

**John and Dagmar Pedersen's Cabin**  
**801 Concord Lane**  
**Estes Park, Colorado**  
**80517**

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**A Guide For Visitors**  
GENERAL INFORMATION AND TROUBLESHOOTING

## Phone Numbers

*You must use your cell phone or neighbor's phones – none on premises*

**801 Concord Lane  
Estes Park, Colorado  
80517**

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### **Emergency**

911 Fire/Police/Ambulance

Hospital: Estes Park Medical Center: 970-586-2317

555 Prospect Avenue (west of Holiday Inn)

Larimer County Sheriff: 970-498-5101

Estes Park Police Dept.: 970-586-4000

Colorado Division Of Wildlife: 970-356-2753

Poison Control: 800-222-1222

Estes Park Town Government – Light & Power: 970-586-5331

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### **Miscellaneous**

Estes Park Post Office: 970-586-0170

215 West Riverside Drive

Estes Park Chamber Of Commerce: 970-586-4431

500 Big Thompson Avenue

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### **“Family”**

Gordon Pedersen: 970-577-8687

Warren Pedersen: 970-586-2396

Dean Pedersen: 970-577-1761

Larry Pedersen: 970-493-0721

Joanne Slizeski: 970-586-2063

# Welcome to our Family Cabin

So we can all continue to enjoy this treasure our grandparents have given us, please help by reading through this guide to using the cabin. I have written this with the intention of informing the uninformed. If you already know these things, great. If not, please read the various elements I have included making your stay a pleasant and safe one.

With our new upgrades to the cabin, we expect all guests and visitors to help keep it in great condition. New carpet, tile, and electrical are enhancements that will make everyone's stay a lot nicer.

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## Fireplace Use

Before lighting, make sure the damper is open. The lever just inside the opening controls the damper. Using the poker on the hearth, stick the hook into the hole and pull toward you. When the lever is pulled forward, it is open. You can now set fire to the logs in the firebox. See Picture:



Please use the screen at all times to protect the carpet and prevent a fire starting on the floor. When you get ready to leave the cabin even for a short while, the fire should be extinguished and flue closed.

When you are through with your visit, remove all ashes from the firebox using the shovel and bucket located on the hearth. Take the ashes (hot or cold) and place them in the garbage can outside of the cabin and douse them with water to ensure they are dead and won't be a fire hazard. This garbage can is for ashes only, do not dispose of household trash in it.



Please bring in new kindling and logs and get it set up for the next guests so when they arrive, all they have to do is open flue and light the paper underneath to have a welcoming fire.

# Furnace Use

## For Winter Conditions Only

Upon arrival October thru May, you will find the furnace in the living room with the temperature control switch in the middle position. This thermostat is on the back, right hand side. Turn arrow clockwise until it reaches the “Medium” circle. This should maintain the cabin temperature near 70°. Turning the control clockwise = warmer, counterclockwise = cooler. Leave the white switch set to Auto.

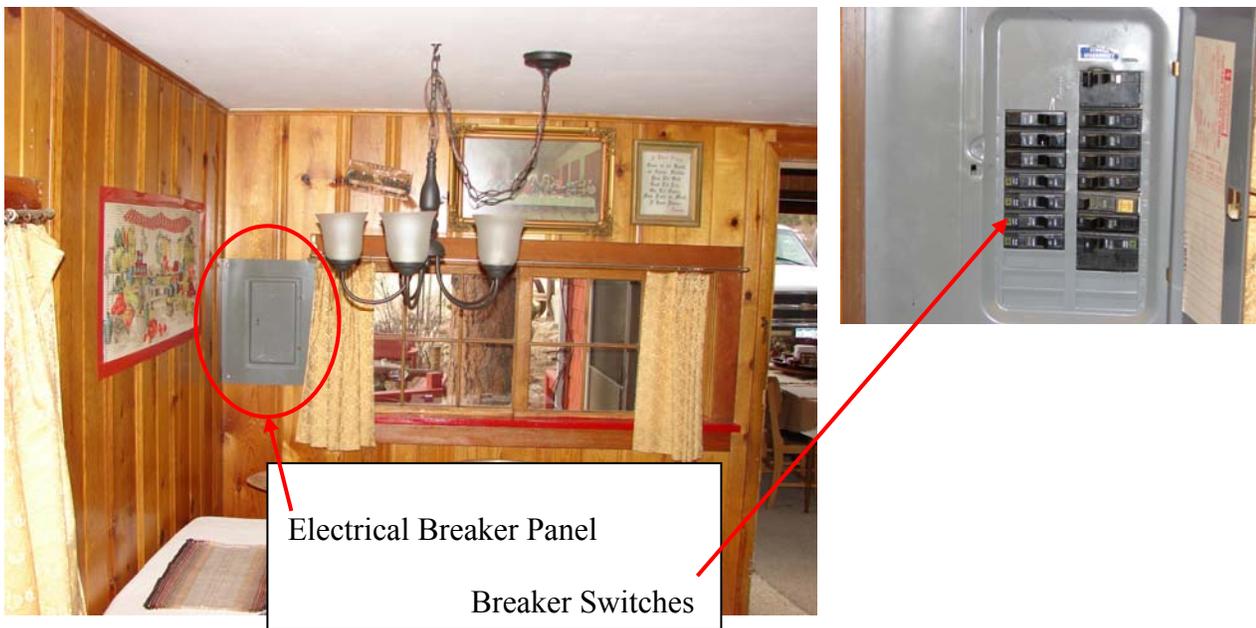


When you leave and conditions are winter-like freezing, set the arrow halfway between Medium and Low (like picture above). In warm weather, the thermostat control can be set to its lowest point and left there until needed.

# Electrical

We made some major upgrades to the cabin the last couple of years 2006 - 2008. One of the major improvements was fixing up the existing wiring and adding new needed accessories. Paul Pedersen is the family electrician responsible for doing this. He totally rewired the loft area replacing old dangerous wiring with new up to code specification electrical and adding additional outlets and lighting in the bedrooms and dining/family room areas.

If you should experience a problem with a “dead outlet”, check the breaker panel located in the dining area in the southeast corner. Disconnect the appliance that is connected to this particular outlet before going to the panel. Open the panel by pulling on the steel loop. You will be looking for a breaker switch that will be in a tripped position (half on-half off). Switch it all the way off, and then turn back on. That should fix the problem of a tripped breaker. Should the breaker continue to trip when using the same outlet and accessory, try a different outlet or quit using the accessory which may be defective.



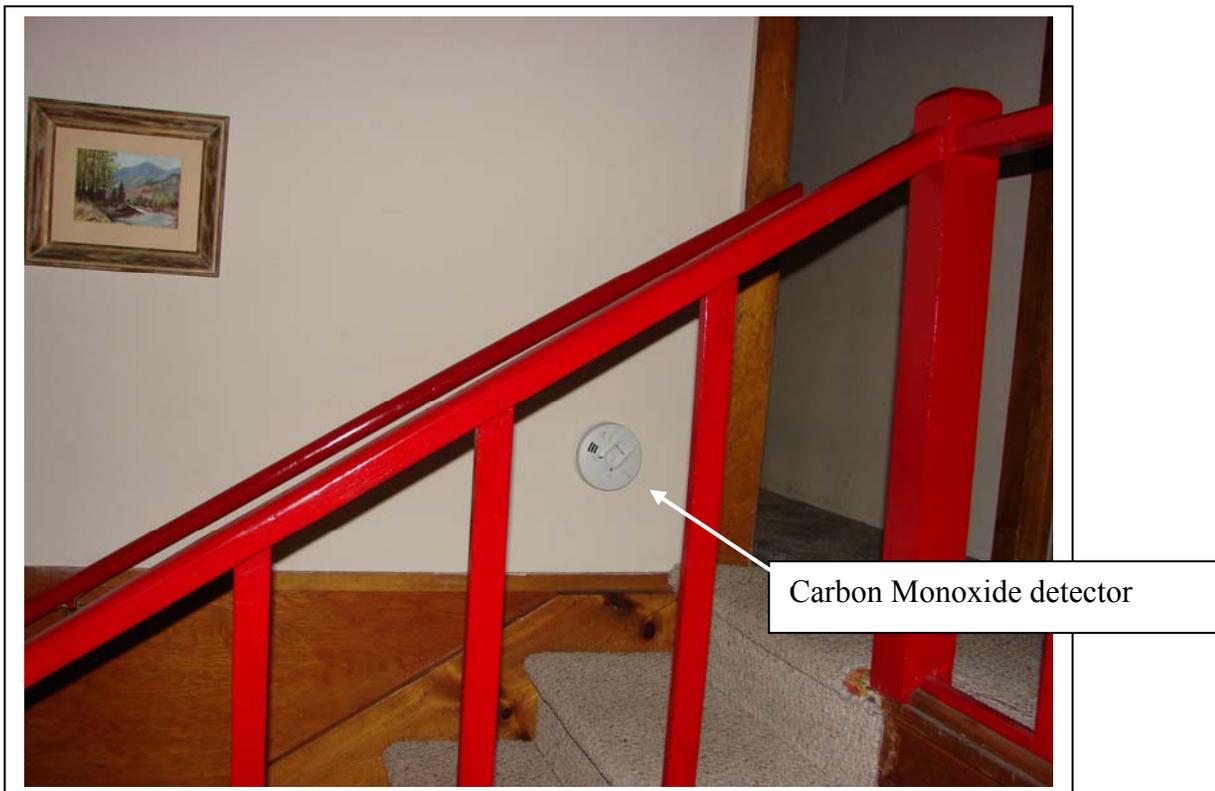
If this doesn't fix the problem, it may be more serious. Please let Gordon know about the problem so we can have it looked into.

Paul added several fire/smoke alarms; one in the living room and one in each of the two bedrooms. If any of these are sounding an alarm, vacate the cabin until you know it is safe to return. Emergency egress is from the windows in the bedrooms or the patio doors. Kids in the loft, if trapped, can exit thru the small window into the sunroom with help.

# Carbon Monoxide

Paul added a Carbon Monoxide detector at the top of the stairs. If this goes off, you will not see or smell the CO, so open the house up (windows, doors) and get out ASAP. When the alarm quits, you may re-enter the cabin. If it alarms again after closing up the house, the problem needs immediate attention and evacuation. A qualified contractor should diagnose and fix the problem before anyone occupies the building again. This problem can come from the furnace, fireplace, stove, water heater or anything that uses propane or gas and is working incorrectly or not venting properly (make sure fireplace flue is open).

Symptoms of CO poisoning are headache, dizziness, and nausea. If you are experiencing any of these, get out of the house immediately and get to fresh air. If symptoms appear to be very serious, get to the Estes Park Medical Center for treatment. Do not re-enter the cabin.



## Pets

It is OK to have pets in the cabin so long as you can control and clean up after them. One family left their dog in the cabin unattended and it completely tore up the carpet and padding by the patio door and scratched up the window sill. We do not want this to happen again so please take your pets with you when you leave, even for a short amount of time. Another alternative is to use a kennel that will contain them in your absence. You will be held responsible for damages your pets cause. If your pet has an accident on the carpet, please clean it up properly. Let your pets out often to avoid this problem. Once a dog has done this and it isn't cleaned up completely, it seems to attract other dogs to do the same in the same spot. There are special cleaners made just for this problem and can be purchased at the local hardware store in Estes.

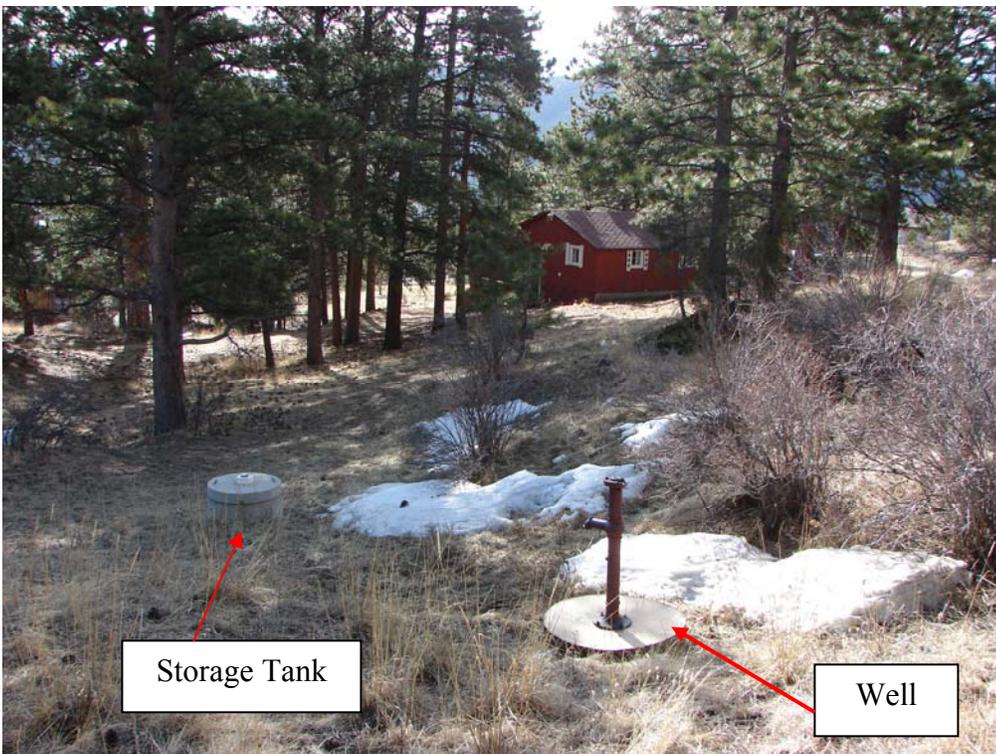


Carpet ruined by a dog trying to get out of the cabin

# Water

At this time, the cabin uses water from a well located just north east of the cabin. Unfortunately, it has very little storage and will run dry quickly with heavy use. Keep this in mind when showering, washing clothes and dishes. In wet years, the well will recover quite quickly and you will have water shortly. In drought years, you may have to bring in bottled water for drinking and cooking. With conservative use during your stay, like taking very short showers, perhaps fewer flushes, and quick dish rinsing, you should have little or no problem.

The well now uses an electric pump, but as you can see in the photo, the well had to be hand pumped in the “Olden Days”. Many years ago, some antique seeker stole the long handle to our well. This well has been here for many decades and continues to provide good drinking and domestic water. It has been tested in the past and is cleared by the health department.



The water gets its pressure through the use of a pressure tank located in the crawl space. Don't expect great pressure, but if you have no pressure to speak of, you may want to check this.

There is a 1000 gallon storage tank, but it can be used up very fast if care is not taken. There is a black 4" overflow pipe just below the storage tank. In wet

years and in the spring, you may see water coming out of this. This is normal and should remain unobstructed.

The Family Advisory Committee has discussed the possibility of tying into the Town Of Estes Park's water supply in the future if water becomes a real issue. It will require permits, excavation, and pipe laid up to the cabin at an exceptional expense. This is still up in the air.

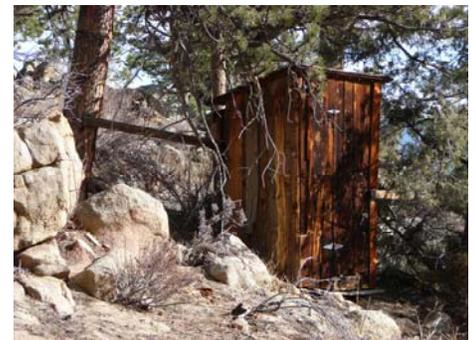
# Sanitation System

John Waldo completely replaced the old septic system in the early 90's. It lies buried just to the south east of the cabin in the grassy area. Please avoid driving heavy vehicles in this area. Since John completed this, we have had no problems with sewage. But still, there are some precautions that must be taken.

- 1) **Do not flush tampons down the toilet. Include them with your other trash when you leave.**
- 2) **Do not flush anything down the toilet that was not meant to be flushed down a toilet.**
- 3) **The kitchen and bathroom sinks are meant for typical general waste water only – no harmful chemicals, poisonous materials, petroleum products, etc. are to be put down the drains. Soapy water and most cleaning solutions are OK. If in doubt, don't put it down the drain. The leach field depends on bacteria and enzymes to breakdown sewage waste so we want to keep it alive and well so they can do their work.**

If you should have a sewage backup problem, contact someone immediately. Warren and Gordon would be the first points of contact, and short of that, call a sewage disposal (aka suck truck, honey dipper) company to come and check out the situation. It may be a plugged sewer line, a full septic tank, or the leach field may have problems. At any rate, it must be fixed ASAP – not to be left for someone else to deal with when they come up.

In the “Olden Days”, the outhouse [still standing] was the only place to relieve one's self. It was a long walk from the cabin. How nice we have it now!



## Picnic Grounds

The “picnic grounds” are for every guest to use for many things. There is an antique fireplace built of rocks by John Pedersen and is in disrepair. There are many tables and chairs kept there year around, although seldom used in the winter months.



Our Family Reunion is held here the last weekend in July every year. The grounds are used for horseshoes, baseball, volleyball, water balloon fights, and many other activities, not the least of which is cooking and eating.

We only ask that you be very careful with fire. The grass dries very quickly in early summer and can start a forest fire very easily. You should have either a good supply of water or a fire extinguisher handy for an emergency. There is a gas barbecue for small grilling activity. Also, please leave the grounds clean for the next family to enjoy. Paul is planning on running underground electric to the picnic grounds for campers to use to connect to for electricity and of course, our meat slicers and ice cream makers for the reunion.

## Checkout/Cleaning

When you leave the cabin after your stay, please take care of the following:

- 1) Clean out and rinse the refrigerator and leave it plugged in and on.
- 2) Clean the entire cabin – leave it as clean as or cleaner than you found it.
  - a. \_\_\_ There are cleaning supplies under the kitchen sink and bath vanity.
  - b. \_\_\_ We purchased a vacuum cleaner for the carpet so please run it over the main floor, stairs, bedrooms, and hall, even if they don't look dirty.
  - c. \_\_\_ Wash off all kitchen countertops, dirty dishes, cooking utensils, and silverware, and put dishes away.
  - d. \_\_\_ Be sure to empty the coffee pot filter and wash the entire coffee pot.
  - e. \_\_\_ Rinse or wash the tile and vinyl floors.
  - f. \_\_\_ Clean the bathtub area, toilet, and lavatory/vanity.
  - g. \_\_\_ We have just added a washer and dryer at the end of the hall. Please wash any items that belong to the cabin and are dirty (towels, sheets, rugs, etc.) and put back where they belong after drying.
  - h. \_\_\_ Dust tables, chair arms, window sills.
  - i. \_\_\_ Fireplace should be emptied of ashes and a new “ready to light” fire built on the grate.
  - j. \_\_\_ Some things need to be done on occasion when visitors have some free time like cleaning windows and glass doors.
  - k. \_\_\_ Remake the beds without linens – cover with bedspread and pillows.
- 3) In the winter, set the thermostat on the furnace to low/medium (see Furnace). Set appliances to off position (washer, dryer, water pump [shouldn't be running when you leave], coffee pot, stove. Refrigerator should be left on.
- 4) Open doors of kitchen cabinet under sink to help prevent freezing while unoccupied (winter/freezing months only).
- 5) Close window coverings where possible, especially north patio door in winter.
- 6) Turn all lights off. **Double check the three exterior lights!**
- 7) Check all windows to be sure they are fastened.
- 8) Do a final quick once-over the cabin to make sure you haven't left anything behind.
- 9) Lock both patio doors.
- 10) Put key in placeholder.

Fortunately, we have started an annual spruce up/clean up day in the late spring, the second weekend in May the last two years, and ask for all family members who can to participate. This is only fair and makes for a fun day, if you could call it that. The worst is over since we did a huge cleaning and throw out session in 2007 leaving only minor issues to deal with at the cleaning day from now on. If everyone pitches in during the year when they stay at the cabin, this will be even easier. So feel free to do the little inexpensive things like clean windows when you are here.

## Family Advisory Committee

We are always looking to improve our system and the cabin. Two years ago, a new Family Advisory Committee was established. This consists of one member of each of John's and Dagmar's kids. Larry and Dean Pedersen are the trustees and in charge of maintaining our trust and the monies involved in support of the cabin and all of its property. Gordon has previously handled these chores, but is ready to turn it over to the grandkids. For 2007, the family representatives are Becky Modlin for Harold and Maxine, Donna Koehler for Stan and Chloris, Linda Schneider for Bill and Evelyn, Paul Pedersen for Warren and Mick, Chris Pedersen for Gordon, and Bob Slizeski for Bob and Joanne. If a family member has issues and/or concerns, these are the members that you need to contact with your information. They will then bring it to the committee for consideration. Many things we want require money from the trust. This committee will make those decisions for the rest of us so communication is key to getting ideas heard and implemented. The FAC meets once or twice a year depending on urgency. The money we have available depends on the investments made and their success. Funding is very limited for the things we want to do so the FAC develops the strategies necessary to get them done if possible.

The FAC minutes are published on our website each time they are updated. Greg Pedersen maintains the website for the family and it is found at [www.familypedersen.com](http://www.familypedersen.com). This is also where you can find information about the family and see the Cabin schedule.

## Estes Valley Land Trust Conservation Easement

In 2006, the Cabin Trust entered into an agreement with Estes Valley Land Trust to join their Conservation Easement. All properties within this easement are now limited as to what they can do with their property. So with this in mind, one of the restrictions is no outbuildings may be built on the property in the future. We are also very limited on any changes we want to make to improve the land. Many of the properties surrounding the cabin have entered into this agreement and no further construction will take place in the immediate area. Stan Pedersen's property to the east of the cabin was bought by Phil Jorgensen and is under the easement umbrella, too. So just about any property you see adjacent to the cabin is included with the exceptions of Joanne, Dean, and the Connely's. One of the benefits of this program is we don't have to worry about the land being subdivided and more houses built adjacent to the cabin.

The true purpose of a conservation easement is maintaining existing wildlife habitat and not losing more of it to development by humans. For this legal agreement, the cabin trust received a substantial amount of money, [\$100,000] that will help us finance the maintenance and upgrades to the cabin and its property within the restrictions of the agreement. This includes taxes and insurance, propane for fuel, and other day to day expenses the cabin incurs whether it is being used or not. With good investments (by Gordon, Larry, and Dean & input from the FAC), we will be able to keep the cabin in the family with little or no cost to us. We have to be very prudent with our spending. In the initial planning, the FAC decided carpet and tile were the first priority with others put on the long term planning list. If you have questions about the easement agreement, Lucia Liley is the expert and our attorney representing us in this matter. Gordon, Warren, Larry, and Dean are also a great source of information on this issue, too.



## Supplies Replenishment

The Family Advisory Committee discussed how to manage the cabin's disposable items. What they decided was users of the cabin would help to replenish the supplies needed to have an enjoyable stay without having to go shopping upon their arrival. This method will only work if everyone who uses the cabin helps to support it.

With so many people using the cabin, the usual disposable items can run low or out. Please, when you come to the cabin, bring an extra roll of toilet paper, or paper towels, or garbage and trash bags, or napkins, or Kleenex or whatever to leave at the cabin. It can be disappointing to come to the cabin only to find you have to make a trip to the grocery store as soon as you get unpacked because the cabin doesn't have what you expected.

Some other things like dishes, silverware, lawn furniture, and new cushions for some of the chairs are upcoming projects and will be bought by the FAC as funding is available for purchasing. If you have other ideas, please contact your family representative on the FAC and let them know your thoughts so they can bring them up for discussion.

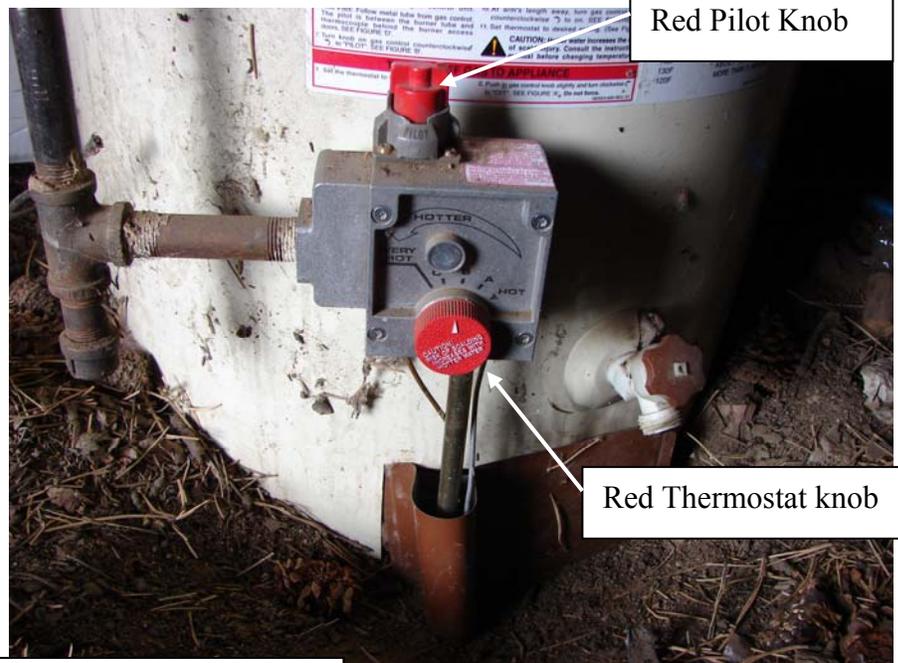
The FAC is looking into other possible long term projects if and when funding allows:

- 1) Pouring a concrete slab in the parking area to help keep dirt and grit off the new tile and carpet and diverting water away from entry.
- 2) Replacing the roof rafters that are sagging from old age.
- 3) Adding an outside fire pit possibly fueled by propane (not sure about conservation easement restrictions on a fire pit).

We have also been advised that the insurance company covering the cabin has made some directives we have to complete by December, 2008. It sounds like some trees may have to be cut down and this could be a considerable cost since they are very close to the cabin and will require a professional tree service to take down. The FamilyPedersen website has more information on this.

## NO HOT WATER?

On occasion, the water heater's gas pilot will blow out and you will have no hot water. The water heater is located in the crawl space with entrance on the south side of the cabin. If you need to relight it, the best method seems to be to take a couple of sheets of newspaper and roll them up into a tight torch. Make sure there is no smell of gas before you light a match. You should turn off the gas for 5 minutes before trying to light it. After the 5 minutes, hold down the red Pilot button and hold the lit torch inside the hole next to the gas outlet while you push in on the knob. It should light within a minute. If not, turn off again for 5 minutes before retrying. If it does light, continue to hold in on the knob for another minute. You should now be able to release the red Pilot knob and turn thermostat knob to temperature, although this shouldn't need adjustment. It should heat the water quickly since it is a small water heater unit.



- 1) Turn off gas and wait 5 minutes.
- 2) Remove brown cover.
- 3) Turn red knob to pilot position.
- 4) Light newspaper "torch" and stick in opening.
- 5) Hold down red button on top of control while the torch is trying to light the pilot flame.
- 6) Slowly pull the torch back out to see if fire stayed lit on pilot flame.
- 7) If so, wait a minute, turn red thermostat knob to temperature and extinguish torch.
- 8) Replace brown cover.
- 9) Water should be warm in a short while.

## Wildlife

There is an abundance of wildlife around the cabin. Bears, bobcats, mountain lions, coyotes, mule deer, elk, chipmunks, Abert squirrels, and many types of birds can be seen throughout the year.

If you bring your pets to the cabin, be aware that animals are around, especially at dusk and after dark. Don't let your dogs run loose to chase deer or elk. You can get a ticket.

In the fall, the mule deer and elk are in the rutt and are known to chase people and pets. Stan Pedersen was chased under his trampoline by a big 6 point bull elk, Donna Koehler had her little dog gored by a mule deer buck, and I am sure there are many close encounters we haven't heard about. Dave and Karyn Pedersen had a large black bear come to the cabin while staying there in fall of 2007. He didn't cause a problem, but did manage to climb the old swing tree on the path to the picnic grounds. I saw a large bobcat cross the picnic grounds in the winter of 2007. Joanne and Warren have each seen a mountain lion while hiking on the road above Warren's house – no telling what they will do. But children and pets are especially at risk if a lion is around.

The fastest way to attract a bear or other wildlife is to leave food or garbage outside. Bears really like to raid garbage cans and bird feeders and really like hummingbird food so hang em high. It is illegal to feed deer and elk in Colorado.

If wildlife becomes a nuisance or dangerous, a call to the Colorado Division of Wildlife may be necessary.

## Ticks

These insects can be found around the cabin from as early as March to as late as mid June. They are dangerous in that they can cause Rocky Mountain Tick Fever and can require a stay in the hospital. Ticks are about a 1/4" around, dark brown with reddish-brown outline, and generally found in grass and brushy areas where they wait for a victim to walk by. Typically, you won't feel them crawling on you, but you will find them after they have started to dig into your skin. There are different methods to get them out (tweezers, heat, finger nail polish), but the important thing is to get the head and biting parts out of the wound and get it thoroughly cleaned. You should check yourself daily as well as your pets every time they come in from the brush – they can bring them in the house and will find you. They do like to burrow into scalp areas, too. You will usually pick them up on your pant legs or socks. Funny thing about ticks is once you have found one; you will feel like they are crawling on you the rest of your stay – creepy little critters.

This “Cabin Guide” was put together by Greg Pedersen. Please feel free to add to it by writing in missing or new information. I can easily add additional items.

You can also call me at 303-972-6407 to discuss a problem.

Thanks, I hope this helps.

Greg Pedersen