

The Cougar KITTEN



Page 1

- ◆ Spring Pancake Feed
- ◆ NEW Community Website

Page 2

- ◆ Spring Ladies Luncheon
- ◆ Wanted—Hall Monitor

Page 3

- ◆ US 95 Bypass Information

Page 4

- ◆ The Cougar Chick

Page 5

- ◆ Board of Trustee Info
- ◆ 4-H Update
- ◆ Farewell to Phil Cooper
- ◆ Renting the Hall

Page 6

- ◆ Reflective Address Info

Page 7

- ◆ Worley Highway Notes
- ◆ Gulch History

Page 8

- ◆ Gulch Business Ads

Page 9

- ◆ Annual Member Meeting
- ◆ Cinco de BINGO Taco Night
- ◆ Membership Application



Spring Community Pancake Breakfast



Cougar Gulch held its annual Spring Community Pancake Breakfast on Saturday, March 7th. The event was a delicious affair hosted by your volunteer board of directors and featured not only pancakes, but sausage, eggs, fruit, and other delectable goodies. The feed was well attended by a large number of community

neighbors.

The get-together was co-hosted by members of our very own Cougar Gulch Hilanders 4H Club. The club helped set up for the breakfast, helped advertise for the event, and also helped provide clean-up. 4-H also took the opportunity to sell items to raise money for the club during the breakfast.



Our heartfelt thanks again go out to Tom Wambolt and John Hand for standing in again this year as master chefs for the affair. They spent their time sizzling up spicy sausage, pouring perfect pancakes, and frying up farm fresh eggs made to order!

The breakfast fed approximately 45 people over the course of a very nice spring-like morning in the Gulch. Neighbors had the chance to connect or reconnect with each other while getting to know a handful of new-to-the-Gulch families too who made the effort to attend. It's safe to say that no one went home hungry!



Visit YOUR New Community Website



Have you visited YOUR new community website? It has been specifically designed with the Cougar Gulch community in

mind.

Need to know when the community Hall is available for rent? Looking to catch up with 4-H activities?

Trying to check out past editions of the Cougar KITTEN? Are you interested in reading about the

history of the area? Maybe you might be looking for a variety of community connections. Or, think about running an ad for your business or posting your business card to the website. It's FREE for Cougar Gulch neighbors with a paid, yearly membership. If you would like to suggest web page information that could benefit our area that is not currently there, just let us know and we will do our best to include it in the future. Check it out, bookmark the site, and come back often to see what's going on.

Women of the Gulch Gather for the Ladies Spring Luncheon



The women's spring luncheon was held at the home of Julie Schmidt on Saturday, March 21st. The party-goers brought a wonderful variety of delectable dishes to share. These events are a wonderful way for women of all ages to come together and enjoy food, conversation and comradery.



This type of gathering has been a tradition in the Gulch for almost 50 years, and we are proud to continue in that spirit. If you are interested in hosting a Women's Luncheon please contact Julie Schmidt at 425-319-0915 or contact her by email at julielinez1951@gmail.com for details.



WANTED: Community Hall Rental Monitor

The board is looking for a volunteer to take over Hall Rental Monitor Duties for the community. As the Hall Rental Monitor you would talk to potential renters via phone or email,

provide them rental information and keys, collect rents and send the monies to the board treasurer.

Additionally, the monitor keeps an eye on the hall and connects with our cleaning service if the Hall should need special attention.



If you are interested, please contact Julie Schmidt at 425-319-0915 or send an email to:

CougarGulchCommunity@yahoo.com



Our Community Needs Volunteers!

Is a US 95 Bypass Through Cougar Gulch In Our Future?

Most travelers in our area have noticed the improvements on US 95 over the past years. Locally, those improvements include the bypass efforts at Sandpoint and the recent completion of a stretch highway near Athol, to the 2006 completion of making US 95 a 4 lane highway from the Fighting Creek area past the CDA Casino. These efforts have been focused at moving traffic expeditiously along our north-south route.

In order to maximize traffic flow on US 95 through Coeur d'Alene, the Huetter Road Corridor Study Project was begun in the summer of 2000. This corridor has long been considered as a viable future transportation route and largely consists of providing a 4 lane highway around town.

The study included extensive public involvement and maintains that future traffic volumes and system capacity deficiencies cannot sufficiently accommodate traffic without major improvements in this area.

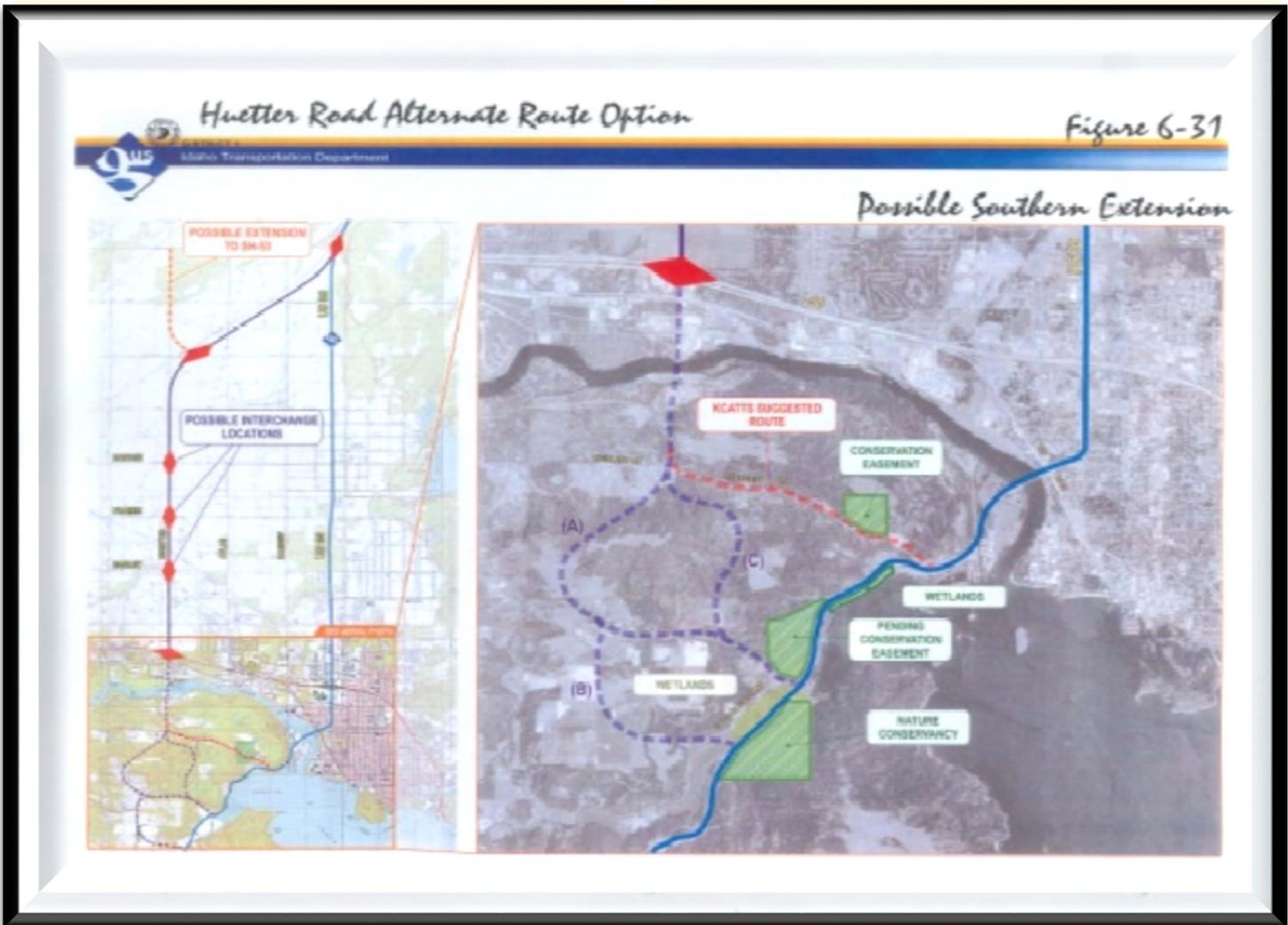
The Huetter Road Corridor Study sponsor is the Kootenai County Metropolitan Planning Organization (KMPO). Their technical advisory committee recommended an upgraded US 95 route via the Huetter Road Corridor area, connecting US 95

from north of Coeur d'Alene to I-90 at SH53 and then again south across the Spokane River connecting back into US 95 in the Cougar Gulch area.

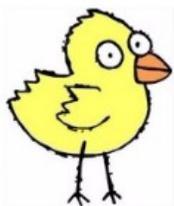
The map below is from an April, 2009 Needs Report and shows the possible southern extension of this bypass from the Spokane river and south.

The map on the left shows the proposed bypass route past town, across the Spokane river and south. The larger map on the right depicts the proposed, possible routes near or through Cougar Gulch. However, in this April, 2009 report, the advisory board determined that the area south of the Spokane river yielded many obstacles to providing a route that bypassed much of the congestion at I-90 and US 95, and at that particular time, it was determined to exclude it from the study for the time being.

For more information, please visit our website at CougarGulchCommunity.com. There you can find the Huetter Corridor Right of Way Needs Report from April, 2009, and information from Wikipedia on the US 95 Route from Canada to Mexico with specific information on Idaho.



The Cougar Chick



Welcome to *The Cougar Chick*, a column dedicated to agricultural pursuits in Cougar Gulch. Typically you'll find information about grower and livestock practices as we feature neighbors involved in farming and related activities, either for commercial sales or personal enjoyment and consumption.

Hello spring! This season holds many hopes for a productive planting season at Thurston Family Farm with the planned completion of our hoop house and a large compost pile

ready to be mixed with our native soil.

My column this time focuses on the one most important asset for any farmer: the land on which the farm is located. We are blessed in Cougar Gulch with an abundance of this natural resource. Some landowners have rolling meadows with plenty of sunshine if not year round warmth. Others are on rocky hillsides shaded by towering pines—a challenging environment for producing crops.

While soil structure and its ability to absorb nutrients can be overcome by adding mulch, and the growing season can be extended with green houses or individual plant protectors, an unfortunate set of circumstances such as disputed land ownership can play havoc with the best laid plans and with the most meticulous farming practices.

In Cougar Gulch, local attorneys, surveyors, and real estate agents have related stories to varying degrees of contention over boundary lines for a variety of reasons: Misplaced fencing, ambiguous legal descriptions, unrecorded surveys, survey errors, easement encroachments, and situations meeting the requirements for adverse possession, either intentional or unintentional. Especially disturbing is the long ago error in surveying of the southwest quarter section of section 20 of township 50 North, range 4 West, which includes a large portion of the Meadow Brook neighborhood of Cougar Gulch. Many property boundaries were affected, and Kootenai County created 'islands' of property with no legal owners. One such strip was auctioned a few years ago by the county. Fortunately, owners of adjoining and neighboring properties pooled resources and purchased the strip of land which each adjoining owner merged with their larger parcels.

Not all boundary issues have had so amicable, with at least one infamous incident occurring in the late 1990s, dubbed the "Thanksgiving Day Massacre" by local authorities.

Thankfully, such an incident has not been repeated to my knowledge, anywhere in Cougar Gulch since then. We've all heard the saying, "Good fences make good neighbors." But what steps can be taken to ensure a correct and stable boundary?

One neighbor offered the following advice: Have two surveys from different surveyors before marking a boundary, and even then building any structure within 75 feet of a property line could be risky if a survey error is later discovered.

Best practices dictate that surveyors should carry errors and omissions insurance, although the State of Idaho does not require it. Ask the surveyor for a certificate of insurance to be issued naming you as additional insured. Another potential problem is even if a surveyor has insurance at the time the survey is performed, if the insurance is not continuously in force and an error is discovered years

later, the property owner may not be able to make a claim against that insurance. Check with a legal expert, but if an annual certificate is not issued by the surveyor, there is no way to know if there has been a lapse in insurance.

For those of us with small farms offering our wares for sale to the public, it is important to preserve any easements granting access to your property, and likewise to properly maintain easements granting access through your property. For example, many of us live on private roads which are typically easements through a neighbor's property. The easement language will describe the width of the easement, typically as a number of feet on either side of the center of the existing road. The easement may also indicate the private road is open to public access. For example, one local easement states the easement is accessible to the general public, and measures 30 feet on either side of the center of the existing road, which in this case is about 14 feet wide. This easement requires property owners to keep the easement free of all obstructions except for utilities in the easement not on the actual road surface. If any portion of a private road is blocked for 20 years or more (only 5 years were required prior to 2006), public and private use of some of the easement could be lost forever unless steps are taken to enforce it. The best situation is for neighbors to respect deeded easements through their property and to comply with the terms of the easement. Property values that depend on access could be in jeopardy if easements are not enforced.

Horse riders and walkers in Cougar Gulch may walk on these easements without getting explicit permission from the property owner. In addition, if residents desire utilities to be brought to their respective parcels along such easement in the future, if the easement rights are not protected, owners may not be able to use it for utilities and instead may have to place the utilities directly in the roadway portion not blocked.

I consulted with Kevin Howard, supervisor for the Worley Highway District, who explained the difference between a privately maintained road granting public access, and a private road dedicated to the public. Dedication of a private road requires that the private owners first pay for the cost of improvements to the road to bring the road to highway district standards prior to the highway district assuming maintenance responsibility.

With plenty of warm weather and sunshine in the forecast, our local small farmers and bakers will be supplying us with the fruits of their labor. Judi Horton offers her home baked goodies every Saturday morning at 6863 W. Meadowbrook Loop. Email JudithAnneHorton@gmail.com or tomandjudi@imaxmail.net or call 208-665-0871 for more info. Thurston Family Farm now offers farm fresh eggs on Saturday mornings from 8am-10am or by appointment. Call me at 208-660-1359 for more information or to schedule a pickup time. If you'd like more information about other sources, please send me an email or call.

* * *

Karen Thurston, her husband John, and younger son Ian have lived in the Meadowbrook Loop area of Cougar Gulch for more than 10 years and have operated Thurston Family Farm since 2007. They raise laying hens for commercial egg production, spring lambs through their Community Supported Agriculture program, and a variety of herbs, vegetables, and fruit, currently for their personal consumption. You can reach Karen by email at:

Karen@ThurstonFamilyFarm.com

Current Board of Trustees

Your elected community board of trustees holds monthly meetings at 6:30 pm, the first Thursday of each month, from September through May.

| | |
|---------------------------|--------------|
| Julie Schmidt, President | 425-319-0915 |
| OPEN, Vice President | |
| Courtney Beebe, Treasurer | 208-447-8159 |
| Karen Thurston, Secretary | 208-660-1359 |
| Julia Mangan | Director |
| David Foster | Director |
| Mavis Tysdal | Director |
| Jason Shanley | Director |
| Candy Gardner | Director |
| Dawn Myers | Director |
| OPEN | Director |

The board welcomes all community members who would like to drop in to a meeting, listen to the proceedings and provide ideas. For more information and meeting locations please contact Julie Schmidt.

Flag Presented to Highlander 4-H Club

A US Flag was presented to the Cougar Gulch Highlander 4-H club at its regular meeting in February by Jim and Julia Mangan.



Hilander 4-H Board:

President, Kayla Myers; Vice President, Joshua Bobbit; Secretary, Lucy Pavey; Treasurer, Tom Hersey; Song Leader, Lauren Bergendahl & Morgan Clark; Reporter, Dylan Hosking.

Hilander 4-H Leaders:

Dawn Myers, Larry & Lori Isenberg, Christine Sheppard and Amber Hosking. **THANK YOU** to all of our leaders! They are helping to shape our future leaders. We appreciate the time and talent they bring to our club.



At left, club members enjoying the sun at their April meeting at the Hall.

If you would like to volunteer to help with our 4-H club, please contact Dawn Myers at dawnmyersid@gmail.com, or call her at 208-691-6041.

Volunteer—make a difference!

Thank You Phil Cooper!

The current SRMPA Board of Directors wishes to recognize Phil Cooper for his dedicated service on the board for more than 20 years.



During that time Phil served as a director, the board's President, and most recently its Vice-President for the past several years. Phil is stepping down from the board to pursue other activities but remains an integral part of our community. Please thank Phil when you see him for his many years of service on our behalf. We wish him all the best and look forward to seeing him at many future community events.

Community Hall For Rent

The Cougar Gulch Community Hall can be rented by any local neighbor or resident of the Gulch. The Hall boasts a stocked kitchen with a propane wall heater, a large entertainment room with a stage, tables and chairs for approximately 80 guests, a wood burning fireplace and a gas stove.



Paper products and cutlery are provided as well as firewood to heat the Hall in the colder months. Consider having your next event at the Hall. It's also a great spot for family reunions or parties too!

Please contact Julie Schmidt at 425-319-0915 or check availability on line at our website at CougarGulchCommunity.com. Paid members can rent the Hall for \$75 per day. Non-members are \$125 per day.

Do you have Reflective Address Markers Locating Your Property?

This information is provided compliments of Julia Mangan.

As a long time Cougar Gulch resident, I used to run, hike and ride my horse everywhere. This gave me the opportunity to know the different areas and who lived where. It has been a long time since I have attempted to find where new Cougar Gulch neighbors live, but since I have retired and become more active in the community again, I find it is difficult to locate the exact address I am looking for because most homes are not properly marked. Multiple mail boxes at the beginning of the road are not helpful in locating a specific home. As a person from the medical field, I realized how difficult it

could be for emergency crews to locate you if you needed them when minutes can count.

One solution available is to consider a reflective address marker. The Kootenai Fire Fighters, Local 2856 offers the markers for only \$15.

This marker is visible day or night and has reflective material on both sides. It is fade resistant and last for years. They have pre-drilled holes, allowing them to be place on a post, pole, or anywhere that is easily visible to people trying to locate your home. It can be mounted horizontally or vertically.

If you are interested in making your home safer by including a reflective address marker, please call 208-755-2906, or write to the Kootenai County Firefighters, Local 2856, 1712 W. Golf Course Road, CDA, ID 83815. The form is included here for your convenience.

KOOTENAI COUNTY FIREFIGHTERS LOCAL 2856

**REFLECTIVE ADDRESS MARKER
ORDER FORM**

Please complete the following information:

Name _____
Address _____
City, ST Zip _____
Phone Number _____

Address Number Requested

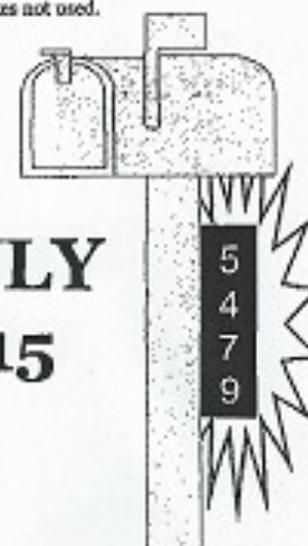
Note: If your address has fewer than 5 digits, please X those boxes not used.

Mounting Preference

HORIZONTAL _____
VERTICAL _____

V
E
R
T
I
C
A
L

HORIZONTAL



ONLY
\$15

Mail to:
**KOOTENAI CO. FIREFIGHTERS
LOCAL 2856
1712 W GOLF COURSE RD
COEUR D'ALENE ID 83814**

For Faster Service, Please Call 208-755-2906

Worley Highway District Notes



This article provided by Jim Mangan, Commissioner, Sub District 1, Worley Highway District. Jim can be reached at 208-660-7956.

Mild Winter Dividends

Since almost no snow clearing work was done the last part of winter, crews were able to complete installation of new traffic control signs. You may have noticed these signs, particularly at night, because of improved reflectivity. Better visibility makes for safer driving conditions. Crews are also getting an earlier start on the spring maintenance cycle. This will permit some catching up on deferred ditch and water control work. (Never good to fall behind on this task!)

We're expecting to finish spring and summer maintenance tasks earlier than usual this year, and thus will be able to squeeze in road improvement projects. Top item on the list is working on the second half of the Clemetson Road project. We would also like to do sight improvement work at the junction of Tall Pines and Loffs Bay roads. Long term, we're working on engineering and right of way acquisition for major improvements of Kidd Island and Rockford Bay roads.

Contracts

The district recently awarded contracts for rock crushing at the Mica Pit and delivery of magnesium chloride (for stabilizing gravel roads). We also awarded a \$477,296 contract to J. Addington General Contractors, of Huetter, for construction of a new office building. Construction will occur this summer.

The present office at Mica is part of the maintenance building. There is abundant noise, dust, grime, and smell that occurs when heavy equipment is being repaired. We have to shut down maintenance activity while in commissioner meetings and public hearings, or we can't hear ourselves think. The regular office crew just has to struggle with it every day; not very efficient.

The new office building will be just off Sun Up Bay Road in the central part of the district. (We already have a site there on which we previously constructed an equipment building.) While that will be a longer drive for us in the Cougar Gulch/Meadowbrook area, it better positions the office for the area's future development. The maintenance shop will remain at the Mica location.

Worley Highway District maintains 191 miles of road, in 202 square miles, with 17 full-time employees. Please drive slowly when in a work zone.

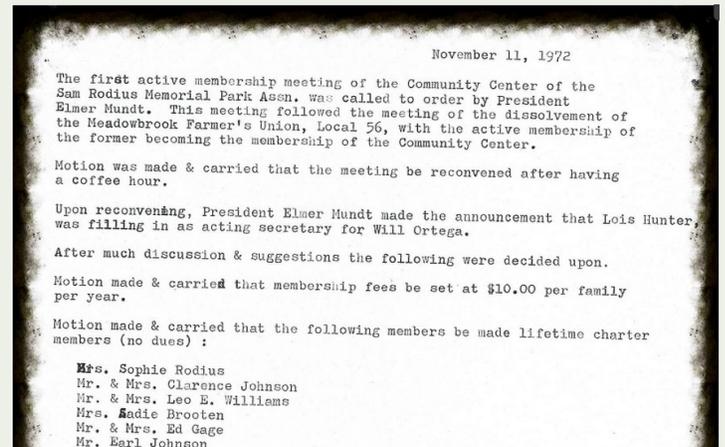
Blast from the Past

Pictured below are the final board members from the original Farmers Union before it was desolved. The board included from left to right, Ray Oliver, Ed Gage, Sue Bunn, Elmer "Bud" Mundt, Will Ortega and Bob Hunter. This article was dated February 19, 1968.



NEW OFFICERS, BOARD MEMBERS - Recently elected to serve as officers and board members of the Meadowbrook Farmer's union are, from left, back row - Ray Oliver, president; Ed Gage, Elmer Mundt and Bob Hunter, board members; front row - Sue Bunn, secretary-treasurer; and Will Ortega, vice president. The group will assume their offices Feb. 24.

Pictured below is an excerpt from the first active membership meeting minutes of the SRMPA Community dated November, 11, 1972. Readers can review the entire minutes in detail on our website at CougarGulchCommunity.com under "Our History".



If you have photos, printed archives of the area or of founding families, we would love to get them on our website. Please contact Julie Schmidt at 425-319-0915 or email her at julielinez1951@gmail.com. All materials will be promptly returned.

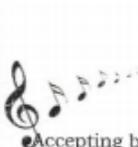


Cougar Gulch Business Ads

Paid members can place a facsimile of their business cards FREE in the Cougar KITTEN and on our Website at CougarGulchCommunity.com. Send us your business cards at any time, or consider a 25-word advertisement. These services are FREE for paid members and ads will run in the KITTEN and on our website.



Cougar Gulch
Lawn Care & Landscaping
"WHERE THE GRASS IS ALWAYS **GREENER**"
TONY SMITH
(208) 659-2155
WWW.COUGARGULCHLANDSCAPING.COM
"LICENSED AND INSURED"



Piano Lessons
Accepting beginning students for classical piano approach. Lessons include reading music, music theory, ear training, and building music repertoire.
Betsy McTear, 208-665-0809

Judi's Pantry
Fresh Breads, Jams & Gift Baskets, Weekly on Saturdays & by Special Order
Judi Horton
6863 W. Meadowbrook Loop
Coeur d'Alene, ID 83814
208-665-0871
tomandjudi@imaxmail.net



Thank you for observing the posted speed limits in the Gulch!

Annual Member Meeting—May 9th

In accordance with our bylaws, our Annual Meeting of Members will be held on Saturday, May 9th immediately after our Cinco de BINGO Taco Feed and just prior to BINGO. All families of the Gulch are cordially invited to attend this membership meeting. You do not have to be a paid member to attend and vote. At this meeting, an election of directors will be held. If you are interested to join our volunteer board, you are encouraged to attend. Board members typically help during community events and attend board meetings once a month between September and May. If you are interested, we will look forward to seeing you there!



TACOS and BINGO at the HALL– May 9th

Please join your friends and neighbors at the Cougar Gulch Community Hall on Saturday, May 9th where we will celebrate our Annual Cinco de BINGO event. Yummy tacos with all the trimmings will be served from 5:30 pm until 6:30 pm.



After the annual meeting (where an election of directors will be held) we will enjoy a variety of games of BINGO.

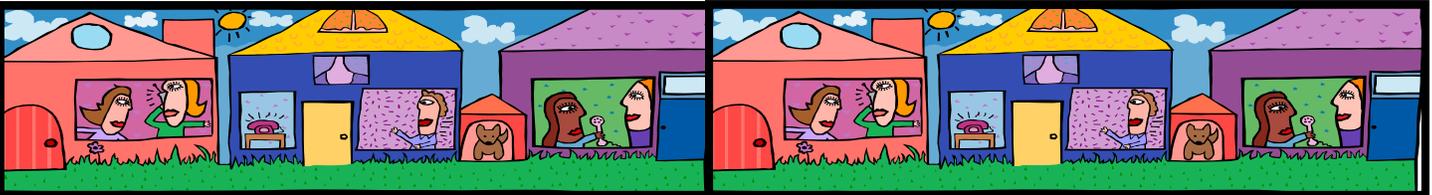
Attendees for Tacos pay \$5 per person. Children 10 years old and younger are free.

BINGO cards are \$10 per card, and proceeds will go to one cash prize winner per game. Come for the food, enjoy the friendship, stay for the fun!

MARK YOUR CALENDAR NOW!!

Cougar Gulch Membership Application

Annual membership is generally due the first quarter of each new year, however, we are always open to new member applications (valid through the end of each year) and donations. Your dues help maintain the Hall and provide for community events that take place all year.



2015 Cougar Gulch Community Membership Application

Tax Deductible Registration Form

Name: _____

Phone: _____

Current Email: _____

Home Address: _____

Annual Dues: \$25. Please make check payable to SRMPA.

Additional Donation: \$ _____ TOTAL donation: \$ _____

I would like to have the Cougar KITTEN sent to my personal email.

____ YES ____ NO

Please mail this registration and your dues to:

SRMPA Treasurer

6637 W. Meadowbrook Loop Coeur d'Alene, ID 83814