

waters is regulated 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 preferred 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 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 Consultants, 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 first 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 K. 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 as recycling nutrients, conserving natural energy, minimizing water loss, providing trout as a source of protein for people in underdeveloped areas, and, all in all, making life more pleasant for a lot of folks.

Prof. Hagen also owns two trout hatcheries—at Fort Collins and Buena Vista—where, 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 sizes 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 resultant winterkill of fish, increase evaporative water loss, and choke up irrigation systems.

At Fox Acres, Hagen also ^{must} ~~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 algaecides.

In the bigger lakes, the chemicals are introduced from a boat. Smaller lakes can be treated by use of garden 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 winterkill of fish.

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

Ichthyologist Hagen also applies his expertise in that field—the study of fishes—to the Stenzel lakes. Stocking them, minimal 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 hole. 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 quality 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 first 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,” Harold 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 any more.”

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 includes 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 part of their dad’s crew.

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 mining 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 1977-78 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 arrangements they and Ray work out."

Golf Course superintendent is Terry Carter. He served in that capacity at a private course at Eaton, Colo., 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 park personnel, nurserymen and sod growers as well as golf course superintendents.

"Every superintendent in the association would like 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 course 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 care. Cups 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 like bulldozers, crawler loaders, dump trucks and graders, 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. Personnel 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 accommodate 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 is _____ (CSU position).

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 some locations, usually where 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 evergreens which are found in their favorite locations include Douglas fir and Engelman spruce.

Many plants and animals are found only in the montane zone. 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's Jay, Clark's Nutcracker, Raven, Hairy Woodpecker, and the Pygmy and White-breasted Nuthatches.

The 55 summer residents include the warblers, 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, Redpoll, 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, Steller's 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 Jay, Chickadees, the Nuthatches, both Red-winged and Brewer's Blackbirds, Cowbird, Cassin's 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 Juncoes, the Green-tailed Towhee, and especially to the Gray-crowned Rosy Finches.

Peanut butter is another very attractive item, which brings in the Chickadee, the three 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 learned 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 humming birds. 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 under ground. 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 ^{one} 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 Abert'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 so 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 frequently; 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 bird 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 ²
Deer	281	1,569	5,075
Elk	130	1,095	5,248
Antelope	67	79	100
Bighorn Sheep ²	7	12	170
Mountain Lion	1	3	19
Black Bear	<u>0</u>	<u>38</u>	<u>322</u>
	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 areas.

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 were 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 hare, 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 Lakes

(Dr. Swanson discusses the management of the lakes 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 Governments

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 known 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 lakes: 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 highest bidders, in addition to which about 500,000 board feet of firewood permits are 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 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~~ 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 operators 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.