs each year. One predictable drawback of that approach is that it will mean future years like this one, with service interruptions, brown grass, and frequent digging. Even more concerning, though, is that our current system is old technology and old

(in)efficiency. The estimate is that it uses about 40% more water than is actually needed to water what we now have.

The second approach is to replace our system with a new one. The main drawback is cost. A few years ago, the board got an estimate of \$1.2 million for design and installation. Given inflation and materials shortages, today that same system would likely be much more expensive. (The board has been working on a way to reduce that cost significantly, but nothing is firmed up.) The main advantage of a new system is that it would allow us to save water in two ways. A new system would have sensors and controls that provide water only when and where needed and in the proper amounts. It would also allow us to reduce greatly the size and water demands of the system as a whole. A great portion of the expense of a new system (or even for maintaining our old system) would be the many water lines running to the many small patches of grass adjacent to homes. The number and complexity of those lines is staggering. The cost of replacing or retrofitting them is a significant portion of the \$1.2+ million estimate. Reducing their number would save installation costs, maintenance costs, and water itself. What would that mean? It would likely mean that homeowners would have a menu of non-grass choices for their adjacent small grassy patches—say, some version of xeriscape or Rocky Mountain artificial turf. Some homeowners have made choices like that already.

Suffice it to say that the board has made no decisions on these issues yet, and it will continue to devote a lot of effort gathering information and assessing the alternatives.

Property Manager Succession Plan

Compared to many of us, Ralph is still a spring chicken. But he has told the board that he is looking down the road a couple years and sees the possibility of retirement coming into view. In any event, the board realizes that one of its responsibilities is having a manager succession plan in place to the extent possible. Many HOAs choose to hire off-site professional management companies. They serve many communities at once. Reports from many friends and associates in those communities are not favorable. Several years ago, the board studied the issue in some depth and decided to stay with our current on-site management. Cost savings, good response time, knowledge of special community needs, genuine care for the community and its future are hard to find with off-site managers. And none serving our area seem able to take on a golf course. For these reasons, Adriel Hills has chosen to use a full-time, on-site manager and full- and part-time support staff. The board sees no reason to change our historical approach.

The board agrees that when we look for a successor to our property manager, he or she should be someone devoted exclusively to Adriel Hills, someone with the requisite energy and work ethic, and someone with great experience dealing with the kinds of challenges our community presents, both out on the grounds and in the office. We should expect an incoming property manager to spend a reasonable time overlapping and training with Ralph, so that when the actual transition comes, it will be smooth and comfortable for our owners and residents, for our crew, for our outside contractors, and for our grounds and physical assets.

Surrounding Development

The board has long had members keeping track of planned local development, maintaining close contact with governmental leaders and committees, attending planning and zoning meetings, and lobbying directly with those leaders and committees in the interests of Adriel Hills. Recently, President Jim Fry, board member Ski Cismoski, and Property manager Ralph Pankey hosted a visit to Adriel Hills by the Fort Collins mayor and several other government leaders, all of whom expressed genuine admiration for our community. We expect that some those leaders and other Fort Collins government meetings will soon more clearly reveal the progress (or lack of it) of current prospective housing developments.

A recurring concern is what will happen along our eastern border, just by the golf course and some homes. One aspect of this is the possibility that Turnberry will be extended straight south and across the canal. Another is, even if Turnberry is rerouted, that homes will be built right up against our property line. A third is that even if a buffer will be built, it will allow unwanted access to our property. As of this writing, nothing is clear. But our board remains committed to engaging with the powers that be to encourage decisions that favor Adriel Hills.

Board Meeting Action

At the urging of many owners and residents, at its August 17 meeting the board adopted the following to include in the HOA Rules and Regulations:

It is prohibited to perform a personal action or employ any device that shoots a projectile capable of harm to persons, property, or wildlife within Adriel Hills common areas. (Balls used in sports and construction tools are exempted, as are other devices authorized by management. Anyone found using a prohibited device to menace or cause harm or to otherwise perform egregious acts threatening persons, property, or wildlife may, at the discretion of the Board of Directors, have a fine levied on him/her and/or lose access to amenities including the clubhouse, golf course, tennis/pickleball courts, and pool.

