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THE STORY OF FOX ACRES

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For Raymond O. Stenzel
Fox Acres
Red Feather Lakes, Colorado

PREFACE

This report started out to be a history of enchanting Fox Acres up to the time Raymond O. Stenzel bought and began to improve the property. The narrative grew gradually into an account of the deluxe Country Club and vacation home area in the Colorado mountains. Perhaps the expansion of the story's time does not really take it out of the history classification; everything related, up to the time sales of homesites started, and begins to build up a new legend that, in only a few years, will be viewed as history.

In the course of preparation, the title of this work was changed from "The History of Fox Acres" to "The Story of Fox Acres." It was felt that the broader word better reflects these contents. The story begins with the historical background of the Red Feather Lakes area and the neighboring silver fox farm, which formed the nucleus of the acreage and inspired the name of today's Fox Acres. A little of the personal and business background of Mary and Ray Stenzel is covered. Then the story depicts the grand evolution of their plans from a limited private playground to a fabulous golf course and residential community. It delves with considerable detail into all elements of the attainment: early land acquisition and planning, the golf course, the clubhouse, utilities services, water development, lake management, construction and maintenance programs, and personnel. It concludes with a glimpse of the geology and wildlife of the area.

All this is not intended to be a sales brochure. Such a pamphlet may be issued for information purposes, although Mr. Stenzel will never take a flamboyant or gimmick approach to the marketing of Fox Acres residential tracts. He will keep the promotion low key and tasteful. Sales will be on an exclusively invitational basis, encouraged largely by word-of-mouth among the Stenzels' friends, then their friends' friends, in a widening circle.

Nevertheless, those associated with production of this piece hope it will stimulate interest among prospective buyers of Fox Acres property. Or, at least, it might with the enthusiasm of Fox Acres homeowners, deepening their appreciation of the development of which they become a part.

Mr. Stenzel initially wanted a record of the fruition of his Fox Acres dream for

himself, his family and friends. As the writing progressed and the subject matter broadened, he sensed that the report could interest a larger audience, including Fox Acres Country Club members and their friends, Red Feather Lakes residents and visitors, persons who have been associated with the Fox Acres development and their friends, Colorado history buffs, creation of (and those who would like to create) other golf course country club /residential communities and anyone who savors a story of success growing out of a man's ingenuity and daring.

Ray Stenzel conceived the idea of assembling and recording the history and metamorphosis of Fox Acres, and he made major contributions to the content. Mary Stenzel added her support and input. Their good friends, Patricia and Clyde Gelwick, provided inspiration and encouragement for this work. The Gelwicks, a charming Boulder, Colo., couple, have a summer home at Red Feather Lakes and they have been close to the unfolding of Fox Acres from the beginning. Mr. Gelwick, one-time football teammate of Mr. Stenzel at the University of Colorado and retired manager of the Boulder Medical Center, has been Ray's good right hand in some aspects of the project, and the two men are frequent friendly adversaries on the golf course. Pat and Clyde - like Ray and the writer are graduates of the University of Colorado - made valuable suggestions for this account helped make its preparation exciting fun.

The writer extends his appreciation to the Stenzel's, the Gelwick's, and all the many others who have given information and who are quoted or cited in the narrative.

Fox Acres Country Club, a residential development of distinction in a Colorado mountain wonderland, evolved from a commercial fox farm - and from the vision, skill, business and investment of an ambitious Colorado native, Raymond O. Stenzel.

Jeweled by 17 lakes - a challenge to golfers, joy of fishermen, source of tranquility for all residents and visitors - Fox Acres is a harmony of natural grandeur and gracious living; Abutting Roosevelt National Forest and the Red Feather Lakes community, it nestles in northwest Colorado scenic majesty about two and half hour by highway from Denver and one hour from Fort Collins.

Three skeins of history intertwine to weave the unique background of Fox Acres: the growth of the Red Feather Lakes resort community, the operation of a silver fox ranch on land that was to become the nucleus of Fox Acres and to inspire the name of the

development, and the Stenzel era in the transformation of the area was conceived and matured.

From all that colorful foundation emerges the achievement that is the Fox Acres Country Club, 459 lovely acres including a breathtaking 120 acre championship golf course, luxurious clubhouse and sites for 225 living units - all representing, when development is completed, investments of some thirty million dollars.

Fox Acres was nearly 20 years in the making - a measure of the painstaking care that went into each step of the process - from the time the Stenzel's started creating their own vacation spot, through its evolution into an exclusive country club community for selected buyers of homesites.

PART I - RED FEATHER LAKES

The Red Feather Lakes resort area, venerable neighbor of glistening new Fox Acres, is starting its second century. Ten lakes are in the privately owned group: Hiawatha, Ramona, Papoose, Snake, Letitia, Apache, Shagwa, Nakomis, Brie and Red Feather. Six other lakes in the vicinity are public property, owned by the State of Colorado: Parvin, Dowdy, West, Bellaire, Creedmore and Lost.

An estimated 650 homes dot the area, most of them occupied only in the summer, others accommodating the approximately 125 year-round residents. The number of people in the area on a summer holiday weekend ranges up to perhaps 12,000, including some 400 to 750 occupants of their seasonal cabins, and the remainder fishermen, campers and other tourists. The numerical estimates are from Ted B. Dunning, who should be called "Mr. Red Feather" for his significant role, dating from 1940, in the community's development and his continuing leadership and encyclopedic knowledge of the area.

The resort was named for Princess Tsianina Redfeather, well-known Colorado singer in the 1920's and 1930's. The mezzo-soprano won acclaim in concerts, recitals and opera in many parts of the nation. "Tsianina claimed to be a full-blooded Indian, the granddaughter of a Cherokee chief named Redfeather," Olga Curtis wrote in the *Denver Post's Empire Magazine* of January 2, 1977.

Her career was made possible, the *Post* article continued, by Charles Wakefield Cadman, a noted American composer of his day. He is best remembered for some of his romanticized "Indian" songs, particularly From the Land of the Sky-Blue Water and At Dawning.

In the early 1920's, according to Olga Curtis, Tsianina and Cadman visited some of the men who were to incorporate the resort area in Larimer County, and "Tsianina's 'beauty and personal charm' inspired the promoters into choosing Redfeather Lakes as the name of the area."

Ted Dunning has an early promotional piece issued by the Redfeather Mountain Lakes Association, undated but published probably in the late 1920's, which begins with:

The Legend of Redfeather

Many moons ago in the gentle Southland, where young Redfeather wooed his Cherokee sweetheart, the Great Spirit appeared in a vision and revealed the whereabouts of a veritable Fishing and Hunting Paradise, hidden from the covetous eyes of mortals, far toward the North Star in the home of the Bear, the Beaver and the Buffalo. "Go, Redfeather," he commanded, "take the trail to the sunset that winds up into the clouds. There you will find golden sunshine, laughing waters filled with fishes and emerald forests crowded with game." The vision was gloriously fulfilled. The Mountain Lakes Empire was claimed for the Cherokees by Redfeather, who was then made chief. So even to this day, courier winds carry a message promising reward to those who follow the trail of Redfeather.

From the time of the christening of the community, its name has been spelled either one word or two words in official documents and general usage. The post office is officially designated Red Feather Lakes and that has become the most widely accepted form.

Following are some interesting highlights, chronologically, in Red Feather's history. Most of them are taken, by permission, from the excellent book, Red Feather Lakes - The First Hundred Years by Evadene Burris Swanson with assistance from Ted Dunning. published by them at Fort Collins in 1971. The supply, for sale, of the hardcover versions has been exhausted, but paperbacks are available from the Redfeather Historical Society.

John Hardin, who came to Colorado from Missouri, was the first settler in what is now the Red Feather Lakes vicinity. He built his cabin on South Lone Pine Creek in 1871 and began ranching and hauling lumber to builders in the valley below.

Two events in 1879 stimulated activity in the region: the first classes were held at Colorado Agricultural and Mechanical Arts College in Fort Collins (now the approximately 17,000 student Colorado State University), and gold was discovered at Lulu City, southwest of the Hardin ranch.

In 1888, Jake Mitchell began digging an irrigation ditch from the upper North Lone Pine Creek to the present Lake Hiawatha, establishing the water claim from which the whole Red Feather Lakes system evolved. The chain of reservoirs was known as Mitchell Lakes.

The first schoolhouse was built at Westlake in 1895. Though small, the structure also was a social center where there were two-steps and waltzes and every fourth dance was a square dance. Bob Benton, a cowboy from Oklahoma who lived near Prairie Divide, was the best (square dance) caller in the high country, He could call all night and ever repeat himself."

In 1902, President Theodore Roosevelt established the national forest that now bears his name. It comprises 790,000 acres in north central Colorado, surrounding but not including Red Feather Lakes. "A few disgruntled sawmill operators tried to unite opposition but the advantage for water far outweighed the fear about lumber." Creation of the national forest brought such other benefits as environmental protection and outdoor recreational opportunities. It preserves, as well, a buffer of natural beauty for Fox Acres.

Development of a Red Feather Lakes summer resort started in the early 1900's. One of the first planners was Nettie Poore, who "built a pleasant cottage which still stands on Ramona Lake. She sold fish to a popular seafood restaurant, Poll's Oyster House, in Denver."

Competition for water increased. Its intensity was illustrated by an episode involving Catherine Lawder, known as "Lady Moon" because of her second marriage to Britisher Cecil Moon. In 1905 she filed for a reservoir to be used as a fishpond, agreeing to pay William Batterson \$5 for one night's use of water from the Elkhorn ditch. "She had stopped at the Batterson ranch and left a crate of cherries so she deducted the price of the cherries from her

payment. Because of this action, Batterson and William St. Clair came to her ranch in an ugly mood and threatened to kill her. Batterson and St. Clair posted bond and were released."

The first successful water well at Red Feather, the source of drinking water for the whole community for many years and a sociable meeting place, was at the Worley cabin on Hiawatha. The well site was located by the water-witching talent of Lou Young, perhaps the best-known and best-loved old settler. Known as Red Feather Lou, who was a versatile cowboy, inveterate fisherman and bunter, operator of a livery of cow ponies for tourists, collector of relics and curious from all over the mountains, a spinner of spellbinding tales.

One of the groups of Red Feather Lakes is itself named Red Feather Lake. In 1922, ten men formed a group ownership plan for the 40 acres surrounding that lake. Ten families have maintained that system ever since, replacing by vote any who leave. The other lakes are administered by an association of property owners, first formed in 1923, as the Redfeather Mountain Lakes Association, by the incorporators who named the area for the singing Indian princess.

An ambitious plan for a resort was developed. Included in the proposals were a golf course, a silver fox farm, a hotel and a clubhouse (to which enterprises further references will be made in subsequent sections of "The Story of Fox Acres").

In 1928 a club house opened, work on the golf course progressed, playground equipment was installed, and a fish hatchery was built. By that year, 250 cottages had been erected and 24 tourist cabins were under construction.

A pamphlet issued by the association to promote the sale of home sites with 50 foot frontage said: "Special offer for a limited time only. Two lots \$175. Regular price \$100 a lot." Those were the good old days.

The Redfeather Investment Co. was incorporated in 1928 by Morris Swedlow. After his death later that year, a new company was formed with John Ross and his son-in law, A. D. Quaintance of Denver, among the directors. Most of the Fox Acres Country Club land is jointly owned by the Quaintance family and Ray Stenzel's company.

The Tunnel Water Co. was incorporated in 1938 to acquire the holdings of the Laramie-Poudre Irrigation Co., including the Red Feather Lakes. Ten years later, the newly

created Red Feather Storage and Irrigation Co. purchased the whole chain of reservoirs and three supply ditches from the Tunnel Water Co. for \$25,000. On the same day, the new company sold three of the lakes (West, Dowdy and Bellaire) and one supply ditch to the state Game and Fish Department for \$17,500.

Very few houses in the Red Feather Lakes community had electric generators when the Rural Electric Association (REA) brought commercial electric service to the community in 1952. Other advancements in the two decades between 1951 and 1971 included a community building, a fire station, a new schoolhouse, a library, a new post office, Protestant and Catholic chapels and a gourmet restaurant.

Red Feather Lakes preserves a rustic charm. It is not a municipality; the "government" stems from the state, county, school district, fire protection district and the Red Feather Lakes Property Owners Association. The "main drag" - a couple of blocks long except there are no blocks - boasts the post office, a half-dozen stores offering groceries, fishing supplies, sundries, liquor and antiques; gasoline pumps the village water pump (now electrically operated), small restaurants in some of the general stores (and larger restaurants elsewhere in the vicinity). Also "downtown" are the community house, library, fire station, thrift shop and a lumber and construction business that carried some hardware.

You might say the elevation of Red Feather is 8,300 feet above sea level. You might, but Ted Dunning wouldn't: ask him and he'll tell you the elevation is 6,363.67 at the corner of his office adjoining his home on Lake Ramona.

Besides being former postmaster of Red Feather Lakes, real estate and insurance broker, federal census-taker and wearer of assorted other hats, Ted also was Red Feather's observer for the U.S. Weather Bureau for years. He likes to say, with a twinkle in his eye, that the highest temperature ever recorded there was 89.5 degrees Fahrenheit (not just 89 degrees. mind you, and not - Heaven forbid! - 90). However, official weather data, covering about 25 years of observations, show a record of 97, reached in 1954, and highs of 94 and 93 in other years. Ted and other Red Feather loyalists seriously question that 97 figure. Certainly it is clear that readings above 90 are very rare and usually last only an hour or so.

National Weather Service records, in the agency's office at the edge of the Denver airport, support the boast of Red Feather Lakes permanent residents, seasonal cabin owners and visitors that the weather is generally delightful.

Maximum monthly temperature average 73.5 degrees Fahrenheit in the summer and 67.2 in the half-year from spring to fall. The annual mean maximum is 53.0. The average minimum is 42.2 degrees in the summer months, 36.8 from May to October and for the year. Stated more simply, summer days average around 74 degrees and summer nights around 42.

The highest temperatures on record were mentioned above. The all-time low was 39 degrees below zero in January 1963, and the months from October through April, in one or more years, have brought sub-zero temperatures. The climate is dry, the low humidity generally making days of temperature extremes quite tolerable.

Rainfall averages 1.96 inches in each of the summer months and 1.77 per month from spring to fall, while the annual precipitation (rain and snow) average 17.37 inches. The number of days with measurable precipitation (0.1 of an inch or more) averages 6.4 in each summer month and 53.1 days a year (slightly over one day a week).

Average monthly snowfall ranges from zero in July and August and a mere 1-inch in June to 22.1 inches in April. April has seen as much as 65.5 inches of snow, with a maximum of 28 inches on the ground at one time. The yearly snow total averages 110.8 inches.

There are no official records of the Red Feather area's sunshine - number of days or hours - but a reasonable guess might be 300 predominantly sunny days a year. Neither does the Weather Service have wind records for Red Feather Lakes, but no one recalls a severe windstorm; breezes - gentle to brisk - occur some time almost every day.

So much for the first century of the Red Feather community. When its second hundred years are recorded, surely a cardinal part of the story will be the remarkable enhancement of the region by an individual who brought the bold pioneer spirit to the creation of the Fox Acres Country Club in Red Feather's neighbor area that was once a fox farm.

PART II - THE FOX FARM

Appropriately, a touch of elegance from the past is a link to the luster of today's sumptuous Fox Acres. Luxurious silver fox and platinum fox fur adorned fashionable ladies in the second quarter of this century, particularly. One homeland of the sleek, beautiful animals that furnished the long-haired pelts was the acreage which was to be the core of the Fox Acres Country Club property and suggested its name.

The Red Feather Lakes area always has been primarily a mountain home and recreation site, but a major industry years ago was the commercial fox operation. Such an enterprise was envisioned in the development plan conceived by area planners in the early 1900's, and it was launched in 1925 at a location a mile east of Red Feather village.

The Abstract of Title to that part of the Ramona Heights Subdivision shows the Redfeather Mountain Lakes Association sold the 37.9 acres in 1925 to L. G. Gupton for use as "a first class Silver Fox Farm." The deed, incidentally, prohibited occupancy of any residence on the property "by persons other than of the Caucasian race (servant help excepted)." A deed of similar vintage to another part of Ramona Heights banned the manufacture or sale of intoxicating liquor on the premises.

Gupton soon sold the fox farm site to The Redfeather Silver Fox Farms, Inc., of which R. N. White was president and William G. Edwards secretary, the Abstract continues. In 1928 the title passed to Redfeather Fur Farms, which had been incorporated by White, Edwards and J. Harper Hertel. That company sold most of the property in 1934 to White, who conveyed a one-third interest to Harold L. Blincow. In 1946, Blincow bought White's remaining two-thirds. Finally, Harold and his wife Adeline became the sole owners.

At the beginning of the project in 1925, "Twenty pairs of foxes were purchased from Windswept Farms of Henderson, New York, and a manager was brought from there also," according to Red Feather Lakes -The First Hundred Years. The manager was Merle Sanborn, who remained in that capacity until 1937 when he started his own fox ranch in the Red Feather vicinity.

Before Sanbon left the Redfeather Silver Fox Farm, Harold Blincow came from Downey, Calif., to be manager. He had no experience in fox raising but he worked with Sanborn for about a year to learn the business.

"Harold was a wizard with foxes," Ted Dunning remembers. "I helped him some. He'd catch a fox and tie its mouth so it couldn't bite us with its needle-like teeth, and Mrs. Blincow would hold the animal while I tattooed a number in its right ear (for record keeping of mating production). Then we would clip tendons in the animal's front feet so it couldn't dig under the fence of the pens and escape."

One time, while waiting for the next fox to be caught for tattooing. Ted "got a feel of how that fox felt." He used the electric needle to tattoo a monogrammed TBD on his left forearm, where it remains as a memoir of the silver fox for days.

"Harold could skin 25 or 30 foxes a day," Dunning continued, "and prime pelts brought as much as \$200 each." Asked about the volume of business at the fox farm, Ted guessed, "\$50,000 would have been a very good year."

Blincow increased the original 60 breeding pens to more than 100, and production reached 350 to 400 pelts a year at the peak.

He estimated the pens and runways occupied three to four acres. A shed that had been a barracks at the Red Feather Lakes Civilian Conservation Corps camp was moved to the ranch and converted to a fox kennel unit. "We used a Model A truck and a trailer to haul the building in sections about three miles from the CCC site on Deadman Hill to the ranch," Harold says. The long structure was to become Ray Stenzel's first equipment shed.

A log house with a lookout cupola was built about the time the fox ranch was started in 1925, and two rooms were added in the early 1930's.

The purpose of the cupola was to give the operation an unobtrusive vantage point for observation of fox mating. During his 17 years on the ranch, Blincow allowed visitors to watch the foxes from the tower and "it was quite an attraction."

The little tower assumed added importance when Blincow undertook an experiment in fox breeding. "In the early days," he relates, "it was presumed that one male would mate only one female. Later I found out that, with proper handling, I could breed several females to one male. We examined each female every third day, and when we found one ready to

mate, we took a male to her and then watched closely from the cupola to be sure that mating occurred."

The farm started with silver foxes, which were first ranched on Prince Edward Island, Canada.

"In the late '30's and early '40's," Blincow reports, "platinum, white-faced mutants showed up from the silver strain. These beautiful foxes were bred and raised on the Red Feather fox farm along with the silver. The fur primed and the animals were pelted in November and December each year. Most of the pelts were sold at auction in New York City, or sometimes in Denver."

Silver and platinum foxes were descendants of red foxes, a breed still seen regularly in the Fox Acres area.

Harold points out that food for his foxes was prepared right on the ranch. The ration consisted of red meat (horse and rabbit), canned fish, fruit (figs, apples, etc.), vegetable (carrots, lettuce, etc.), grain cereals and ground bone.

"I fed the foxes at 5 o'clock on the dot each evening," Harold recalls, "and they expected me to come in the gate at that time. Each day at 5 they would be sitting on top of their kennels waiting for me. Some foxes were so tame I could reach in the kennel and take them out. Others would just dare me to stick my hand in there - and I didn't.

"We raised one little orphan by hand and called him Oscar. He became very tame. When he got the chance, he'd come in our house and go up the stain to the lookout tower. We kept some foxes for several years and got to know them pretty well - I liked some more than others - but we never named any of them except Oscar."

The foxes were bred in February or March and with a 51-day gestation period, most of the pups were born in April, a few in May. "At whelping time, we had to keep everything very quiet because unusual noise would cause a female to kill off her young," Harold explains. "No visitors were ever allowed inside the guard fence at that time." One spring, road builders set off dynamite in the area, and Blincow hurried to the scene and obtained the crew's cooperation in delaying further blasting, and he does not recall losing any fox pups as a result of that noise.

Pups began coming outdoors when they were about 30 days old, and they were given

a pill to prevent worms. At two or three months, the ears were tattooed and the front feet tendons clipped, as Ted Dunning related.

In the early days of the business, water was pumped by hand from a spring for the foxes and for home use. A hydraulic ram was installed below the spring about 1939, according to Blincow, "and it furnished water - from waterpower alone. Quite an improvement!"

Harold tells of one winter when snow drifted so high some foxes walked over the top of the 8-foot pen. Blincow gave Evadene Burris Swanson, author of the Red Feather history, other recollections of winters: "We did not have much for roads - no snow removal equipment and sometimes we were snowed in for a while, but everyone kept a good supply of food and fuel on hand. The population of Red Feather was very few but we were very close knit. If anyone needed help, it was sure to come...Our years at Red Feather were the most enjoyable of our lives."

The fox fur business began weakening in the late 1940's. Two factors were primary. the United States lifted its import quotas on foxes from Russia and other countries, and short fur such as mink and beaver became more fashionable than fox.

Harold Blincow closed down the business in 1950, pelting the remaining foxes. So that the house would not stand vacant, Blincow asked Glenn Scott and his wife, residents of Red Feather, to occupy the cabin, and they did so for several years.

On Aug. 27, 1960, Harold and Adeline Blincow sold the nearly 38 acres of land plus the log house and sheds, to Ray Stenzel then a resident of Kansas City. How he became interested in the property is related in the next section.

Mr. and Mrs. Blincow moved to Oxford, Neb., where he was born and raised. They entered the restaurant business and branched into turkey raising and general fanning until they retired in 1974. The couple still lives at Oxford. Their daughter, Nancy, was born at Fort Collins in 1943 while they were living at the fox ranch.

The log house with the cupola became, with modernization, the first Fox Acres residence of the Stenzel's. Later the fox farmhouse was a guest home for family and friends of the Stenzel's. It was called "The Lodge." The structure still stands, at this writing, near the main entrance to Fox Acres; Ray has not decided on its destiny.

PART III - THE STENZEL ERA

Summering at the former Red Feather fox ranch was homecoming for Mary and Ray Stenzel. They had honeymooned nearby.

It is Mary whose roots reach into the early days of pleasant Red Feather. She was one of three daughters of George Galloup, a druggist in Greeley and Windsor, two northeastern Colorado towns. The family had summer outings in Estes Park until as Mrs. Swanson relates in her history of Red Feather Lakes, Mr. Galloup found "Estes Park was growing too civilized, so he was delighted with the more primitive conditions at Red Feather. He chose a site high on the hill north of Hiawatha [Lake], and his little girls like to believe that the rock formation in that lake called 'The Three Sisters' referred to them." The Galloup cabin was built in 1923.

Among visitors there was the famed defense attorney Clarence Darrow. The First Hundred Years says of this: "The girls enjoyed the occasional visits of celebrity Clarence Darrow, who dispensed quarters to small fry as Rockefeller had dimes!"

"Everyone helped with the household chores...The Galloup girls carried water in Karo syrup pails from the Worleys' well each day."

Mary's sisters, Gladys (Mrs. Linn Herring) and Georgia (Mrs. Gordon Clyde) still summer in the area, and great-grandchildren of George Galloup still use his cabin on Lake Hiawatha.

Mary and Ray started going together when they were sophomores at Windsor High School. His parents, John and Amalia Stenzel, had lived in the little town since 1913. George and Galloup moved there in 1928. Windsor then had a population of about 1,500.

After graduation from Windsor High School in the 1930 class of 30 students, Mary went to Colorado State Teachers College (now the University of Northern Colorado) at Greeley, while Ray entered the University of Colorado at Boulder. He was a fullback and blocking ack on the Varsity football teams of 1931, 1932 and 1933. He was graduated in 1934 from the School of Business with a major in accounting and a minor in geology. The Business School honored him in 1952 as an "Outstanding Graduate."

After Mary and Ray were married in September 1934, spending their honeymoon at the Galloup cabin at Red Feather Lakes, they lived in Boulder and Denver for a time. Ray became manager of the liquor division of McKesson-Robbins, large wholesale drug company, at Denver headquarters in 1937 and was transferred to Kansas City, Mo., in 1942 in the same capacity.

Stenzel entered business for himself in 1943, forming R. O. Stenzel and Co., wholesale liquor distributors. His success led to establishment of a branch at Joplin, MO., under the name of Stenzel, Inc.

Looking for a new business investment opportunity, Ray, on his own initiative, set his eye - and his heart - on the McPike Drug Co., wholesalers in Kansas City since 1856. He felt the company's aging owner, Avis McPike, might consider selling his business. Ray's first approach to Mr. McPike met a chilly reception but he managed to keep the door open. While playing golf with a banker friend, Ray made the initial arrangements for financing, later obtaining assistance from the federal government's Reconstruction Finance Corporation (RFC). Still it took continued persistence to convince Avis McPike, who finally sold his business to Stenzel in 1950.

"I got my check from RFC less than an hour before Mr. McPike's deadline," Ray remembers. "I was really sweating because I stood to lose not only the deal but my deposit under the purchase agreement. But all turned out well."

Well, indeed. McPike, Inc., the name Stenzel gave the company, is the largest volume independent wholesale drug facility in the nation. More than 23,000 items in its inventory include pharmaceuticals, hospital and sickroom supplies, over-the-counter remedies, cosmetics, fragrances and sundries. McPike Inc. also offers customers a computerized information system and marketing and promotion services for pharmacies. Merle C. Sperry heads the 200-member staff as president, while Ray is chairman of the board and his sons, John R. Stenzel and William G. Stenzel, are vice-presidents. Those four men comprise the board of directors.

A quarter-million square foot warehouse for McPike won an industrial architecture award for Ralph Myers, of the Kansas City firm of Kivett and Myers. Myers was to win still another award for the Kansas City home of Mr. and Mrs. Stenzel, built in 1951-53. He also was the architect for the Stenzel's appealing home at Fox Acres, which, if it hasn't won an

award by now, should have.

R. O. Stenzel and Co., the liquor business, was discontinued in 1955. For a dozen years, Ray operated Niles & Moser and subsidiaries, exclusive distributors in 11 states of the famous brand cigars of the American Tobacco Company. McPike Inc. remained the flagship of the Stenzel business fleet.

Much later, another Stenzel company was to become the principal holder of the Fox Acres property. It is the Campbell Development Co., wholly owned subsidiary of McPike Incorporated.

Ray explains how Campbell Development got into the picture: B. J. (Jerry) Campbell had been a friend of Ray since both were in the liquor business in Denver. In the early 1950's, Jerry built a home in the Cherry Hills area at the edge of Denver, near the well-known Cherry Hills Country Club. Later on, he decided he wanted to subdivide 60 acres of his land (all but his own home site) and develop it as a residential subdivision. He formed Campbell Development Co. for that purpose.

In the course of the financing, Stenzel bought a 20% interest in that company, and ultimately bought all the stock. Ray is chairman and president of Campbell Development. Jerry Campbell died in 1978.

Mary and Ray transferred ownership of their property in Fox Acres to Campbell Development in 1968.

Besides the Colorado and Missouri background of the Stenzel's, they also have a California connection. In 1967 they built a winter home on the Pauma Valley Country Club golf course, in the San Diego area near Escondido. Two years later, Mary and Ray (or actually the Campbell Development Co.) bought two Pauma Valley ranches and combined them into one 900-acre spread including 300 acres of citrus fruit and avocados. The hillside groves are commercial produce of oranges, tangerines, grapefruit, lemons and avocados.

The Stenzel's now spent most of the year at Fox Acres. The magnetism of the mountain place and the growing sense of permanency influenced them to become voting residents of the Red Feather Lakes precinct.

Early Fox Acres Plans

It's time to get the story back to the Colorado mountains.

Ray Stenzel was helping enlarge and improve the Galloup family cabin when he began inquiring about buying a site in the area for a summer home of his own.

"Jack and Jerry Dalton, who operate the Red Feather Trading Post, suggested I look at the silver fox farm," Ray recalls. There was the log house where the caretaker then lived and there were attractive locations where we might build a home. Running springs, beaver ponds and a likely place for a dam gave me the idea of a fishing lake. I made an offer to the Blincow brothers - terrific guys - for their fox ranch property. A few weeks later, they got back to me at 11:00 one night and we arranged a deal."

In August 1960, Stenzel became the owner of the 37.9 acre Silver Fox Farm and the log cabin with the cupola.

At the outset, cleaning up the area was a formidable task. "Not only was the fox farm site cluttered with dilapidated buildings and pens, but the area had been used as the dump ground of Red Feather village," Ray recalls.

The Stenzel's fixed up the fox farm cabin as their first summer home in Fox Acres, and it was dubbed "The Lodge." Soon they rebuilt a second little cabin nearby, named it Sunning Rock, and used it alternately with The Lodge as the master house and a guesthouse. Next they enlarged and improved Hilltop cabin for a guest house, extensively revamped Hidden Valley cabin as another guest lodge, and modernized South cabin for the use of employees.

Meanwhile, construction of the Stenzel's exquisite new residence started in 1966 and was completed in 1967. Again, they retained their favorite architect, Ralph Myers. (He also was to be the designer of the Fox Acres clubhouse, as reported in the clubhouse section of this story.)

Early in the Fox Acres experience, a little dream began to form. As elements of the dream became reality and new ideas began to embellish the pictures, the prospects, Ray reflects, "just exploded" into the imposing achievement that is now the 459 acre Fox Acres Country Club, centered on the fabulous 18-hole golf course. Along the way came exhilaration and problems.

Improvement of Fox Acres began mainly as a hobby, an opportunity for stimulating relaxation. "I was not ready to retire, but I felt a need to get away from the daily pressures of business and social life in Kansas City," Ray says. "I wanted to detach myself from the daily responsibility of the office and the demands of the social calendar, but I wanted an outlet for my energy, a new avenue for my restlessness for progress."

So, while the potential nature of a sensational Fox Acres development may have been in a side pocket of the Stenzel mind, the original aims were much more limited.

"We thought it would be fun to have a fishing lake, a putting green near our home, and a golf hole or two around the lake for our family and friends," Ray says. "Then we decided to make it three holes."

Before construction started on the golf course, the first lake - Fox Acres Reservoir No. 1 - was completed in the fall of 1961. The first fish stocking occurred in October of that year when approximately 500 rainbow trout, 4 ½ to 6 ½ inches long, were ordered from the Cline Trout Farm in Boulder. For supplemental feeding, Stenzel bought Purina Trout Chow "and threw it in the lake by hand, while the fish made the water boil jumping for the feed."

In recent years, fish management and aquatic vegetation (weed) control in the Fox Acres lakes has become a complex scientific program, which will be discussed later in this report.

The record catch in the Stenzel lakes, so far, was a 31-inch fish landed by a painter working at Fox Acres. A prize that stirred even more excitement and family pride was a 22-inch, 5-pound cutthroat caught by 10-year-old Michael Stenzel, a grandson of Mary and Ray. Reports keep surfacing about a Loch Stenzel Monster that jumps, now and then, in the South Lake; viewers describing it stretch their hands apart about three feet.

Land Acquisition and Planning

Probably there never was a country club/residential project planned and designed more thoughtfully and expertly than Fox Acres.

After Ray Stenzel's 1960 purchase of the 38-acre fox farm property, he gradually acquired individual lots from several owners to increase his holdings to 67 acres. The other 392 acres in the present 459-acre Fox Acres layout belonged to Mrs. A. D. Quaintance, of

Golden, Colo., a Denver suburb.

Her husband and her father, John Ross, were two of the founders and first directors of the Red Feather Investment Company formed in 1929. Quaintance later was president of Redfeather Lakes Resort, Inc.

Stenzel's efforts to buy the Quaintance land, or set up some agreement for its sale and use, began in 1967. A couple of years later, Mrs. Quaintance and a son-in-law, William Johnson, visited Fox Acres and discussed the possibilities with the Stenzel's.

"Mrs. Quaintance kindly agreed to keep the thought alive," Ray observes. "Mary and I went to see her in Golden. in the fall of 1970. Mrs. Quaintance told us she would have Leo Bradley, another son-in-law, got negotiations under way. Early in 1971, Leo and his wife Pat came to see us at Pawma Valley (California). An agreement was reached in May 1971: anything appurtenant to the golf course would be owned by the Campbell Development Co., and all the rest of the Quaintance land, to be subdivided for home sites, would be co-owned by Campbell Development and the Quaintance interests."

Before that agreement, when Stenzel was beginning to project his thinking beyond just a personal estate at Fox Acres, he retained as consultants, in 1966, the Denver firm of Harman, O'Donnell and Henninger Associates, Incorporated. Stenzel's project was assigned to C. Ronald Hoisington, of that firm. In 1969, Hoisington and others formed THK Associates, Inc., specialists in planning, design, research, economics and landscape architecture, and Stenzel chose to leave his professional planning task in Ron's hands.

Ron recalls that when he entered the pictures, Ray owned about 52 or 55 acres at Fox Acres and had built two or three golf holes; the foundation for the Stenzel home was under construction, and the first lake, next to the home site, had been created. From that stage, Stenzel and Hoisington began to build a master plan.

Hoisington's first assignment was to design a landscape plan around the residence and, in conjunction with Golf Course Architect John Cochran, to plan a short nine-hole golf course and design landscaping to fit in with the golf layout.

Stenzel, Cochran and Hoisington started walking the land. They had aerial photographs taken. They began to assemble more information on plats and on lots in individual ownership, followed by development of a concept for land acquisition.

"At first," Ron says, "it was sort of a hunt-and-peck kind of thing. Soon the early exploratory thinking began to evolve into more formal planning around more definite goals."

Ron Hoisington and his co-workers discovered early in the proceedings that many elements involved in land use planning were not neatly tied down, by any means. Roads in the area were not where they were platted. The locations of platted lots were uncertain. Regulations and requirements were not precise. Such problems did not particularly dismay the planners. Ron took an interesting philosophical view of them:

"Life is not always pure and clear-cut. I find it refreshing to bring order out of disorganization."

One basic document in Fox Acres planning was the 1924 plat of the Ramona Heights Subdivision, embracing some of the Red Feather Lakes and some of Fox Acres. Now Stenzel and his consultants are revising the plat - and vastly improving it.

"If Ramona Heights had been fully developed under the old plat," Ray points out, "the density of use would have been about 7 to 1 - approximately seven residences per acre. We are changing that density, in the Fox Acres part of Ramona Heights, to about 1 to 2 - approximately one house for every two acres. The result is that we are greatly reducing potential population and traffic in the whole Ramona Heights and Red Feather Lakes area.

The plat of Ramona Heights is a jumble of small lots. That subdivision includes some 50 to 60 acres of the Fox Acres total of 459 acres. The other 400 acres are on previously un-subdivided land, now platted by Campbell Development and the Quaintance interests.

They are preparing to vacate 329 lots platted on about 41 acres of Ramona Heights within Fox Acres. That reduction in building sites is what will prevent the congestion which could have occurred under the old Ramona Heights plat.

Outside Fox Acres, 528 lots will remain on 70 acres of Ramona Heights. That's 7 ½ lots per acres. Therefore, that part of the old subdivision could develop at a density as heavy as 7 ½ to 1 (7 ½ residences per acres). If such development should occur, however, it would not be in Fox Acres, thus having no effect on the openness of Fox Acres.

On the entire 459 acres of Fox Acres, plans call for 225 residential sites. That creates the 1-to-2 density, which Stenzel cited.

Steve Olt, of Resources Consultants Inc., the Fort Collins company which did most of the engineering for Fox Acres, had this observation on the density of use: "Not only have we cut the density way down but the Fox Acres development was carefully designed with ultimate attention to the natural terrain and topography. All improvements have been, and will be, as well camouflaged as possible to preserve the natural beauty of the environment."

Attention to roads came early in the planning. A U.S. Forest Service road posed a problem, which was four years in the solving. The road ran too close to the projected location of the big lake (Fox Acres Reservoir No. 2), the golf course and the clubhouse. A by-pass road was staked out and approval was obtained from county officials, the Forest Service and the Quaintance family. All the engineering and construction was done at Campbell Development's expense to meet county specifications. The new thoroughfare, now a county highway rather than a Forest Service road, skirts Fox Acres and connects the property with the Red Feather community a mile away.

Next, the Fox Acres entryway from the new road was designed and built. The road network within Fox Acres was extended until it now measures approximately four miles; that's the main loop system, not counting the driveways and cul-de-sacs at home sites. Still under consideration is the question of whether the roads should be paved, weighing the advantage of dust control and smoother riding against the desirability of retaining more of a rural atmosphere. A possible balance may be reached by paving the main thoroughfare and maintaining a good gravel surface for the rest of the system.

"It was about 1971 when we started really putting together a guide for an 18-hole golf course and molding a land use pattern around the course," Ron Hoisington reports. "A master plan for house sites was controlled by the golf course layout, by the ultimate capability for water and sewer service, and by a desire to provide the best views from the residences. About 95% of the sites have a view of the golf course or a lake or both, and the remaining few are very close to the lakes and course but not within sight."

The master plan now provides for 127 single-family dwellings (detached) and 98 living units in duplex or triplex clusters, for a total of 225 units. Land use is divided this way:

	<u>Acres</u>
Single family detached dwellings	5.3
Single family attached dwellings	3.4
Clubhouse and shop areas	5.0
Golf course	110.0
Lakes	10.0
Loop road system	11.5
Open, non-irrigated	<u>313.8</u>
	459.0

From 1974 through the first half of 1978, planning efforts were concentrated on complete surveying and development of the final plat and zoning - and county approval of both. Integrated with these studies were water and other utility developments (discussed separately in this report). The total plan is incorporated into what Colorado calls a Planned Unit Development (PUD). This plan was approved by the Larimer County Planning Commission and then by the County Commissioners, after public hearing in the fall of 1978. The next step was to submit to county authorities detailed plans for the first phase, consisting of 85 Fox Acres residential units. Approval of that plan was anticipated early in 1979, according to Charles R. Huddleson, member of the Fort Collins law firm of Fischer, Brown, Huddleson and Gunn.

Another of the myriad steps to meet requirements of agencies at all levels of government was to file with HUD (the federal Department of Housing and Urban Development) a statement complying with the Interstate Land Sales Act. Designed to give prospective purchasers full disclosure of the Fox Acres development, the report for HUD covers details of utilities, availability of water, marketability of the title to the real estate, roads and other matters that concern a buyer.

A distinguished and important member of the Stenzel team at Fox Acres is Don Brandenburger, whom Ray "singled on" in the fall of 1978 as Lead Architect. Among his responsibilities will be the fashioning of restrictive covenants on the types of dwellings to be consulted by individuals in Fox Acres. (Details after talking with Brandenburger.)

The Golf Course

As the water outlook became increasingly favorable and the second lake was completed, Ray broadened his golf course concept to nine holes. In about 1965, he brought in Golf Architect John Cochran to design a nine-hole executive course, a tight layout with mostly par 3 holes.

The farther the golfing development proceeded, the more awe-inspiring the prospects became. In 1971, before completion of the original nine holes. Cochran was commissioned to design the full-fledged 18-hole championship course. The front nine was completed in 1977 and the back nine should be finished in 1980.

"This is one of the finest golf courses in the world - not just the United States, the world! The only one I have seen to compare with it, in setting and in enjoyable playing. is at Banff, Canada.

That's the assessment of John Cochran, a strapping big fellow who has devoted much of his life to golf - as a player on the pro tour, a teacher and an architect. In his profession and as an Air Force pilot in World War II, he has been in 53 countries, every American state and most major cities - and has played or studied golf courses in nearly all of those places.

"I have dedicated the rest of my life to making this course (Fox Acres Country Club) a creation as nearly perfect as possible," he continues. "Ray Stenzel - he's such a high class individual who puts so much of his enthusiasm, imagination and hard work into everything he does - wants the absolute best, and that's what we're giving him."

Cochran, who lives in Denver, placed great emphasis on preserving and exploiting the natural beauty of the area - the trees, rocks, water, graceful terrain "as God gave it to us." Blending nature's environment and sporting golf play, he adds, "I am creating something that's beyond the imagination of the average golf architect".

The Fox Acres course is a par 72. Every hole has a series of three tees - championship, member, and ladies or senior - and the respective playing yardages are 6,656, 5,851, and 5,153.

Lakes come into play on 10 holes. Golfers can play across lakes on six holes (Nos. 1, 2, 8, 12, 15 and 18) and lakes are parallel hazards on four other holes (Nos. 3, 7, 13 and 14). Bunkers were placed, in Cochran's words, "to make the course look hard but to play as

enjoyably as possible." He adds that the course was designed so that, if you miss the green, you stay close; you don't roll down the mountain.

John not only designed the course but is doing much of the finish work himself. After spending most of his golf course construction career behind the drawing board or in a supervisory capacity in the field, he mans a grader and other equipment on the Fox Acres job almost daily. Cochran chose the manual labor role for three reasons: (1) it's an inspiring place to working. (2) "I'm attempting to avoid any problems that will have to be undone later," and (3) he has neither the time or desire to do any more work around the country, preferring to "spend my non-working hours enjoying my home and pursuing my hobby of growing organic vegetables."

During eight of Cochran's 13 years (through 1978) on the Fox Acres job, Jim Kerr has been his chief helper in finish work. The small crew includes three girls. who drive trucks, loaders, even bulldozers and who are, in Ker's opinion, "better workers than some of the men." Initial heavy work on the course is done by Stenzel's general construction crew, which also is engaged in building roads and lakes. Jim Kerr, who served in the Navy Seabees (Construction Battalion), puts his ability to work on that crew.

Cochran played the pro tour off and on between 1935 and 1959, in the era of Byron Nelson, Ben Hogan and Sam Snead. In fact, he helped Hogan learn to fly an airplane. Cochran played in nine national tournaments, including the U.S. Open at Denver's Cherry Hills in 1938. He didn't win any of the majors but he did win several events.

John was the club professional at Denver Country Club, where he remodeled some holes and at Columbine Country Club, also in Denver, where he was a member of the development and promotional committee that put the project together.

In association with other golf architects, he built the Boulder Country Club course (18 holes and 9 holes) and the Hiwan course at Evergreen. His main personal achievement before Fox Acres was the Snowmass course at Aspen. He's nearing the 20-year mark in his career as a golf course architect.

"I've always wanted to design, build and own my own golf course, but I never had the money," says Major Cochran (his retirement rank in the Air Force). "Instead I have put my heart and hands into the Fox Acres Country Club."

Ray and Mary Stenzel's first golf game on their own "course" - then two completed holes - was played in about 1965. Three holes were playable in approximately 1967, and nine holes (or 18 by back-tracking and using different tees) in 1970. In the latter year, the first of the Fox Acres Country Club Invitational tournaments was held. Engraved on a plaque are the names of the men's and ladies' winners of the first three invitational: 1970, C. Neil Norgren and Marguerite Gore; 1971, Cecil Boyd and Hane Boyd; 1972, Jerry Campbell and Ruth Campbell.

In 1973, the Stenzel's invited a group of friends from Ray's athletic past - football players, coaches, athletic administrators, sports writers - for a gala reunion. Writing of the celebration, Chet Nelson, sports columnist for Denver's Rocky Mountain News, said in part: "What a beautiful layout he (Ray Stenzel) has at Red Feather - Fox Acres Country Club. It is something you have to see to believe. A seven-hole golf course, which would compare with Cherry Hills. Within a few years it will be a completed 18-hole course remindful of Hiwan with its hilly, rocky and tree-rimmed characteristics."

The magnificent golf course nearing completion calls forth memories of the first course in the Red Feather lakes area. It was an achievement almost as extraordinary as its day as the Fox Acres Country Club layout is today. ·

The original nine-hole course was designed by Jock McLaren, who was known as a golf course architect. Construction started in 1925 and was not completed, records indicate, for about three years. A dramatic picture widely used in early Red Feather promotion showed McLaren driving off 'the picturesque No. 2 tee,' a log platform atop a pile of boulders in a grove of ponderosa pines. A wooden stairway provided access to the tee. McLaren's drawing of the layout shows the No. 5 and No. 6 "fairways" crossing Columbine Creek. Other hazards included ravines, ditches, possibly a pond, and of course, rocks, and trees.

McLaren's "greens" were fashioned of sand treated with crankcase oil. "The backdrop of mountains for the putting green was scenic" says the historical Red Feather Lakes - The First Hundred Years. The weedy terrain around the driving tee in old photographs is evidence of casual mowing. Sheep on the way to the meadow for summer grazing sometimes helped out. It may have looked a bit rough but those who remember playing there claim it was great sport."

That original golf course site straddles what is now the road to Crystal Lakes, a subdivision northwest of the Red Feather community. Ted Dunning keeps up a memento the cup, with flagstick holder, from one of the greens.

A second golf course was built, not long after, by Morris Swedlow, one of the prominent figures in Red Feather development of the late 1920's. His nine-hole course, like McLaren's having sand "greens" was on Snake Lake in an area where Swedlow also erected a clubhouse and planned an elaborate hotel, which never came to be.

Swedlow's golf course was restored in later years by Jane and Owen Fender, who established their very successful High Country Club restaurant adjoining the course. (See further reference in the following section on the Fox Acres clubhouse.) The Fenders sold the golf course to Peggy and Norm Stilt who continue to operate it. The Stilts hold an annual "Red Feather Open," drawing people from Greeley and Fort Collins in their camper to participate in golf and other festivities.

The Clubhouse

Recreational and social hub of the Fox Acres Country Club is the splendid, spacious clubhouse. Set cozily amid giant rock formations, ponderosa pine and fir trees and an aspen grove, overlooking a lake the \$650,000 clubhouse was in 1977-78.

The two-story structure is 104 by 40 feet in size (8,320 square feet of floorspace). On the main floor, surrounding two fireplaces in a single brick conformation, are the main lounge, dining room, grill room and card room-library. Also on that floor are the kitchen, buffet counter, restrooms, manager's office and receptionist's office. The lower floor, at ground level on one side of the building, contains the pro shop, storage room to accommodate 40 golf carts, golf club storage area, and women's and men's locker rooms with showers and restrooms.

Massive laminated beams give an imposing character to the lounge-dining area. Ridge and center beams have an oak leaf stain; rafter beams a deep oxford brown (also used on the exterior fascia), and the ceiling a light brown. Rich carpeting is in predominately earth tones.

Tasteful, comfortable furnishings (to be described later).

Television set outlets are conveniently located. A network of telephone, paging and

background music (FM Radio) systems runs throughout the building. The clubhouse is electrically heated, with both baseboard and overhead heaters. Refrigerated air conditioning is not needed in this mountain country air conditioned by nature, but overhead fans circulate the air to keep the atmosphere, fresh even on warm summer afternoons.

The all window side of the clubhouse (southeast) faces Fox Acres Reservoir No. 2, the No. 1 tees and the 18th green. A brick deck is outside the door on the ground floor. On the opposite side of the building are parking areas for 50 cars and the main entrance into an enclosed foyer off the lounge.

The architect was none other than the celebrated Ralph Myer, who displayed a talent for melding a building into a mountain setting and imparting to the structure something of the strength of the mountains.

The Kansas City-based firm of Kivett and Myers, architects, engineers and planners, a division of Howard, Needles, Tammen and Bergendorf, has created extraordinary projects in several states and the Bahamas. To mention a few: Kansas City International Airport, Kansas City Convention Center. Trinity Lutheran Hospital in Kansas City, Alameda Plaza Hotel in Kansas City; Fisherman's Wharf Hotel, Monterey, Calif., Cable Beach Entertainment and Convention Center, Nassau, Bahamas; Nunemaker College, University of Kansas, Lawrence; Indiana Dunes National Lakeshore, for the National Parle Service, in Indiana; Wittman Field Air Terminal, Oshkosh, Wis. Among other types of Kivett-Myers projects have been a high school, bank, manufacturing and office facilities, corporate showrooms and distribution centers, sports complex, dormitories, and more. That's the caliber of architectural expertise that went into the Fox Acres clubhouse, the Stenzel residences in Fox Acres and Kansas City, and the McPike warehouse at Kansas City.

Four tennis courts are placed near the clubhouse.

The Fox Acres Country Club house had a couple of ancestors in the neighborhood. Red Feather Lakes once had a clubhouse and, a little later, a hotel that doubled as a club.

On a hill near Lake Hiawatha, a combination hotel, club and dance hall was built in 1924. The interior had a definite mountain retreat flavor with its two large stone fireplaces, peeled loop and leather furniture. Lou Young (the legendary Red Feather Lou), a deputy sheriff for a time, often dropped in with his spurs clanking and a gun in his boot. He did not

dance with those encumbrances but attracted a circle of delighted children.

The hotel served as a convention hall that could accommodate 300 to 400 people, according to a story in the Fort Collins Coloradoan of April 26, 1970 by Letha Province, whom with her husband Dick formerly owned the Hilltop store and real estate agency. During most of the 1950's, the hotel housed the Red Feather Lakes Bible Conference, and later it was the scene of movie shows, bingo games and roller skating. The depression started the hotel's demise and in 1961 a four-foot snowfall caved in the roof of the building. "Thereafter," Mrs. Province wrote, "no constructive use was found for the place and it gradually fell apart." A bulldozer finished the job in 1970.

Morris Swedlow built a clubhouse, as a companion enterprise of his golf course mentioned earlier, between Snake Lake and West Lake, and it opened in 1928 with a gala dance. The club soon fell on hard times, and the building was demolished for salvage in the 1940's.

Still standing, however, is a rock gateway Swedlow built to mark the entrance to his clubhouse and golf course, and to his proposed pretentious hotel. His dream of a hotel to rival the Stanley at Estes Park was sadly interrupted by the depression and by Swedlow's death.

Swedlow also built a fish hatchery at the west end of Lake Ramona to supply all the Red Feather Lakes. Swedlow had incorporated the Red Feather Investment Co. but it encountered financial shoals and Swedlow committed suicide in Denver late in 1928, the Denver Post reported.

Red Feather today has no hotel but a motel-type Trout Lodge on Lake Ramona is operated by Jane and Owen Fender. Trout Lodge consists of an office building, cottages and houses distinguished by dark exteriors with blue trim and red chimneys.

Not far from Trout Lodge is the Fender High Country Club, an excellent restaurant featuring both gourmet and "down home" cooking. The private dining room upstairs is furnished with lovely antiques. Good taste prevails in the door and the good times and dancing prevail when someone comes to play the piano or organ.

Utilities

As it is with so many aspects of Fox Acres, bold innovation is the hallmark of the utility system. Imaginative use of ultra clean technology distinguishes the water supply, sewage disposal, telephone, power, security, fire alarm and television services. Computerization, as you would expect, has a key role in the utilities engineering. And the whole concept is environmentally sound, avoiding any offense to the natural beauty of the area.

An underground concrete corridor method to house water mains and waste outfall lines (heated to prevent winter freezing), electric, telephone, fire alarm and burglar alarm lines and TV cable is a historic first in Colorado and perhaps in the world.

Oh, the technology has been around for a while, and utility corridors to provide some of these functions were used in a subdivision in the same area, but "this is the first time we have brought it all together," reports John W. Aldrich, a bright young man who since 1976 has been president of the Utility Engineering Corporation of Colorado, with offices in Port Collins.

Not the least part of Aldrich's task for Ray Stenzel has been convincing various regulatory agencies of the efficiency of the plan, because it is so advanced in some aspects that the public authorities had no guidelines to lean on.

The utility corridors at Fox Acres will consist of pre-fabricated connections to sections eight feet long, averaging eight inches wide and twelve inches high but varying a little in size depending on location. They will be laid so the top is just below the surface of the ground, with only a few inches of soil over the concrete.

Inside the "tunnel" will run the water supply Building from one inch to six inches, and the two-inch lewtge effluent lines, together with a heat tape functioning as a space heater to keep the lines in service for residents occupying their homes during the severe part of the winter.

Aldrich said the company bought the first heat tape for experimental purposes. in England but a quantity supply from that source was too expensive so he found a supplier in San Marcos, Texas.

The Colorado State Health Department approved the plan for water supply and

sewage disposal lines running in close proximity.

Mountain Bell gave its approval to running its telephone lines through the corridor. Main feeder lines of the Poudre Valley Rural Electric Association were installed under the corridors, and power loops into individual homes may run inside the corridors. Aldrich used to work for Poudre Valley RBA and it was his contact with Stenzel about the original underground feeder lines that challenged Aldrich to seek unique solutions to the problem there.

"Unique ideas are necessary to meet unique problems," he comments.

Still pending, at this writing, are the proposals to put a television cable and computer-controlled fire and burglar alarm lines in the utility corridor. Subject to Stenzel's go-ahead, Aldrich offered a simplified explanation of how the security system would work:

"Each residence would be equipped with fire and burglary detectors and with a computer terminal. The master computer, located in the clubhouse, would send messages - 1,000 times a second - to the computer in the residence, saying, in effect, "What is your status". If the answer should ever be: "I have smoke here" or "My security has been breached", the master computer would instantly call the fire department, the sheriff's office and a Fox Acres official."

This property protection system will reduce fire and burglary insurance rates enough, Aldrich hopes, to pay the cost of the system. As a matter of fact, cost justification is a major emphasis of all facets of utilities engineering for Fox Acres.

The proposed security system has still another ramification. Each resident would be supplied with a card to open the gate at the main entrance to the grounds and, when he gets home, to deactivate the burglar alarm system long enough for him to enter the house.

The computer system will have other capacities, according to Aldrich. It can control electric load. It can help manage the business of the club. It will suppress water transfer. It can perform other tasks.

As for TV reception, Ray Stenzel has two requirements for Fox Acres: avoidance of a jungle of antennas and clear reception of all five Denver channels and the Cheyenne channel. A single antenna will be erected at some high point on the grounds. It may utilize a translator installed on Black Mountain under the auspices of the Red Feather Lakes Lions Club. The

translator intercepts and amplifies the TV signal and rebroadcasts it on a different channel.

As explained in a later section of this account of Fox Acres, the domestic water supply for homes and the clubhouse will come from the reservoir or wells, or both. It will be chlorinated - the only treatment necessary - at what is called the infiltration gallery, and from there pumped into the mains in the utility corridors.

Outlining the sewage system, Aldrich says - now brace yourself for this! "it utilizes the assimilative capacity of the environment." Translated into a little simpler English, that means that natural treatment of domestic waste will augment mechanical facilities. Central and individual disposal systems will work together.

Each one-family house at Fox Acres will have a double septic tank, including a sump pump to put waste liquid into the sewage pipe in the concrete utility corridor. From there it will flow into a central soil filter, used instead of leech fields. The effluent simply seeps slowly through the soil until assimilated by the ground.

Instead of the septic tank and lift station used at each individual home site, a device called an up flow digester will serve each group of four or five cluster units. The disposal process is basically the same but an up flow digester is more cost effective for multiple units and produces clearer effluent.

Garbage disposers installed in kitchen sinks will not be recommended at Fox Acres because they put excess material into the septic tank, according to Aldrich. Where garbage disposers are used, the owner simply will have to have his septic tank pumped out more often.

Summarizing the utilities scheme for Fox ACRIIS, John Aldrich concludes: "The limitation on the system is imagination." That is to say, its potential is limitless.

Water Development

Ray Stenzel was a water explorer in his own domain. Early in his ownership of the fox farm acreage, he tramped over his land, looking for wet spots and the sources of the water that made them wet, for terrain where diking would be feasible, for ways not only to reclaim swampy land but to salvage the water for good use. He perceived that a number of areas had potential as water well fields. Mixing generous common sense with limited academic knowledge of geology, he sought and found ways to atop water waste. His relatively simple initial plan mushroomed into engineering and legal complexities of a vast water system development - a vital factor in the metamorphosis of Fox Acres.

"All water use in Colorado is carefully regulated by the courts and administrative authority." says Ward H. Fischer, prominent head of a Fort Collins law firm which handles Fox Acres water and other legal matters. And, of course, Mr. Stenzel adhered meticulously to those decrees and regulations.

The Stenzel philosophy of water development vigorously embraces the legal principle of protecting other water users from injury and replacing any water lost through his operations.

As Stenzel's land holdings and plans for their use grew from modest beginnings to immense proportions, so have the water plans expanded to meet the changing circumstances.

His first reservoirs were, really, just areas of stagnant water and high weeds. Originally it took little more than some relatively easy excavation or a little dynamite and - presto! - a lake.

Recollection of his first lake-building episode still brings a shudder to Ray Stenzel. He got Gene Baker, operator of a contracting business at Red Feather, to help him dig ditches to drain the beaver dam ponds.

"We dynamited a beaver dam one day and the beavers restored it almost overnight," Ray relates." Finally, we ran out of powder, but Gene had some more over at his yard and I told him I would get it. I loaded several boxes of dynamite into the back of a pickup truck and bounced merrily over a very rough road back to our work site. As I unloaded the dynamite, a helper turned ghostly white and told me the dynamite was very old and crystallized and could easily explode without benefit of fire or cap but with such impetus as

bouncing around in the back of a pickup. Gene, however, shrugged off the possibility of danger and tired the dynamite without untoward incident to complete our job."

One of the natives branded this initial reservoir project "Stenzel's folly." Ray tells it this way: " It was a 27-foot-high dam looming up and a trickle of water flowing into the basin. The local 'expert' proclaimed: 'You'll have a dry lake.' Mary and I spent that winter in Arizona, and when we returned in April the lake was full - a beautiful sight." Stenzel's folly had turned into Stenzel's pride.

Subsequent reservoir and well developments were more complicated. But today the 17 Fox Acres lake's besides imparting so much charm to the property, are adequate for irrigating the 110 acres of the golf course, while the entire water system including wells, is capable of providing domestic service for 85 homes and, with additional plans now formulating, the total of 225 living units projected.

In Colorado, reservoirs may be filled with water only under the doctrine of priority of appropriation, Attorney Fischer and his associates explain. The owner of the senior (earliest date) priority gets first choice. Although the lakes at Fox Acres have quite junior priority, there is sufficient spring floodwater in the Poudre River basin, most years, to allow Stenzel to till his reservoir under his court-decreed junior priorities.

But what if the spring runoff was not sufficient to fill the reservoir? Ray's first action to develop a firm supplemental supply was the drilling of wells. The first one was the biggest, producing close to 0.5 cfs (cubic feet of water per second of time). That first well was drilled in the day when wells were not considered part of the river flow and the water could be used whenever needed. That premise was changed by the 1969 Water Rights Act, which views all underground water as an internal part of the state's water and a necessary contributor to the river's flow. Thereafter, diversion of most underground water was designated by the same doctrine of appropriation, which historically applied only to the natural streams.

The change in law necessitated a "plan for augmentation" as a means by which the court approves out-of-priority diversions so long as the actual amount of water consumed is replaced into the basin's natural system. Stenzel's original plan for augmentation - allowing water use to reinforce his storage priorities - was approved in 1974 by District Judge Donald Carpenter in District Court for Colorado's Water Division No. 1 (usually called the Water

Court) at Greeley. The plan contemplated serving domestic water to 85 homes and irrigation water for the 110 acres of the golf course. The water can be taken from three sources: (1) Fox Acres Reservoirs Nos. 1 and 2 and South Fox Acres Lake, (2) development of 20 acre-feet of water from a wet, seepy area which historically had captured and held brackish waters that ultimately evaporated and went to waste; (3) the well, which can be pumped from one of six alternate wellheads (points of diversion) and the water can be stored in, and pumped from, the reservoirs if desired.

To protect other water users from potential injury, the plan requires the release of 20 acre-feet of water to the river. That replacement water is available from the Campbell Development Company's replacement rights in reservoirs developed by the Mountain and Plains Irrigation Company. Those reservoirs have since been sold to the City of Greeley, subject to the superior rights of the preferred water users including Campbell Development.

In another action, Stenzel was authorized to drill and utilize 21 additional wells for 21 additional houses. At that time, the idea of a central domestic water system was not firm, and it was felt that some houses would be built with their own private domestic wells. That remains a possibility, particularly as to homes in remote locations.

Fortunately, as Ray's development plans expanded, he anticipated the need for more replacement or augmentation water. Through his foresight, Campbell Development now holds, uncommitted, an additional 18.3 acre-feet of water, represented by the preferred shares of the Mountain and Plains Irrigation Company. Since the golf course irrigation needs are pretty well satisfied by the original augmentation plan, the additional Mountain and Plains water can be made available primarily for residential use. Domestic consumption is very small, so little difficulty is anticipated in developing, and obtaining court approval of a second plan of augmentation to produce firm and adequate water service to living units up to the number of the 225 now contemplated.

William H. Brown, member of the Fort Collins law firm of Fischer, Brown, Huddleson and Gunn, said his firm worked in coordination with Resource Consultant S, Inc., the Fort Collins engineering firm specializing in water hydrology, in developing the calculations for the second augmentation plan.

New users covered by that plan are:

1. Domestic water for an additional 140 single-family dwellings (the first plan provided for 85), with irrigation of small lawn area around each dwelling (1,000 square feet).
2. Water for operation of the clubhouse and its dining room.
3. Water sufficient to replace the evaporative losses of 14 additional reservoirs located throughout Fox Acres for aesthetic and other reasons. By replacing water lost through evaporation, the lakes can remain filled on a constant basis rather than fluctuating in level. Water storage rights in the additional reservoirs are requested in an application now on file in the Water Court.

For replacement purposes, the full augmentation plan, as previously noted, committed water available through Campbell Development's shares of Mountain and Plains reservoirs stock. Revised engineering figures, according to Attorney Brown, showed that additional replacement might have to be obtained. That need was being worked out for the second plan for augmentation for filing early in 1979.

Lake Management

Lakes - if they are to remain pretty, offer good fishing and serve as an internal part of a water supply system - demand a lot of coddling. Neglected lakes, especially artificial, shallow reservoirs not fed by natural streams, can even die within a few years if they aren't properly nurtured.

The tender loving care of the Fox Acres lakes is a continuing, complex program of scientific management. Ray Stenzel assigned this vital operation primarily to Dr. Harold C. Hagen, associate professor of fishery science at Colorado State University in nearby Fort Collins. Hagen also is an internationally renowned consultant on control of undesirable lake vegetation and on fish management, embracing such sophisticated operations including nutrients, conserving natural energy, minimizing water loss. providing trout with a source of protein for people in underdeveloped areas; and, all in all, making life more pleasant for a lot of people.

Prof. Hagen also owns two trout hatcheries - at Fort Collins and Buena Vista - which,

among other things, "we are developing a fast-growing hybrid of rainbow and cutthroat trout, which is becoming a very interesting fish.

In about 1970, Ray retained Harold to (1) lead the battle against underwater weeds (often incorrectly called moss) and algae in the Fox Acres lakes, and (2) keep the lakes adequately stocked with fish of the right size and species and numbers.

"I have been active in aquatic vegetation control for 25 years, says Harold, "but only recently have the broad values of these kinds of programs been recognized." Water weeds, he explains, not only look ugly and snare fishing gear but consume oxygen with mutant winter kill of fish, increase evaporative water loss, and choke up irrigation systems.

At Fox Acres, Hagen also must combat the effects of fertilizing the golf course because "in a sense, every time you fertilize the golf areas surrounding the lakes, you fertilize the lakes."

Harold's basic weapon against aquatic vascular plants (water weeds) is a formulation of chemicals approved for this purpose by the U.S. Department of Agriculture and the Environmental Protection Administration. Hagen adds, "I will not put anything in the water that is not biodegradable." He mixes the chemicals according to the type of vegetation present and the calculated volume of water. Sometimes he combined herbicides with algaecide.

In the bigger lakes, the chemicals are introduced from a boat. Smaller lakes can be treated by use of gallon spray cans from the shore. "We hit them early in the summer, and in some years we'll have to hit some lakes twice. It's a never-ending job."

Killing the weeds early in the season is essential because weeds trapped under ice in the winter rapidly deplete the oxygen supply and result in winter kill of fish.

Undesirable vegetation can rob places of so much oxygen and water that untreated lakes are doomed to death. So, Hamid Hagen describes his management of lake conditions as "a sort of fountain of youth elixir."

Ichthyologist Hagen also applied his expertise in that field - the study of fishes - to the Stenzel lakes. Stocking them, minimally in the first few years, has been placed now "on a management basis." in Harold's terms. As Ray increases the number of lakes and the time nears for Fox Acres Country Club members to fish them, the introduction of trout increases,

and the selectivity is based on continuing study.

Stenzel and Hagen expect to plant mostly rainbow trout, which are more tolerant to mountain temperatures, plus some cutthroat and probably the new hybrid of the two species. Different varieties may be used in different lakes. to relieve the monotony of sameness with the spice of change. It is even a possibility, although not too likely, that so-called warm-water fish such as blue gill, bass and crappie will be introduced in one of the lakes.

Most of the fish Hagen sends to Fox Acres are 6 to 7 inches long. "We could stock larger fish but it's better to let the fish mature in their natural habitat," Harold comments, "and besides it's more economical for the owner to buy smaller fish. In addition, we judge the size by the competition in each lake (the number and size of the fish already in it) to minimize the mortality rate."

On one August day in 1978. Harold delivered about 1,000 fish to a couple of the Stenzel lakes. They weighed a little over 100 pounds. Ultimately, fish may be delivered by the ton. Hagen reports the Red Feather Lakes, for which he also provides guidance, use approximately two tons three times a year.

"The reasonable expected harvest by members of the Fox Acres Country Club will have to be worked out," he says. Members will participate in this determination and other lake management questions. There may be a fish committee to take the primary responsibility."

If the Fox Acres fish do not thrive under the present and projected programs, Prof Hagen has an ace in the bag. He could employ aeration probably water spraying over the surface of the lake would be the most effective system at Fox Acres. "This would increase oxygen production dramatically, making the type of the water substantially better. It would mitigate the algae problem!"

At the time of the interview of Dr. Hagen for this report, he was involved in consultant work in several parts of the world. In Peru, the project, under the auspices of the U.S. State Department, was to increase trout production as a source of protein and income for people in areas where agricultural production dwindled. In Ecuador, on a similar program, Harold was working for the United Nations at the request of the Republic of Ecuador. In Mexico, he was developing the full commercial fish hatchery for a private

company. In Chile, he was making a fisheries evaluation for the World Bank. Pending were inquiries from the Philippines and Micronesia about lake management problems, and another inquiry from the U.S. Department of Commerce about helping Chippewa Indians develop a program in North Dakota.

"I like to work out problems," Hamid observes.

With all this knowledge and experience, Dr. Hagen must be a whiz of a fisherman. Right? "I used to think I was pretty fair but for years I've fished hardly any. No time for fishing anymore."

Just time to help keep fishing good for other people, including residents of Ray Stenzel's Fox Acres.

Construction and Maintenance

Practically all the construction at Fox Acres - buildings, roads, golf course, lakes, utilities - has been done by Ray Stenzel's employees under his overall direction. The very little contract work included electrical, plumbing, some dirt moving early in the game, and a few other jobs.

While retaining professional consultants for a variety of contributions, Ray has depended heavily on a few of his own supervisors, and he and they evidence deep respect for each other and happy, productive relationships.

Supervisor of equipment and heavy construction is Richard R. (Rick) Robinson, a native of the Red Feather area (his parents lived on Elkhorn Creek when Rick was born at a Fort Collins hospital). Now he and his family live at "The Lodge", the former fox farmhouse with the cupola and later the summer home and then a guest cabin for Mary and Ray. Robinson's two sons work for Ray as put of their dad's cteW.

Rick was a munitions specialist in the Air Force, following training in demolition, explosive handling and weaponry. He uses the expertise gained in the Air Force, plus experience in golf before entering service, to supervise blasting in construction of the Fox Acres golf course and roads.

Rick first worked at Fox Acres in 1967 when he was employed as a mechanic by a contractor, and shortly thereafter he became a full-time employee of Ray and the first of his

supervisors.

"We have probably 12 pieces of big construction machinery, and maybe 25 pieces of golf course maintenance equipment," Rick says. I know pretty well what's inside all that machinery. Near the beginning of this project, I put together the good parts of two crawler tractors (which had a lot of bad parts) to make one very good machine.

"We can handle nearly all our maintenance right here on the grounds, except when I have to go to Denver for parts - and when that happens, Ray always rides me, good-naturedly, about goofing off. You'd think it was tearing him in two."

Rick has a crew of about eight, including two girls (sometimes three). "The girls," he says, "drive everything but the big scrapers. The girls, as well as the men, have to be able to bounce around in just about all the jobs."

Rick and his crew work all year at Fox Acres. When the winter weather is extremely cold, there's always plenty of maintenance work to do in the shop. Also during the winter months, when Ray and Mary are in California, Rick is the ever-present caretaker for Fox Acres.

Head carpenter is Ivan Malik. Before joining forces with Ray, he carried out construction of diversion dams at West and Bellaire Lakes, two of the public lakes in the Red Feather vicinity. Ivan began working at Fox Acres in 1965, spent the winters working at Loveland for a few years, and has been a year-around Stenzel employee since around 1973.

He supervised most of the construction of the Stenzel home at Fox Acres. He enlarged, and in some cases completely rebuilt, several of Mary's and Ray's guest places: Hidden Valley, Hilltop and Sunning Rock. Malik designed and supervised erection of the metal clad maintenance building and did the inside carpentry work such as offices, shelves and steps. In 1977 and '78 he directed construction of the clubhouse.

Ivan drew the plans for, and built, a nice home for himself and his wife, Ann, on what Stenzel calls his "South 60" - a tract removed from Fox Acres and located in a meadow across the road from the Potbelly Restaurant near Red Feather Lakes Village. That house belongs to Campbell Development but otherwise it was entirely "Ivan's baby."

"It has been a privilege to work all these years in these beautiful surroundings and in cooperation with such a fine fellow as Ray Stenzel," Malik says. "I hope to stay here many

more years, building the show homes which Ray will sell and, hopefully, building homes for site purchasers under whatever managements they and Ray work out."

Golf Course superintendent is Terry Carter. He served in that capacity at a private course at Eaton, CO., for five before Stenzel hired him in 1977.

This young man takes professional pride in his work. He's a member of the Rocky Mountain Golf Course Superintendents' Association, which is affiliated with a national organization, and Terry has attended national conventions. He also has sharpened his skills at the Rocky Mountain Regional Turf Growers Conference at Colorado State University, attended by municipal personnel, nurserymen and sod growers as well as golf course superintendents.

"Every superintendent in the association would love to have my job," says Terry. "The Fox Acres course is more than outstanding. Everything is extra special here. It's an enjoyable challenge to meet Ray's exacting requirements". Compensating for the hard work has been the privacy and limited use of the course during development, and even after the Fox Acres Country Club has its full quota of homeowner-members, the exclusive status of this place will make it a special joy to superintend the golf course."

Carter has been involved in all aspects of the Fox Acres except the initial blasting and heavy grading. Maintenance includes mowing greens, tees and borders three times a week in the summer, and fairways twice a week, plus continual over-seeding, fertilizing and other chores. Courses are changed every other day.

"This is a tremendously sporting course and it can be tough," he says. He recalls with a chuckle a time he arranged to have three friends join him in playing Fox Acres and he "put the pins in precarious positions."

"I love to mow, to make symmetrical curves and straight lines," Terry continues, "but I hardly had a chance to mow last summer because of other responsibilities and because we have a good crew."

Carter works for Stenzel full time, year-around. Winter is a time for repairing, rebuilding, sharpening and painting the approximately 25 pieces of golf course equipment. He spends other winter days in carpentry or other chores with Rick and Ivan -"we all work together."

Terry, his wife Kathleen, and their son Christopher, born in 1978, live in one of the Fox Acres guest cabins.

The Fox Acres equipment inventory has expanded from a handful of items to 40 or more. It ranges from behemoths such as 24-yard motor scrapers (weighing some 80,000 pounds empty and 150,000 loaded) and other big stuff - the bulldozers, crawler loaders, dump truck and grader to comparatively small machines like seeders, walking mowers and riding mowers.

The first equipment shed was a fox kennel unit which had been converted from a barracks-type building used at a Civilian Conservation Corps (CCC) camp on Deadman Hill about seven miles from Red Feather Lakes. The federal agency of the depression era was created to provide jobs for young men. Part of the Red Feather camp, established in 1935, improved roads in Roosevelt National Forest, built a new road, constructed a fire lookout tower, fought fires and assisted in other emergencies.

The present Fox Acres maintenance building was erected in 1975-76. The metal structure is 60 by 100 feet in size (6,000 square feet of floor space). One section is approximately 16 feet high - enough to hold machinery that is 13 feet tall, and the other section is about 12 feet high. Facilities include a ponderous, five-ton chain hoist capable of lifting and moving the biggest equipment and parts for repairs and maintenance.

Wildlife

In the Red Feather Lakes section of this report, recognition and credit were given to the book Red Feather Lakes: The First Hundred Years by Evadene Burris Swanson with assistance from Ted Dunning. The concluding section of that book, titled "Natural History and Conservation in the Red Feather Lakes Area," was written by Mrs. Swanson's husband, Gustav A. Swanson. He was the head of the Department of Fishery and Wildlife Biology at Colorado State University. With Dr. Swanson's kind permission, his natural history and conservation report is briefed here, with paraphrasing where necessary.

All around Red Feather Lakes (the area including Fox Acres) there is much of unspoiled nature to enjoy and more people each year are finding recreation and learning more about the plants and animals. This section is presented to encourage that kind of interest.

Ponderosa pine is the most characteristic tree in this montane zone, but here and there one finds the limber pine with its five needles, and in 101De locations, usually when logging occurred or forest fires swept through years ago, the aspen and lodgepole occur. The moist sites along stream banks frequently have Colorado blue spruce, and other evergreen which are found in their favorite locations include Douglas fir and Engelmann spruce.

Many plants and animals are found only in the montane region. Good examples are the beautiful dark-blue Steller's Jay and the Mountain Chickadee, which live here year round, and the Audubon's Warbler and the Gray-headed Junco which are here summers only. A common plant example is Kinnikinnick. Others are so tolerant of different elevations and conditions that they are found in many areas. The robin illustrates this group. It is so tolerant that in summer it is found from the tree line to sea level, and even in winter robins will stay in sheltered portions of the Red Feather region when there has been a good crop of wild fruits for them to eat.

A number of publications on plants, birds and mammals are available in the Red Feather library.

The Birds

The number of bird species recorded for the region will increase year by year, as interested observers study the birds, and keep records of what they see. Limited observation has built an incomplete list of 114 species.

The number of permanent resident birds recorded is 22, including such common ones as the Steller Jay, Clark's Nutcracker, Raven, Hairy Woodpecker, and the Pygmy and White-breasted Nuthatches.

The 55 summer residents include the warbler, vireos, blackbirds, swallows, the Broad-tailed Hummingbird, and many others.

The migrants number 33 at this writing and the list is sure to grow. Examples are several of the ducks on the lakes, and two hummingbirds, the Rufous and the Calliope.

Sporadic winter residents are those few which nest elsewhere. Examples are the Northern Shrike, Red poll, and the Gray-crowned Rosy Finches.

Bird Feeding: Many people attract birds near their homes by providing them food whenever they are at Red Feather, and gain a great deal of enjoyment from seeing the birds close at hand. The kinds of birds one may attract by this means varies with your location, season, and the type of food which you provide, but in the Red Feather area it is not unusual to attract 15 species, or even more, in the course of a year.

The very easiest kind of bird feeder can be made by simply fastening a patch pocket of hardware cloth on a convenient tree-trunk and keeping it filled with suet. This will attract Hairy Woodpeckers, Flickers, Stellar Jays, Clark's Nutcrackers, Mountain Chickadees, and all three kinds of Nuthatches.

A tray, or a hopper and tray, with sunflowers seeds, is attractive to the Jays, Chickadees, the Nuthatches, both Red-winged and Brewer's Blackbirds, Cowbirds, Casinos Finch, and the Green-tailed Towhee. The commercial mixed bird feed, which is chiefly millet and sorghum seed, with a little sunflower seed, but it is attractive to the Juncos, the Green-tailed Towhee, and especially to the Gray-crowned Rosy Finches.

Peanut butter is another very attractive rum, which brings in the Chickadee, the Tree Nuthatches, Jays, Nutcrackers, and others. It is especially attractive to the squirrels, and both the Pine Squirrel and Albert's Squirrel come to the peanut butter regularly and even the Richardson's (or Wyoming) Ground Squirrels have teamed to climb the tree to get at the peanut butter or sunflower seed.

Most exciting of all bird feeders in the area are those for hummingbirds. There are many different kinds, both commercial and homemade, which attract Broad-tailed Hummingbirds, our common species in the summer, and a special bonus for those who watch the hummers carefully is occasionally seeing another species in the late summer, when the Rufous Hummingbird and the little Calliope Hummingbird arrive.

(Gustav Swanson's article includes a discussion of the feeding of hummingbirds. A copy of The First Hundred Years may be seen at the Red Feather Lakes library and other libraries in the area.)

The Mammals

Compared with birds, the mammals are fewer and less known. Some, like the pocket gopher, spend their life almost entirely underground. Others, like the bats, are largely nocturnal. Still others are small and secretive, and therefore seldom seen. In spite of this, however, one can see in the Red Feather area, a good assortment of interesting mammals. There are undoubtedly many less common and more secretive ones which are found regularly in the area, such as bear, bobcat, mountain lion, badger, and many others. But no special study of the mammals of the area has been made. Those seen in a three-year period within a few miles of Red Feather are: ·

Bats, seen occasionally but so far unidentified; rabbits, usually the Snowshoe Hare (Varying Hare), which is white in winter, brown in summer, and occasionally one of the Cottontails; marmots (woodchucks), numerous; Richardson's Ground Squirrel, may be the commonest small mammal in the area; Golden-mantled Ground Squirrels and Chipmunks, both common; two tree squirrels, the common and noisy Pine Squirrel (Red Squirrel) and the rare, usually silent Albert's Squirrel;

Pocket gophers, common but seldom seen; beavers, not regularly seen because they are active chiefly at night, but beaver cuttings and dams are seen regularly; Wood Rat (Pack Rat), common enough to be a nuisance when it gets into unoccupied cabins; muskrat, common in almost every lake in the area and in streams to some extent; porcupine, widely distributed in the ponderosa pine area, fortunately not too common because it may kill pine trees;

Coyotes, seen occasionally, night howling heard frequently; red fox, found in the area quite regularly; raccoon, fairly common but seldom seen since they are active chiefly at night; weasel, Long-tailed species seen quite recently; mink, secretive and most active at night, but their characteristic tracks are found regularly, especially in the snow; big game includes the Mule Deer and elk, both of which are quite common.

Hunting in the Red Feather Area

(The following data on big games, small game and game hunting were obtained not from Dr. Swanson's report in The First Hundred Years but from the latest available publications of the Colorado Department of Natural Resources, Division of Wildlife.)

(Figures on deer, elk and antelope hunting represent the totals of archery, muzzle-loading rifle and regular rifle hunting.)

1977 Big Game Harvest in the Red Feather Lakes Game Management Unit

	Harvest	Hunters	Recreation Days ¹
Deer	281	1,569	5,015
Elk	130	1,095	5,248
Antelope	67	79	100
Bighorn Sheep ²	7	12	170
Mountain Lion	1	3	19
Black Bear	1	38	322
	486	2,796	10,934

1) Number of hunters times number of days they spent in this area.

2) Bighorn hunting area which included Red Feather was larger than deer and elk.

The Red Feather game area is a part of Larimer County. Big game hunters residing in or visiting Red Feather can also try their skill in adjoining big game management units or others throughout Colorado. The 1977 deer harvest, for example included 281 in the Red Feather area, 1,082 in all of Larimer County and 90,258 in the state.

Small game hunting (including game bird hunting, which in Colorado may be done on the same license) statistics for 1976 when the latest available at the time of this writing. The largest harvests for the game management unit including Red Feather Lakes were: 7,264 ducks, 4,451 geese, 8,510 doves, 7,805 cottontail rabbits and 1,239 pine squirrels. Other takes included blue grouse, pheasant, magpie, wild turkey, ptarmigan, snowshoe bar marmot, raccoon and a few animals and birds of other species.

Trapping of fur bearing animals is a less extensive activity in Colorado. The value of pelts marketed in Colorado increased in 1976 to more than one million dollars. In the Red Feather area, the numbers of animals taken by trappers that year were: 2,670 muskrats, 160 beavers, 78 red foxes, 19 minks, 4 martens, 4 weasels and 6 badgers.

Fishing at Red Feather Lake

(Dr. Swanson discusses the management of the dams and other details of fishing there. The information is not of great pertinence to Fox Acres residents, who have their own lakes, as reported in the Lake Management section of "The Story of Fox Acres.")

Conservation Work of the State and Federal Government

The Red Feather Ranger District of the Roosevelt National Forest is an area of about 500,000 acres, which extends westward to the Laramie River, south to the Poudre, and north to the Wyoming line. In this vast area, administered from Fort Collins, the Forest Service conducts and supervises a variety of activities which are only slightly open to the general public, as well as some with which the public is very directly concerned.

The Red Feather District is known for its hunting and fishing. The official estimate for 1978 was 120,000 hunting and fishing visitor days. Popular campgrounds are maintained at several state labs: Dowdy, Bellaire, West, and Creedmore. Their capacity is frequently exceeded during the summer and plans to enlarge them are being considered.

Most of the Ranger District, at total 417,000 acres, is included in 1978 grazing allotments to 60 ranchers, who grazed 4,900 cattle and horses for approximately three summer months on the forest. A limited amount of timber is cut by local loggers. In 1978 this was 8,500,000 board feet of saw logs and poles, sold on the stump to big haul bidders, in addition to which about 500,000 board feet of firewood permits issued to local people free of charge. The National Forest was originally established primarily as a protection forest for its water yield, and two permanent "snow courses" are maintained on which snow surveys are conducted as a basis for helping predict spring runoff.

The District administers over 100 special use permits each year, which include many interesting uses such as a cemetery, wells, and the filming of a TV program for "Wild Kingdom." Mineral claims on the District number 1,550, but none is very active.

The biggest headache of the Forest Service in dry years is of course forest fires, which must take precedence over everything else, using all available manpower and funds.

The worst of 16 fires in the Red Feather district in 1978 devastated approximately 1,200 acres of beautiful timberland but firefighters controlled the flames before they reached

any structures. Ray Stenzel made a major contribution to the battle, running several pieces of heavy equipment and operation from Fox Acres to the blazing area. This was called Killpecker fire, straddling the Deadman Hill road and flames reached within five miles of the Red Feather community and one mile of the Crystal Lakes subdivision. Slashing from timber operations were being burned when wind whipped the flames out of control. It developed into the most extensive forest fire in the Red Feather Ranger District since the 3,100-acre Bull Mountain fire in 1971.

The State Division of Wildlife is responsible for fish and game management on the National Forests, as well as elsewhere in the state, and in the Red Feather area its work especially interests the fisherman. The Parvin Lake Fishery Research Station conducts a wide variety of experiments and the results are applied to fish management programs elsewhere.

The numbers and species of trout stocked in the state-owned lakes in the Red Feather area vary, as do the sizes and numbers of fish caught. The various small streams in the Red Feather Lakes area also produce some fishing, mostly of small trout, almost entirely wild reared. The North Fork of the Poudre is stocked at Creedmore Lake and at the campground where the Deadman Road crosses it.

Conclusion

Preparation of "The Story of Fox Acres" concluded in the spring of 1979, when some of the basic development of the area was still in progress and sales of residential sites were starting. This report was signed off at that time so it would be available to prospective buyers of Fox Acres property and anyone else interested. Maybe the account will be rounded out when Mr. Stenzel completely attains his goals in the project, many individual homes have been constructed, and the transition to homeowner administration of Fox Acres has been accomplished.

Until then, "The Story of Fox Acres" up to the present point hopefully has captured some of the excitement, pleasure, trials and triumphs reflected in all the years, money, brains, love and perseverance that have gone into the realization of this dramatic dream of Raymond and Mary Stenzel, their family and associates.