

**COLDWELL
BANKER**

**1st CHOICE
REALTY**

18401 E. Highway 24, Ste. 100
Woodland Park, CO 80863

Each Office is Independently
Owned and Operated

Volume 4; Issue 6

July, 2009



**David
Martinek**

**Colorado
Realtor**



Contact information:

Direct Phone: 719.687.1516
Toll Free: 800.905.3811, Ext. 1516
Fax: 719.687.0488
Cell: 913.707.7547

Redesigned Website:
www.davidmartinekcb.com

Email:
davidmartinek@1stchoicerealtycb.com

Copyright 2009 by David Martinek. All rights reserved.

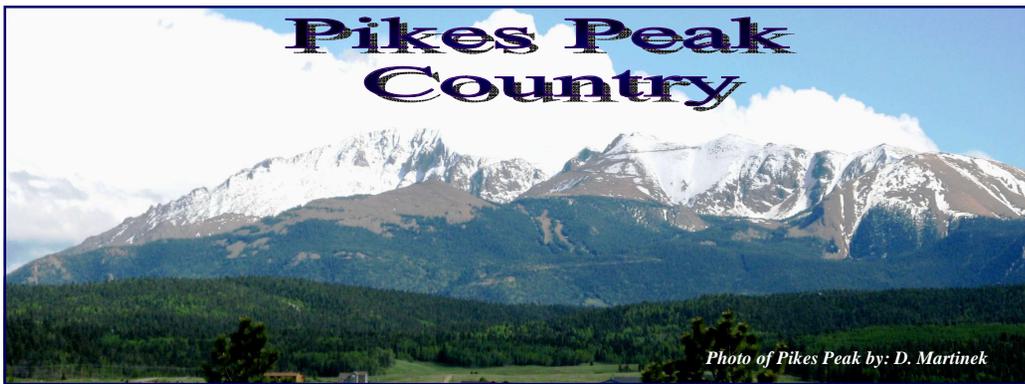


Photo of Pikes Peak by: D. Martinek

**Waving the flag in Woodland Park
by Dave Martinek**

It was a gloriously sunny July day. The Woodland Park Saddle Club was celebrating their official move to their new facilities in Divide with a commemorative cattle drive right through the middle of Woodland Park, which happened to be along U.S. Highway 24. Crowds of onlookers peered from the sidewalks as the 40 or so head of cattle made their way around the curve to the intersection near the Rocky Mountain Dinosaur Resource Center. As the herd moved beyond this point, one of the onlookers decided to cross the highway at the crosswalk at Center Street and waved his orange flag to signal his intentions. But the flag waving caused more excitement than he expected. Seeing the flag, the cows in the front of the herd bolted into a mini-stampede, crashing into onlookers, breaking store-front windows and generally causing pandemonium for about 20 minutes until the wranglers riding with them got them all back under control. No one but the pedestrian was injured. He was taken to the hospital where his bruises from a good trampling were treated. But his main problem was the two hours of surgery it took to remove the flag stick from between his gluts. (laugh at any time)

For the record, the above incident **NEVER** happened. It's just a story to get your attention - a story that nearly caused me to run off the road with laughter when I first thought of it while driving to work one morning. The *real* story of flag waving in Woodland Park is not about anything patriotic or about fictitious cattle drives, but involves a much different set of issues - that of controlling the speed of cars passing through town along U.S. 24 and their interaction with people wanting to cross the street.

The speed limit issue. Since the road running through Woodland Park is a U.S. highway, the speed limit is controlled by the Colorado Department of Transportation ("CDOT"). For years, the posted limit has been 35 MPH - which meant that most traffic actually went 40 to 50, imperiling any pedestrian trying to cross the roadway. After recent negotiations with the City, CDOT agreed to lower the speed limit to 30 MPH. The lowering helped. Now most drivers manage to flow through town at only 40 to 45 MPH. Since the local police department hasn't really instituted a crack-down on speeders, the lower limit has become somewhat of a joke.

Enter the crosswalk issue. Getting across a heavily trafficked federal highway in the middle of Woodland Park during tourist season can be a tricky and dangerous maneuver. Even though Colorado law says that if you put up a sign indi-



cating a crosswalk, cars are supposed to stop and allow pedestrians to cross, the signs are usually ignored or a driver realizes the crosswalk too late to stop. As a result, folks wanting to cross U.S. Highway 24 to get from the Travel Trek to the Hungry Bear are understandably nervous about risking life and limb.

City manager to the rescue. Woodland Park's city manager latched on to a novel and unique idea, one he heard about in another town with similar traffic problems. He introduced the "flag" policy for crosswalks. Here's how it works. At the one sign-marked crosswalk in town along U.S. 24 there are buckets on either side of the road containing sticks with orange flags on them (see picture). When pedestrians want to cross the highway, they take out one of those flags and wave them at approaching motorists to get their attention. The flag waving is supposed to alert drivers more keenly to the approach of a crosswalk and the occupant in it. The assumption is they will stop and the person will cross safely and everything will be just fine.

Let's be realistic for a moment. Imagine a mile-long line of cars rolling bumper-to-bumper through Woodland Park on a sunny tourist day on their way up Ute Pass - say a Friday afternoon. Suddenly, a lone figure appears to jump out into traffic waving a bright orange flag and expecting this whole train of cars filled with Kansas, Texas and California motorists, not to mention Colorado Springs folks eager to get a head start on the weekend, to stop. Well, not only is the community laughing at the idea, but the last driver I saw approaching the one crosswalk *had* to stop - he was laughing too hard.

Now we have two jokes: the unchecked speeders through town that ignore the new, lower speed limit, and orange flag-waving pedestrians who really aren't very sure they are any safer than they were before, even though some arrogantly prance across the street in defiance.

"Give it some time to catch on," the proponents of the flags say. Others point out that there are more permanent alternatives that could also be considered. For example, some propose building an elevated walkway over the highway. However, detractors maintain that the walkway would be unsightly and wouldn't be handicapped friendly. Still others suggest going underground, similar to the walking tunnel that now exists (see Page 2)

Dave's Buyers' Guide

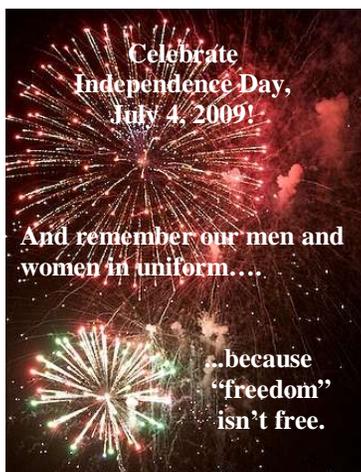
A sampling of properties offered by Coldwell Banker 1st Choice Realty.

Prices and status effective as of June 27, 2009

(continued from Page 1) between the old Paradise Lodge and Safeway Plaza. And still others say the only solution to the traffic problem is for CDOT to build a bypass around Woodland Park.

While we may hold our sides now in laughter, we probably haven't really considered the ramifications of the other alternatives yet, nor have we given the flag concept time to prove itself. And so I guess the idea has some merit. Time will tell if it is realized.

Life in the mountains often thrives at a slower pace, but it's never boring. Come this July 4th, let's wave some real flags in honor of our country's birthday...and be careful crossing the street. *DM*



Copyright Notice: The entire contents of this newsletter are copyrighted by David Martinek or the original sources, including all text, photos and opinions. No information in this newsletter may be reproduced, copied or used without the expressed, written permission of David Martinek or the Pikes Peak Association of Realtors, whichever applies. For permission, see mailing address or email below:

David Martinek, P.O. Box 1088, Divide, CO 80814

davidmartinek@1stchoicerealtycb.com

To inquire, please email or call 719.687.1516

(Marshall-Martinek Team listings are boxed)



\$149,900

192 Silbani, Divide
Like New! A well-maintained home with 3 BR/2 BA on 0.7 acres. 1736 SF. Erected in 2004, this Arabian Acres homes in minutes from Woodland Park. It's a perfect vacation home or permanent residence. #559973



\$155,900

5860 Paona Trail, Ute Pass
Charming in Chipita Park. This well-kept 1928 cabin features a treks deck over a carport; storage under house. The cabin is 670 S.F. w/ 2 BR/1 BA. All furnishings come with the house. Perfect get-away. 426568



\$157,900

60 E. Aspen Drive, Divide
Rancher. A mountain home remodeled inside and out. 3BR/2BA, 1309 S.F. on .44 acres New carpet, plumbing, wood stove and roof. Fenced w/ outbuildings. Quiet cul-de-sac. Ideal for permanent residence or vacation getaway. #474569



\$250,000

416 Arrowhead Dr., Florissant
Cozy Cabin. 2BR/1BA, 1206 S.F. 8 to 14 inch logs, vaulted and beam ceiling w/ loft bedroom. 4 inch oak floors. Tucked away on a private 2 acre wooded lot. Rocks on either side of 32 x 9' porches. Weekend get-away or residence. #526682



\$298,900

105 Pennsylvania, Woodland PK
Pikes Peak View. 2.17 acres hosts this spacious rancher with a Peak view from the front deck. New hardwood floors and plenty of room to stretch out. 4BR/3BA/2GAR; 3264 S.F. Minutes from Woodland Park and the Springs. #547690



\$319,850

121 Golden Ct., Woodland Park
Cul-de-sac. 4BR/4BA/2GAR, 2871 S.F. .44 acres of panoramic views, excellent condition in cul-de-sac neighborhood. Spacious kitchen and pantry; stonewall fireplace in family room. Professionally landscaped. #478342



\$374,850

1371 Evergreen, Woodland PK
Craftsmanship. Popular ranch w/ walkout, 2 main level BRs & laundry. Upgraded stainless kitchen, hdw floors, vaulted ceilings, gas fireplace. Huge family room on lower level. 0.28 acres. 4 BR/3 BA/3 GAR, 3188 S.F. #471706



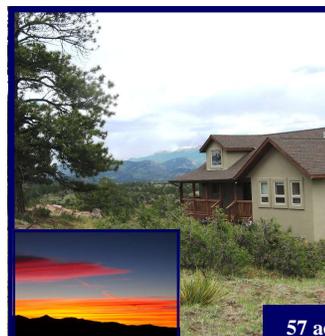
\$499,850

1280 Painted Rocks Rd, Woodland Park
Prime Horse Property. So much to tell. 37 acres borders Nat'l Forest. Barns, loafing sheds, stalls, fenced. 4 BR/3 BA/2 GAR, 2784 S.F. The master suite has private deck. This is a fabulous house! #477631



\$519,900

203 Mills Ranch, Woodland Park
Backs to 600 Acres! Just outside WP. A huge house w/ T&G ceilings/walls, radiant heat. Open floor plan. Large pantry, double ovens. Wood fireplace. Horse property, 9.6 acres. 4 BR/3 BA/2 GAR, 5143 S.F. #504551



\$728,500

57 acres of sunsets!

FEATURED PROPERTY

#563797

189 Choctaw Drive, Florissant. Amazing views! Sit on the treks-floored deck and watch the sun rise and set in full view of Pikes Peak, Mt. Pisgah, the Cripple Creek Valley and the Sangres. Built in 2008, this home has beautiful wide-plank soft pine floors (stained walnut), radiant heat, 4 fireplaces, 5 ceiling fans, a delightful gourmet kitchen and many more features. 2248 S.F. Custom alder wood cabinets surround a large pantry, ample counter space and a range-top center island with down-draft vent. A huge adjoining bath compliments the walkout master bedroom - 4 bedrooms total. 57.4 very private, wonderful acres!