

# “Serenity Cabin”

**337 Sand Creek Rd., Beulah, WY 82712**  
**House Notes and Improvements<sup>1</sup>**

<b>I. Highlights .....</b>	<b>3</b>
<i>Overview .....</i>	<i>3</i>
<i>Summary of Features .....</i>	<i>5</i>
A. <i>300+ degree views .....</i>	<i>5</i>
B. <i>Every room has a view .....</i>	<i>5</i>
C. <i>Single-level living .....</i>	<i>5</i>
D. <i>2 Master Bedrooms, large study, 2 ½ bathrooms .....</i>	<i>5</i>
E. <i>Large ½ bath &amp; laundry room .....</i>	<i>5</i>
F. <i>Custom closets and storage shelves .....</i>	<i>5</i>
G. <i>Abundance of shop, garage and storage space .....</i>	<i>5</i>
H. <i>RV parking &amp; storage (≈12' height) .....</i>	<i>5</i>
I. <i>Trex decks and back stairs .....</i>	<i>5</i>
J. <i>Exterior siding .....</i>	<i>6</i>
K. <i>Water wells .....</i>	<i>6</i>
<b>II. History .....</b>	<b>6</b>
A. <i>Original structure was built in approximately 1931 (2-room cabin, where the kitchen and dining room are currently located) .....</i>	<i>6</i>
B. <i>Additions .....</i>	<i>6</i>
<b>III. 2017-2018 Renovation (≈\$500,000+) .....</b>	<b>8</b>
A. <i>Major Remodel .....</i>	<i>8</i>
B. <i>Generac Generator .....</i>	<i>10</i>
C. <i>Septic System .....</i>	<i>11</i>
D. <i>Sprinkler System .....</i>	<i>11</i>
E. <i>Trimmed ALL the Trees (2017, 2020) .....</i>	<i>12</i>
F. <i>Sand Creek Landscaping; Ted Bergen (2018) .....</i>	<i>12</i>
<b>IV. Improvements after 2018 .....</b>	<b>12</b>
A. <i>2020 .....</i>	<i>12</i>
B. <i>2021 .....</i>	<i>15</i>
C. <i>2022 .....</i>	<i>15</i>
D. <i>2023 .....</i>	<i>16</i>
E. <i>2024 .....</i>	<i>17</i>

---

<sup>1</sup> Most of the home improvements in this document are those made since 2017, when we purchased the home. All information herein is based on best available documentation and other sources. Some data may represent estimates. Prospective buyers are encouraged to seek independent verification.

V. Homeowner’s Insurance.....18

VI. HOA Dues and Property Taxes (2024) .....18

VII. Paint Colors – Interior and Exterior .....19

VIII. A Few Things I Considered Doing, but Postponed .....20

IX. Other Possibilities .....20

X. Large Group Accommodations (Large Families and Events) .....21

## I. Highlights

### Overview

Serenity Cabin really isn't a cabin. It's an elegant home, but many people out here call their places "cabins." This location in the Sand Creek Country Club ("Sand Creek" or "the Club") is unique. Its drawbacks are its greatest strengths. Interior and exterior pictures, including views from the house, can be viewed at <http://img.gg/fWNmQv6>. Pictures before and during construction are also available.

Unlike most of the locations on Sand Creek, Serenity Cabin is not *on* the creek; it's *close* to the creek with views and sounds *of* the creek...and it's close to the county road. Those two features are probably the two (and probably the only) critiques.

The paradox is that those two critiques represent some of Serenity Cabin's greatest strengths, including:

- Serenity Cabin is the sunniest location at Sand Creek (year-round sunshine)
- No worries about flooding
- Access to the county road in the worst of conditions
- No large snow drifts (because the house is not up against the canyon walls)<sup>2</sup>
- Views from every room – creek, meadows and canyon walls
- Year-round living

For prospective owners who want an entertainment area right next to the creek, a short pathway from the deck off the kitchen to the creek with a seating area would work nicely. For an example, see J. and Pam Smiley's place which includes a seating area and a fire pit with LP burners.

We had to fix a lot of old issues, which accounts for much of the cost of this remodel. What we did was done correctly. The details are too numerous to mention, but the details are available from the construction documentation and photographs. Examples include structural improvements, creased steel (not aluminum) fascia flashing, a high-end class 4 rubberized roof, beamed and TNG living room ceiling finished in chalk paint, gas range (the original range was electric), and a kitchen pantry with sliding barn doors & black industrial hardware. As a result, any new improvements will not require fixing old problems.

This remodel included attention to detail throughout. The details are too numerous to enumerate, but just a few examples that may not be obvious at first glance include the following:

- Essentially this is a new home. The old home was substantially gutted. Virtually all mechanical systems are new (*i.e.*, since 2018 et sub.). New mechanical systems include heating, A/C, water heater, well pump, ducts, electrical and a new Generac generator (installed Feb. 2024).
- The overall design of this house "brings the outside in."
- Lots of light (many of the homes in Sand Creek are dark and some get little or no sunlight, because they are along the canyon walls)

---

<sup>2</sup> Serenity cabin is designed to be a year-round residence. Most the homes are close to the canyon walls. They get large snow drifts and are inaccessible (or inescapable) at times during the winter, unless plowed.

- ☑ Two master bedrooms (one is the original master, and the other one was added as part of our remodel)
- ☑ Three overhead garage doors (3)<sup>3</sup>
- ☑ Heat in all three garages/shops<sup>4</sup>
- ☑ New windows added to take advantage of almost 360-degree views<sup>5</sup>
- ☑ New Generac Generator (Feb. 2024)
- ☑ Storage throughout (storage is essential at Sand Creek)
- ☑ Custom closets in the bedrooms and office
- ☑ Trex decks
- ☑ Wine cellar<sup>6</sup>
- ☑ Dimmer switches throughout
- ☑ Heat lamps in the well house
- ☑ Well water is UV-filtered<sup>7</sup>
- ☑ Pine-sided woodworking shop area or cigar & scotch bar in the outbuilding (2021). Alternatively, a portion of the outbuilding could be converted into a guest house.
- ☑ Upgraded irrigation system, including new valves, wiring and control box. The well services the house and the irrigation system. Pressure is computer-controlled and adjustable (see details below), so water pressure is like municipal water. The irrigation system does not require frequent maintenance like most of the Sand Creek homes that pump water (and sand) from the creek.

---

<sup>3</sup> The overhead garage doors are an example where little things add up. One remote operates all three doors. In the attached garage, there's one control panel, with different codes for each door. All three overhead garage doors can be opened and closed from the outside, using the control panels.

<sup>4</sup> The gas warehouse heaters in the garage and the outbuilding were part of the 2017-2018 renovation. The electric heat in the downstairs shop was installed by the previous owner.

<sup>5</sup> Some of the windows were replaced as part of the 2017-2018 renovation and others were replaced in 2013, described more fully below. There are only two windows (or window "sets") that have not been replaced since my 2017-2018 renovation, *i.e.*, the small, west-facing living room window (above the TV) and the window in the second bedroom. They are generally in good condition because they are somewhat protected from the weather because of their location and/or the large overhanging eaves. The screens for those older windows were replaced in 2018 and were made by the Glass Shop in Spearfish, SD.

<sup>6</sup> One of the Two Transtherm Ermitage wine cabinets (stainless doors) is available for sale with the house. It is equipped with roll out shelves, which has a storage capacity of up to approximately 350 bottles (with standard shelving, which is a combination of fixed and sliding shelves), according to IWA's website (<https://www.iwawine.com/transtherm-ermitage-glass-door-black-fully-shelved>). Actual capacity may be less depending on size and shape of bottles. (Also see [http://transtherm.com/transtherm\\_Prestige\\_Ermitage.php](http://transtherm.com/transtherm_Prestige_Ermitage.php).)

<sup>7</sup> Model GEN 6-6, SN 18021470: Plug this appliance into an uninterruptable power supply ("UPS") or a good surge protector to avoid damage from power surges. Tommy Trandahl, the Club's caretaker, knows how to service this, or Tommy can show you can service the UV system yourself. Parts are available from Home Plus Products, <https://www.home-water-purifiers-and-filters.com/>. The bulb, including matched key, is PN40040014 (specify "**with KEY**" when ordering), and should be replaced approx. 1x/yr. The quartz (glass) sleeve should be replaced approx. every other year PN 40040043. Other questions, contact manufacturer's tech support, Canature Water Group, (877) 288-9888 or (877) 771-6789. Documentation is included with the home's paperwork. There is also a backup controller box that comes with the home.

## **Summary of Features**

### **A. 300+ degree views<sup>8</sup>**

### **B. Every room has a view**

### **C. Single-level living**

### **D. 2 Master Bedrooms, large study, 2 ½ bathrooms**

1. Master bedroom with private bath and large, walk-in custom closet
2. Second bedroom with private bath (the second bedroom was the master bedroom, before our 2017-2018 remodel)

### **E. Large ½ bath & laundry room**

### **F. Custom closets and storage shelves**

### **G. Abundance of shop, garage and storage space**

1. ≈ 5 cars (including attached, 2-car, heated garage/shop) and/or motorhome up to ≈ 12 feet high
2. Square Footage Information <sup>9</sup>
  - a) Living Space – ≈2,128 sf <sup>10</sup>
  - b) Shop/garage space – ≈2,650 sf
    - (1) Attached, main-level garage/shop (the "garage") – ≈675 sf <sup>11</sup>
    - (2) Lower-level garage/shop (the "shop") – ≈750 sf <sup>12</sup>
    - (3) Out building – ≈1,120 sf <sup>13</sup>
    - (4) Mechanical/storage room – ≈100 sf

### **H. RV parking & storage (≈12' height)**

### **I. Trex decks and back stairs**

---

<sup>8</sup> The only view we don't have is directly to the north.

<sup>9</sup> All measurements in this outline, including square footage, are estimates and should be verified by potential buyers.

<sup>10</sup> 2,128 sf per Crook County Assessor's office (see real estate tax payment receipts); verified at approx. 2,100 sf per Steve Williams Architecture measurements/blueprints.

<sup>11</sup> 28 x 24 sf per Crook County Assessor's office (see real estate tax payment receipts).

<sup>12</sup> Estimate based on architect drawings of "west wing," above the downstairs shop.

<sup>13</sup> 28 x 40 sf per Crook County Assessor's office (see real estate tax payment receipts).

## **J. Exterior siding**

The exterior of the house (except the front, which is new siding) is not stucco; it's concrete, so it's very strong and fire resistant.

## **K. Water wells<sup>14</sup>**

1. Existing well in use
  - a) 29 feet deep
  - b) 16 feet of water (13' from top of well casing to water)
2. 2<sup>nd</sup> (extra) well
  - a) 20' deep
  - b) 9' of water (11' of water from top of casing)
3. Both wells are clearly visible and accessible in the well house on the south deck.

## **II. History<sup>15</sup>**

### **A. Original structure was built in approximately 1931 (2-room cabin, where the kitchen and dining room are currently located)**

### **B. Additions**

1. ~1963 – Living room with fireplace (I have a picture of the cabin after the 1963 addition.)
  - a) Fireplace – with Heatilator fan
  - b) The fireplace is incredible; it drafts extremely well and lights faster and easier than any fireplace I've owned.
  - c) Mechanical/storage room – 90 sf

---

<sup>14</sup> Well information was provided by Tracy Heaton, Heaton Well Drilling, Spearfish SD (phone: 605-644-0735). Both wells are part of the same aquifer. After the irrigation system was connected to the well (see page 11), we ran the irrigation system and the well through a "stress test." The purpose of the test was to determine if the well can support the house and irrigation system during peak demands (plus a cushion), more specifically, to avoid potential problems ranging from a "cone of depression" to running out of water. We watered all 10 zones for half-an-hour each (*i.e.*, 5 hours total). During this 5-hour period, we also ran the dishwasher, showers, and did several loads of laundry. We measured the top of the water level in the second well immediately before and after the test. The water level dropped by only 3 to 4 inches. Clearly, the capacity of our well can easily handle the water demands placed on it.

<sup>15</sup> Information prior to 2017 is based primarily on information from the previous owner, Lyle Ericsson. Lyle also provided a photograph of the cabin after the 1963 addition. The picture is included with the information provided to buyers in electronic form.

2. Early 1990s additions
  - a) Master bedroom/bath adjacent to living room (now the second bedroom, since we added the master bedroom in the west wing)
  - b) New septic system
  - c) Attached garage
    - (1) Hot and cold running water w/ basin sink
    - (2) Never freezes<sup>16</sup>
    - (3) Floor drain
    - (4) Compressed air from compressor in out building
    - (5) Heated for winter use (added in 2018)
  - d) West wing and shop, overlooking the meadow and creek
    - (1) Originally this was one big room with closets, with an accordion door (see before photos)
    - (2) Approximately 750 square feet
    - (3) 2017-2018 remodel (see below) converted this space into a master bedroom/bath, office and custom closets
    - (4) Lower-level shop (approximately 750 square feet)
      - (a) Hot and cold running water w/ basin sink
      - (b) Compressed air from compressor in out building
      - (c) 220v outlets
      - (d) Stays cool in summer
      - (e) Heated for winter use
3. ≈1995 – Out building/large shop (1200 sf per the previous owner< Lyle Ericsson)
  - a) West door – ≈12' high for motor home
  - b) Air compressor<sup>17</sup> – lines to shop & garage
  - c) Heated for winter use (added in 2018)
4. 2003-2004 – Concrete deck on south side of house, overlooking creek (2017-2018 remodel added a small Trex deck as you walk out the new French doors)

---

<sup>16</sup> The attached and downstairs garages have thermostatically-controlled heaters. When it gets frigid, heat is infrequently needed to keep liquids on the floor (e.g., paint) from freezing. I keep a thermostat near the floor; if the thermostat is set to 43 degrees, the temperature in the garages close to the concrete floor will remain above 32 degrees.

<sup>17</sup> Disclosure item; the adjustment valve on the compressor is stripped, so it needs to be replaced or repaired.

### III. 2017-2018 Renovation (≈\$500,000+)<sup>18</sup>

#### A. Major Remodel

1. Architect, Steve Williams, Williams & Associates Architecture, (605) 642-2009 (Steve is terrific. If you have any questions, including structural improvements, he can answer any questions.)
2. General Contractor, Nagel Construction, BJay Nagel, (801) 865-0933. BJay Nagel was also the caretaker for Sand Creek Country Club. Before becoming the caretaker in the spring of 2017, his construction company was in Spearfish. BJay is a licensed general contractor.
3. Builder, Black Hills Builders, Tom Bridges, (605) 641-1444 – Tom is an excellent craftsman and cabinet maker. He pays attention to details, has good ideas, and did an excellent job on this remodel. However, he's not a very communicative or personable guy, so Steve Williams is probably best source of information.
4. Structural improvements, primarily in the basement below the living room and the living room beams
5. Substantially gutted the entire home (except for the garage and downstairs shop/garage)<sup>19</sup>
6. All new appliances, including gas range (previously an electric range)
7. 100% new mechanical systems. (The water heater was replaced on 12/19/2021, Mike Lindberg, The Plumber Inc., Belle Fourche, SD, (605) 341-4357.)<sup>20</sup>
  - a) Annual water heater maintenance
    - (1) Lift the air pressure bleed valve on top of the water heater, for a few seconds. You will hear a hissing noise.
    - (2) Drain a few gallons of water from the bottom of the water heater. To do this, attach a short hose to the drain cock on the bottom of the water heater run it to a 5 gal. bucket. Then turn the screw on the drain cock about ¼ turn.
  - b) Furnace serviced i) 10/26/2020, Viking Mechanical, Rapid City, 605.341.4200, [www.vikingmechanical.com](http://www.vikingmechanical.com);<sup>21</sup> ii) 10/21/2022, 5/28/2024 Precision Mechanical

---

<sup>18</sup> We have numerous pictures before, during and after the remodel.

<sup>19</sup> The second bedroom used to be the master bedroom before the remodel. The bathroom adjoining the second bedroom was completely gutted and remodeled during the 2017-2018 remodel. The 2<sup>nd</sup> bedroom (except for the bath) was the only room in the house that was not gutted and remodeled.

<sup>20</sup> In the unlikely event of a leak in the mechanical room, there is a drain under the flooring located on the bottom landing of the stairs.

<sup>21</sup> Batteries need to be changed periodically in two locations, *i.e.*, the wireless thermostat and the thermostat mounted on the wall at the bottom of the stairs (originally located on the furnace, in the mechanical room). Even though the thermostat in the mechanical room is wired with power, it has batteries in the event of a power failure.



(Tech: "PJ"), Spearfish office: 605.542.2335.<sup>22</sup> Air conditioning serviced 5/17/2023, Precision Mechanical (Tech: "PJ"). Furnace filter should be replaced about once a year.

8. UV water filter
9. Electrical service
  - a) 400 AMP service
    - (1) Two main breakers in the box on the out building
      - (a) 200 AMPS to large out building/shop
      - (b) 200 AMPS to house and downstairs shop
    - b) Substantially all of the electrical running from the incoming 200-amp service (on the out building) throughout the house is new.
    - c) Heat lamp and a portable space heater in the well house to prevent freezing.
10. New Roofs (\$21,000)
  - a) Home –Malarkey Legacy Class 4 (rubberized) shingles (Color/Pattern, "Weathered Wood"), \$15,800, with warranty provisions that include the following:<sup>23</sup>
    - (1) 50 years
    - (2) 110 mph winds
  - b) Out building – 26-gauge steel, \$5,200
  - c) John Nelson Roofing, (605) 569-3477 (John is excellent; reliable, honest, and he stands by his work<sup>24</sup> ...not cheap, but fair in his pricing.)
11. Repainted exterior and interior (including garage)
12. Custom closets
  - a) Master bedroom
  - b) Den
  - c) Storage shelves in one of the guest bedroom closets

---

<sup>22</sup> According to the PJ, the technician, preventive maintenance should be performed every other year alternating between heat and A/C, for example, A/C in spring 2023 and heat in fall of 2024, and so on.

<sup>23</sup> See <https://malarkeyroofing.com/uploads/Shingle-Warranty.pdf> for details.

<sup>24</sup> Several months after our roof was installed, we had a leak around the fireplace, in the second bedroom. John came out on a Sunday to re-caulk the flashing around the fireplace.

13. Replaced substantially all heating ducts (duct work in the west wing is visible in the downstairs shop)
14. Replaced substantially all plumbing, including the well house plumbing
15. Blown-in insulation – This house is well insulated and stays warm even on the coldest winter days. Based on this past year, gas and electric monthly bills during peak usage periods (*i.e.*, LP gas during the winter and electric bills in the summer) are in the \$100 to \$200 range. Of course, actual experience will vary depending on weather and thermostat settings.
16. Wi-Fi thermostat can be adjusted remotely from your handheld device(s), from any place you have access to the internet.

### **B. Generac Generator**

1. GenPro Generator Services., Rapid City, SD, 605-341-6160. (This is really an excellent company to work with, albeit somewhat pricey, partially due to travel time from Rapid City.)
2. Dedicated 250 gal. LP tank<sup>25</sup> (added 2018), in the unlikely event of outages lasting over a week (*e.g.*, the Atlas Storm in October 2013)
3. Generator runs weekly for about 10 minutes (currently set for Sundays, 11:00 AM DST.)
4. Generator replaced; see 2024 Improvements on page 17
5. Service and Use Recommendations
  - a) Change oil & filter yearly<sup>26</sup>
  - b) Replace battery approx. every 4 to 5 years
  - c) For long power outages, if any, when the generator runs continuously, check oil level approx. every 24 hrs. To extend usage, turn the generator off when you don't need electric power to the house, *e.g.*, daylight hours.
  - d) Test generator about every 2 months (+/-) by turning off the top main breaker to the house (the two breakers are clearly labeled; one goes to the out building and the other one goes to the house)<sup>27</sup>

---

<sup>25</sup> The 250 gal. propane tank is rented from McPherson Propane in Sturgis, SD (605-347-5666), account number SCHPET1-B436, for \$51.94 per year (as of 9/1/2019). The 500 gal. propane tank to the right of the back stairs services the rest of the house, and it is also rented from McPherson for \$73.14 per year. Propane gas service is provided by McGas Propane in Sturgis (605-347-3811), an affiliate of McPherson. Tank levels are monitored remotely by McGas and can be monitored by the homeowner via an app called Nee-Vo. Contact McGas for a Nee-Vo activation code and download instructions.

<sup>26</sup> 5W30 synthetic oil is specified for the generator. Generac oil filters (product # 070185E or 070185ES) are available from Amazon. (This is the oil filter for the old generator; see new generator manuals for specifications and maintenance instructions.)

- e) Tune up every 200-250 hrs. or approx. every 4 to 5 years, whichever comes first (weekly test runs represent approx. 10 hrs. (+/-) per year of use) – LOF, spark plugs, adjust valves. new air filter, new battery).
- 6. Power outages are uncommon here. In the past 7 or 8 years, we have only two power outages that lasted long enough for the generator to kick in. The most recent one was on April 15, 2024 at around 10 AM. The generator worked flawlessly. If you have a desktop computer, you should get a UPS (uninterruptable power supply). If you have a laptop, the battery should protect you from data loss.

### **C. Septic System**

- 1. Lid to septic tank located and surface access was added
- 2. Scoped – septic system in excellent condition, Superior Sanitation, Tom Nelson, Spearfish, SD, 605-641-7684
- 3. Pumping
  - a) 8/23/2017 –Geis Septic Tank Pumping, Jim Geis, Aladdin, WY, 307-896-3146, \$220
  - b) 12/5/2020 – Joe Dirt, Todd & Sheila Collins, (605) 723-0723
- 4. Add yeast to the septic system about once to twice a month, by flushing a couple of tablespoons of yeast down the toilet in the laundry room, on the south end of the house. The water softener uses salt, which some contractors say dampens the impact of the yeast. Therefore, I also put about ½ cup of yeast in the septic system *just before I leave the house for several days*, so it has a chance to bubble up and keep solids in the tank liquified. The yeast works well and enables pumping to get the septic tank completely emptied.

### **D. Sprinkler System**

- 1. Replaced all (≈ 60) sprinkler heads, Rain Bird Maxi-Paw-08 Part/Full Pop-away heads, with 1.5-140-F Merrill Sediment Spin Down Filter Complete, Northwest Pipe Fittings, 2309 W. Omaha, Rapid City, SD 57709, (605) 342-5587, \$1,622.52, 7/19/2017, Shipping Order #1152412
- 2. Total \$4,476; \$3,936 per Nagel 8/19/2017 invoice; \$540 Alex Weise, 8/6/2017
- 3. 2018 (see “Sand Creek Landscaping (2018)” in this outline)
- 4. July 2019 – connected irrigation system to well (see “Improvements After 2018” in this outline)
- 5. Irrigation system should be shut off in the fall and blown out before the first winter freeze
  - a) Shut off valve is in the well house

---

<sup>27</sup> Note that the Generac generator services the entire house and downstairs shop. It does NOT service the outbuilding, which has a separate 200-amp service.

- b) Tyler's Sprinkler Service, diesel compressor - (605) 390-7792 (texts preferred; the caretaker, Tommy Trandahl coordinates this in the early fall, usually the last week of September or the first week of October). Cost: 9/23/2024, \$115.00.

**E. Trimmed ALL the Trees (2017, 2020) <sup>28</sup>**

1. Tommy Trandahl, the Club's caretaker, or Tree Wise Men, Alan Enderson, (507) 822-0479

**F. Sand Creek Landscaping; Ted Bergen (2018)**

1. Boulder retaining walls (3) on north and northwest of our building site (we have before and after pictures)
2. Gravel driveways and road to the north and northwest of our building site
3. Installed a new Rain Bird controller box in the northeast corner of the garage, and ran a new main wire from the above-ground valves next to the creek. (Note: there are extra wires for new zones if you want to add them.)
4. Planted all the trees along the road
5. Laid new PVC pipe, as necessary
6. Ted got all the heads on all the zones working properly, installed a state-of-the-art controller box, and replaced the entire, color-coded main wire running from all the above-ground valves next to the creek. (Note: there are extra wires for new zones if you want to add them.)
7. Ted Bergen, 10/3/2018 invoice #3729, \$32,600. (Of all our subcontractors, Ted was one the best subcontractors.)

**IV. Improvements after 2018**

**A. 2020**

1. Landscaping and trees (ongoing)
2. Well and irrigation system improvements, Heaton Well Drilling, Tracy Heaton, w: (605) 641-3468, m: (605) 644-0735. This is another good company who knows what they are doing, gives reliable advice and stands behind their work.
  - a) Nema 4 Mono Drive XP computerized well pump pressure controller, model 5870204114
  - b) Franklin submersible well pump (top half) and motor (bottom half)
    - (1) 18 gal./minute pump (actual output is higher, approx. 24 GPM)

---

<sup>28</sup> Details per 8/25/2017 and 10/15/2020 Tree Wise Men invoices.

(2) 1½ hp Franklin 3-wire w/ ground motor, as follows:



(3) Pressure to the house and the irrigation system is adjustable and constant.

(4) All seven creekside valves were replaced in 2019. (There are three other valves comprising the balance of the 10-zone system, which are underground and accessible. Two of three valves are to the right as you pull into the driveway, which control zones 8 & 9. The third valve controls zone 10, and is just outside the corner of the garage.) The zone map is as follows:

<b>Note:</b> Zones run counter clockwise from the SW corner (by the RV door in the outbuilding, to the NW corner, adjacent to the garage).		
Zone#	#Heads	Comments (2018)
1	8 (+ drip)	Includes spigot on SW corner
2	4	One zone next to Mortinner green service box
3	5	Includes one head in backyard
4	6	
5	6	
6	7	
7	6	
8	5	East island, between Sand Creek Rd. and circular driveway
9	5	
10	3 (+ drip)	West island, next to garage, including spigot on NW corner.

- c) Total costs for the well upgrades and hooking up the irrigation system to the well amounted to approx. \$7,000+ for Heaton Well Drilling (8/1/2019 invoice, \$5,646.44), Sundance Electric, BJay Nagel, and Sand Creek Landscaping.
- d) Result of the well improvements are unlike most of the homes at Sand Creek. Water pressure inside the house is like 'city water,' not weak like most well systems. Pressure is high and can be adjusted to suit personal preferences. Even when the irrigation system is running, when other water is running in the house, and even when the toilet is flushed, the shower maintains constant pressure and temperature.
- e) December 11, 2019 – Changes to well pit wiring and breaker switches
  - (1) The well pump can be shut off from inside the well (there's a breaker panel in the well)
  - (2) The well pump can also be shut off from the outside breaker panel, close to the well and just off the rear deck. (I recommend that the well pump be shut off when leaving for extended periods of time.)
  - (3) Breaker #11 in the breaker panel in the mechanical room shuts off both the heat lamps and the space heater, in the well.
    - (a) During the winter month, breaker number 11 should not be shut off.
    - (b) During the non-winter months, both the heat lamps and the space heater can be shut off from the breaker panel in the mechanical room.
    - (c) There is also a separate switch in the well that shuts the heat lamps on an off. It's clearly marked and can be reached from outside the well pit.
    - (d) To shut off the space heater only, there's an on-off switch on the heater. This is for information purposes only, and probably moot. If there was any reason to turn off the space heater, the heat lamps should also be turned off, and both of them can be shut off at the breaker panel in the mechanical room.
  - (e) Sundance Electric, Larry "Buck" Bock, (work) 307-283-1328, (mobile) 307-290-0581. Buck is an excellent electrician and very reliable.
- 3. Connected drip systems to their own spigots (*i.e.*, not on irrigation system supplied by the well), with timers.
- 4. Replaced garage sink faucet and hose.

## **B. 2021**

### 1. Kitchen drain

- a) The kitchen drain pipe (2-inch diameter PVC pipe) runs along the house, next to the French doors. It is connected a 2-inch metal pipe that goes through the concrete directly to the septic tank.
- b) There's a cleanout under one of the two heat registers adjacent to the French doors (*i.e.*, the register to the left, as you face the French door), which was installed in 2021.
- c) In Jan. 2021 the kitchen drain got completely plugged, and was cleaned by an excellent drain company by the name of "Joe Dirt" (Todd & Sheila Collins), (605) 723-0723. On January 20, 2021, the entire drain was routed out to the septic tank, and "jetted" with a 4000 lb. water jetter. From the looks of what came out of that pipe, it probably was never cleaned since the septic system was installed in the early 90s, but it's clear now and drains well.
- d) On the advice of Joe Dirt (Todd Collins), the drains can be kept clear using "Thrift" a commercial drain cleaner, about once a month. Follow the instructions on the bottle (except use less; see below); rinse thoroughly for about 5 minutes using hot water exclusively. Then put ice in the drain and run the disposal to clean the stainless-steel disposal blades.  
Thrift cannot be used on toilets or other cold-water devices. Use Thrift sparingly so it doesn't splash, say about 1 to 2 tablespoons in the kitchen drain and less (approx. 1 to 2 teaspoons) on the bathroom sinks and shower drains. Thrift is available from Wells Plumbing Supply, 1700 5<sup>th</sup> Ave., Belle Fourche, SD 57717 (605) 892-2613.

**Do NOT use Thrift with any other drain cleaners. A chemical reaction can cause damage to skin, eyes, counters cabinets, floors, etc.**

- e) Pictures of the kitchen drain plumbing are included in the "before" pictures available with this outline. Not included in the pictures is the foam now on both sides of the floor joists between the heating chase, so heat is directed through the new floor register that also provides access to the cleanout.
- f) Replaced hot water heater

## **C. 2022**

1. Replaced master bedroom toilet tank (original tan cracked; there's an extra toilet tank cover in the shop)
2. Replaced both master bedroom faucets (one was improperly installed during the remodel, so I had both of them replaced so they match. There's an extra faucet in the shop that would match the faucet in the guest bedroom bath, in the unlikely event that it needs to be replaced.)

**D. 2023**

1. Replaced kitchen disposal (InSinkerator), Tommy Trandahl, Feb. 2023, ≈ \$900.
2. Painting (various touch ups and repaint, including exterior window and door frames)
3. Installed emergency shut-off valves for attached garage hot and cold-water spigots, used for the pressure washer.
4. The pipes on the bottom of the pressure tank in the well pit, under the pressure valve, was replaced in early October; there was a pin-sized hole under the valve that was leaking.
5. In August 2023, we replaced living room and master bedroom bay windows with high-end Andersen Windows (≈\$32,800). Andersen windows have their own crew, so they did the installation.





- a) Identifying information for the new bay windows, including energy performance ratings, is as follows:

**ENERGY STAR® Certified in Highlighted Regions**  
**Certifié ENERGY STAR dans les régions en surbrillance**

Canada  
 energystargc.ca

U.S. / É.U.  
 energystargov

ER/RE 14

**NOT REMOVE UNTIL FINAL INSPECTION/NE PAS RETIRER AVANT L'INSPECTION FINALE**

**NFRC**  
 National Fenestration  
 Rating Council®  
**CERTIFIED**

**RENEWAL**  
 by ANDERSEN

AND-N-102-03169-00001  
 Vinyl/Wood Composite Material  
 Dual-Pane HP SmartSun with Air  
 Product Type: Casement

**ENERGY PERFORMANCE RATINGS**

U-Factor <b>0.30</b> (U.S./I-P)	Solar Heat Gain Coefficient <b>0.19</b> (Metric/SI)
---------------------------------------	---

**ADDITIONAL PERFORMANCE RATINGS**

Visible Transmittance <b>0.42</b>	-
--------------------------------------	---

Customer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. See manufacturer's literature for other product performance information. www.nfrc.org

**WDMA**  
 Hallmark Certified  
 www.wdma.com

License: 129-H-935  
**Andersen Corporation**  
**RbA Casement Window**  
 Manufacturer stipulates certification as indicated below

STANDARD	RATING
ANSI/NFRC C84 101.1 S.2 A440-08	Class LC-P640; Size Tested: 40.0 x 80.0 in DP -40/-40
ANSI/NFRC C84 101.1 S.2 A440-11	Class LC-P640; Size Tested: 40.0 x 80.0 in DP -40/-40
CSA A440 S1-09	Class LC-P640; Size Tested: 1016 x 2032 mm DP +1920/-1920 Pa Water Penetration Test Pressure = 290 Pa Canadian Air Infil/Exfil = A3

**FL19560**  
 1.0m Air Inlet/ 3.0m Air Inlet  
 Lubricators: Cardinal

NOTE: SEE ENCLAVED IEC & IEC-AR INSTALLATION REQUIREMENTS OF IEC 2006: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**E. 2024**

1. New Generac Generator installed 2/22/2024 by GenPro Generator Services, Rapid City, (605) 341-6160, \$6,337.74.<sup>29</sup>
2. New UV Water Filtration System

<sup>29</sup> Generator total costs, approx. \$8,000 to \$9,000, including automatic transfer switch (ATS) replaced in 2018 and battery replaced in July 2022.

### V. Homeowner’s Insurance

1. There are wildfire zone lines that runs through Sand Creek. Most of the homes are located inside the wildfire zones (I think because they are close to the canyon walls, although I can’t be sure because it’s based on anecdotal information). For example, my neighbor to the west (the home visible from the master bedroom) could not get coverage from my insurance agent, because their place is inside the wildfire zone.
2. As a result, homeowner’s insurance for most of the homes at Sand Creek is very difficult to get and is very expensive. I am aware of at least one member that does not even carry insurance on his home.
3. 337 Sand Creek Road is *outside* of wildfire zone, so affordable insurance is readily available on this home. Currently (May 2024) my homeowner’s insurance premium is \$2,660 annually, for the following coverage:<sup>30</sup>

Description	Sq. Ft.	Current Coverage	Descr.	Per sf
<b>Dwelling &amp; Other Structures</b>				
Living space	2,128	\$750,000	Finished space	<b>\$352 sf</b>
Detached structures	1,200	75,090	Unfinished space	<b>\$63 sf</b>
Nominal coverage		\$825,090		
20% replacement premium		165,018		
<b>Total</b>		<b>\$990,108</b>		
<b>Personal Property</b>		<b>\$563,175</b>		
<b>Loss of Use</b>		<b>\$225,270</b>		
<b>Personal Liability (Each Occurrence)</b>		<b>\$300,000</b>		

### VI. HOA Dues and Property Taxes (2024)

1. HOA Dues – \$3,300
2. Crook County Property Taxes – \$3,027 <sup>31</sup>

<sup>30</sup> Prospective buyers should check insurance coverage terms and prices with their insurance agent or contact my insurance agent for availability, State Farm Insurance, Jen Talich Agency, 1420 Stampede Ave, Cody, WY, (307) 527-7176.

<sup>31</sup> Based on 2024 Notice of Assessment (C:\Data\Home - Sand Creek\Property Taxes).

### VII. Paint Colors – Interior and Exterior

Legend:								
Benjamin Moore ("BM")								
Brand	Descr	Finish	Loc	Color Name	Color Code	Base	Color Formula	Comments
BM	Ultra Spec HP	Low Lustre Enamel; DTM Acrylic	Garage Door - Outbuilding	Carter Gray	CW-80	Base 3 HP25-3x	Y3 1x 27.0000 S1 2x 20.7500 W1 4x 8.2500 R3 0x 8.0000	
BM	Ultra Spec Masonry Elastomeric Waterproof Coating	Low Lustre	Outside Concrete (rock appearance) house siding	Carter Gray		Base 3 0360-3x	Y3 10x 3.7500 S1 13x 22.7500 W1 19x 25.7500 R3 1x ???.??00	?? = label on paint can unreadable
BM	Ultra Spec HP	Low Lustre Enamel; DTM Acrylic	Garage Door - Lower Level Shop/1 Car Garage	Midsummer Night	2134-20	Base 4 HP25-4x	Y3 1x 11.0000 S1 6x 10.0000 W1 4x 16.0000 R3 0x 24.0000	
BM	Aura (Exterior)	Semi-Gloss	Exterior Window Trim	Midsummer Night	2134-20	Base 4 632 4x	Y3 1x 27.0000 S1 7x 22.0000 W1 4x 6.0000 R3 0x 30.0000	
BM	Regal Select (Exterior)	Low Lustre (High Build)	Soffits	Midsummer Night	2134-20	Base 4 N401 4x	Y3 3x 5.0000 S1 5x 27.0000 W1 2x 28.0000 R2 1x 0.0000	
BM	Regal Select	Semi-Gloss	Bathroom Walls	Pale Oak	OC-20	Base 1 551 1X	Y3 1x 30.5000 S1 1x 5.5000 S2 0x 20.0000 R1 1x 20.5000	
BM	Regal Select	Eggshell	Interior Walls	Pale Oak	OC-20	Base 1 549 1X	Y3 0x 12.5000 S1 0x 8.0000 R1 0x 11.5000	
BM	Regal Select	Semi-Gloss	Bathroom Ceilings	Pale Oak 1/2 Color	OC-20-50	Base 1 551 1X	Y3 1x 4.2500 S1 0x 21.2500 V1 3x 2.7500 R3 0x 3.7500	
BM	Regal Select	Eggshell	Interior Ceilings	Pale Oak 1/2 Color	OC-20-50	Base 1 549 1X	Y3 0x 31.2500 S1 0x 20.0000 R1 0x 28.7500	
BM	Regal Select	Semi-Gloss	Interior Trim	Simply White		Base 1 551 1X	Y3 0x 2.0000 S2 0x 7.0000	
BM	Ultra Spec EXT	Exterior Satin	Main Level Attached 2-Car Garage (Interior)	White	PM-2	Base 1 N448 1X	S2 3x 9.0000	

## VIII. A Few Things I Considered Doing, but Postponed

1. Replace refrigerator with counter-depth refrigerator. This will further open up the kitchen area. (I didn't know about counter-depth refrigerators when I did the remodel.)
2. Replace the overhead light fixture in the study, probably with directional or spot lighting. It's the perfect room for pictures and wall art, because it has a lot of wall space.<sup>32</sup>
3. Streamside entertainment area (see J. Smiley's cabin for an example of what can be done). Note that the existing stream side bench has been refurbished with the Trex decking material we used for our two decks. A streamside entertainment area could follow that theme, to tie the rear decks into the streamside entertainment area.
4. Enclosed screen porch where the south (concrete) deck is located. There are a couple of ways of going about this. The most affordable solution would be a screen porch kit. For example, a 200+ s.f. kit would probably run in the \$2,500 range, and would be inexpensive to assemble and erect. A higher-end option would be to build the frame of the porch out of the Trex decking material we used for our two decks, and expand the existing small Trex deck over the entire rear deck. The latter option would have the effect of a large, outdoor addition to the existing home.
5. Putting bead board or something similar under the eaves would add a design element and give the home more of a "country" feel.
6. Replace the following:
  - a) Small, west-facing living room window<sup>33</sup>
  - b) Replace sliding doors in the office and master bedroom, with new sliding doors or French doors.<sup>34</sup>

## IX. Other Possibilities

1. Additional bedrooms:
  - a) If you want to add bedroom(s) without changing the footprint of the house, there are several options, including a) convert all or a portion of  $\approx 750$  sf lower-level garage/shop into a guest room(s), b) turn a portion of the outbuilding into a guest house or c) convert all or a portion of the attached garage into a guest room(s).

---

<sup>32</sup> Disclosure item; the existing fixture in the study intermittently inoperative (flickers, turns off, etc.).

<sup>33</sup> One of the reasons we did not replace that window is the next owners may wish to make that window larger, to improve the view overlooking the meadow. If you did that, you would have to move the TV. Note that there is an electrical outlet on the wall, to the left of the existing window, for a TV...or whatever.

<sup>34</sup> One of the reasons I did not replace the sliding glass doors in the next owners may wish to replace them with French doors.

- b) Add guest rooms on top of the garage (similar to the Smiley garage/guest rooms).
  - c) We also considered putting a vintage Airstream next to the power box, by the well house. There is are 50-, 30- and 20-amp outlets there for a motor home, which the prior owner installed for his motorhome.
2. If I were to stay, I would plant trees close to the house, to further block-out the road. Tommy Trandahl was educated as a landscape architect, and he could design and execute a simple plan (including Evergreen trees and shrubs, for winter greenery), to add additional privacy.

## **X. Large Group Accommodations (Large Families and Events)**

- 1. For prospective buyers with large families, affordable and nicely-appointed accommodations are available at the historic Ranch A, located just 1½ miles south of Serenity Cabin.
- 2. Ranch A also includes conference facilities, individual rooms, and a large log cabin called the "Pete Smith Memorial Cabin" for large groups, for example, weddings.
- 3. A few pictures of Ranch A are as follows:





