

February 2026

GMF Town News



Thank You Town Volunteers!

Mayor's Memo:

Please stay off of the ice on the lake unless the Town has posted that it is safe to be on it. This winter has been unseasonably warm and we have not been able to verify ice thickness that can support people being on it.

Please join me in welcoming Natalie Nelson as the new Town Planner. Natalie is a native to Manitou Springs, Colorado Springs, Green Mountain Falls, and the Mountains of Teller County. With a strong Military family and background to this area, Natalie now has grandchildren that are 6th generation in Green Mountain Falls. Natalie is married to Mark Hedgeman, who is a Veteran & also has strong ties with this region. They together have 7 children, 3 in GMF.

Natalie has a master's degree in Architecture from UCD. She also has a bachelor's in Engineering from USM. She has completed Planning projects including the Green River Cultural Byway in Summit County. She has worked in the Private, Public, and Government sectors in Architecture, Engineering, Planning, Construction, and Project Management. She served as Senior Planner for Lockheed Martin on all their Colorado Springs campuses, and the Deer Creek Campus in Littleton. She currently owns her own A-Z Company that produces Custom Homes, additions, and other Residential Projects. She has extensive connections with many Engineers, General Contractors, Surveyors, and other affiliated trades in the industry.

Outside of the office, Natalie has a large and close-knit family environment. She is private in her life and enjoys the simple gifts and gratifications. She cooks often, has commune and holistic beliefs and values. Welcome Natalie!

On February 21st at Noon, there will be a Winter Community Potluck at the Church in the Wildwood hosted by the Building Ute Pass Community (BUPC) non-profit organization. The main course will be provided by BUPC and they have asked for people to consider bringing in a side dish.

This week I was able to get the latest Regulation 43 Revision on the Agenda for the El Paso County Board of Health meeting. My goal was to bring

awareness to the Board about the revision to the Transfer of Title Section of that Regulation. I believe I was successful in raising that awareness. We will be having additional discussions at the February meeting to discuss the legal interpretation of what is included in that Section and the Variance Section of that Regulation. Here are some of the specifics and my concerns.

First, the Revision to the Regulation does allow a local board of health the ability to either opt-in or opt-out for a transfer of title inspection program. It also offers the ability to identify the types of transfers that are not required to have inspections. So if El Paso County adopts this latest revision and decides to keep the transfer of title inspection program, then if you have a cesspool you will have to abandon it and upgrade your system in order to sell your house (and transfer the Title). The local board of health is not required to provide any data to the homeowner that indicates their cesspool is causing problems (no "burden of proof").

Many folks have banked on the Variance Procedure within this Regulation as a means to help them maintain existing systems if they cannot physically put in a new one. However, one of the mandatory requirements to apply for a Variance is to have a professional engineer (or geologist) provide a justification that the conditions of the existing system will result in no greater risk than a brand-new system. I seriously doubt any professional engineer would put their stamp on such a justification. This really calls into question whether or not a Variance could ever be granted. The good news is that at least the El Paso County Board of Health is discussing this matter.

Recently we had two Planning Commission members resign. One of the reasons stated for the resignations was the feeling like a formal Planning Commission was not needed. With the change in the Land Use Code to streamline minor projects, there have not been a lot of permits for the Planning Commission to approve. The streamlining was purposefully done to help shorten the time required for things like fences and decks. If we don't have enough people serving on the Planning Commission, it is possible to rearrange things so that all permits are done by the Planner and zoning and variance requests can be done by the Board. The Planning

February 2026

GMF Town News



Thank You Town Volunteers!

Commission topic will be discussed at the Board of Trustees meeting on Feb 3rd.

Committees:

Fire Mitigation Advisory Committee

The Fire Mitigation Advisory Committee FMAC members can assess your property from a fire mitigation perspective.

Planning Commission: The Planning Commission has two openings. If you are a resident of the Town of Green Mountain Falls, please consider applying! The Planning Commission has been working on updating the Town's Comprehensive Plan. This Plan is very important because many grants want to see how the grant request fits within the community's planning documents.

Parks, Rec and Trails Committee:

A new retaining wall has been installed at Hotel Park. This wall contains some of the historic markers that were displaced when the basin was installed.

Reminders:

When driving in Town, please do not proceed past a road closure sign. There are times when we need to close a road for the safety of the workers.

If work in Town is needed, please report it on the Town's website at:

<https://greenmountainfalls.colorado.gov/form/report-a-nonemergency-issue> or contact Town Hall.

If you are doing any exterior upgrade to your property or lot, please discuss your project with the Town to avoid a stop order.

Calendar:

Feb 3rd - Board of Trustees

Feb 10th - Planning Commission (tentative)

Feb 11th - Parks, Recreation and Trails

Feb 17th - Board of Trustees (if needed)

Feb 23rd - Fire Mitigation Advisory Committee

Marshal's report January 2026

Call type	# of calls	Outcomes if any
Case follow-ups	0	
911 hang ups	1	
Traffic control	1	
Traffic complaint	0	
Citizen Contacts	12	Many due to traffic citations questions
Civil service	2	Paperwork served to residents by EPSO
Fraud	2	
Litter complaint	0	
Child Abuse	1	Unfounded
Details worked	6	Meetings, court etc.
Traffic stops	5	
Parking complaints	0	
Patrol check	0	
Open door	1	
At risk adult abuse/neglect	1	
Disturbance	0	
Animal complaint	3	Injured deer
Suicidal check the welfare	0	
Check the welfare	3	
Domestic violence	0	
Unattended death	0	
Traffic accident	0	
VIN verification	0	
Total calls for service	38	Up from 33

Other agencies assisting us – 2 calls for service

Us assisting other agencies – 3 calls for service

NIBERS reports completed.

Citizen Contact upload completed.

Use of force reporting completed.

Reserve hours worked – 10

Speed cameras-253 citations issued in January down from 325 citations issued for December. 217 Citations paid for in January.

Marshal Goings completed 1.5 hours of statewide 800 MHz radio training.

Deputy Starks will now be known as Corporal Starks. Congratulations Will!!