

## 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 Stenzels 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 Stenzels' 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 future 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-acres 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 Stenzels.

"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, get negotiations under way. Early in 1971, Leo and his wife Pat came to see us at Pauma 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 hearings, 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 “signed 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 constructed 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 Kerr'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 courses (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 Stenzels 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 for 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 forest 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 as 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 Stitt, who continue to operate it. The Stitts hold an annual "Red Feather Open," drawing people from Greeley and Fort Collins in their campers 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 like the \$650,000 clubhouse was in 1977-78.

The two-story structure is 104 by 40 feet in size (8,320 square feet of floor space). 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 predominantly \_\_\_\_\_ 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 18<sup>th</sup> 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 Myers, 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 Park 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 planned 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 logs 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 Fenders' 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 décor 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 ultramodern 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 Fort 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 respects that the public authorities had no guidelines to lean on.

The utility corridors at Fox Acres will consist of pre-fabricated concrete 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 lines, ranging from one inch to six inches, and the two-inch sewage 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 REA 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-sentinel. 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 can supervise 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 re-broadcasts 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 reservoirs 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-chamber 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.

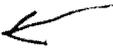
Instead of the septic tank and lift station used at each individual home site, a device called an upflow digester will serve each group of four or five cluster units. The disposal process is basically the same but an upflow digester is more cost-effective for multiple units and produces clearer effluent.

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 Acres, John Aldrich concludes: "The limitation on the system is imagination." That is to say, its potential is almost limitless.

### Water Development

Ray Stenzel was a water explorer in his own domain. Early in his ownership of the fox farm acreage, <sup>he</sup> 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 stop water waste. His relatively simple initial processes 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 authorities," 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 adheres 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 Barker, 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 fuse or cap but with such impetus as bouncing around in the back of a pickup. Gene, however, shrugged off the possibility of danger and fired 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: “Here 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 lakes, 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 fill his reservoirs under his court-decreed junior priorities.

But what if the spring runoff were not sufficient to fill the reservoirs? Ray’s first action to develop a firm supplemental supply was the drilling of wells. The first one was the biggest, producing close to .5 cfs (cubic feet of water per second of time). That first well was drilled in the days when wells were not considered part of the river’s 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. Therefore diversion of most underground