



Pine Brook Press

A Quarterly Journal for, about and by
Pine Brook Hills Residents

Autumn 2016



COUNTY ISSUE 1A WILL REPAVE ALL PBH PUBLIC ROADS

By Peter King-Smith

Our PBH Roads Committee on behalf of the HOA has worked long and hard with the County Commissioners to develop a ballot initiative to address the rehabilitation of all subdivision roads over the next 15 years. The Commissioners have agreed to place our initiative on this November's ballot. It is County Issue 1A.

As most of you know, there have been a number of proposed solutions over the years which have for one reason or another not succeeded. 1A represents an all-around compromise with significant funding from the County, a very modest countywide property tax increase that ends in 15 years, and ongoing cost reviews by the transportation department to lower the overall cost wherever possible.

Boulder County Issue 1A achieves the most equitable proposed solution to date at a reasonable cost. This may well be our last best chance to approve a solution for many years to come.

[It is really important that we have a high voter turnout supporting 1A starting with PBH voters.](#)

There are a number of reasons why voting Yes on 1A is the responsible thing to do:

1. **Safety.** With the deteriorating roads making travel for residents, kids on their school buses, and first responders significantly more dangerous every year, lives are placed at ever higher risk the longer we delay. The safety of recreational users who walk, hike, jog and cycle on these roads is also seriously

impacted.

2. **Financial.** Studies have shown that property values for homes within a mile of rehabilitated roads increase. A 2010 study documented an increase between 0.5% and 2% so for a home with a \$400,000 assessed value, 1A would cost \$25 for 15 years for a total of \$375 and the value of the property would increase between \$2000 and \$8000. That's a pretty good financial investment!

3. **Moral.** The small cost will significantly reduce the chances of injury or death for us and our children or grandchildren, or those of our friends or nearby county neighbors. Similarly, risk is reduced for our first responders, and

equally importantly, for those whose emergency they are responding to where time is critical. This could easily be you,

your family, friends, neighbors or fellow BoCo residents.

4. **Fairness.** Infrastructure is a community resource that has historically been funded by all for the benefit of all. 1A adheres to this principal by sharing funds to provide improvements in all 10 BoCo cities and throughout Boulder County.

While many of you are familiar with the history that has led to this issue, for those who are not here is some background.

In 1995 Boulder County Commissioners formally excluded rehabilitation from the definition of maintenance as it relates to county-maintained roads, but neglected to provide any funding

Safer Roads Now

Vote **YES** on County **Issue 1A**

Property tax annual increase of \$6.25 per \$100,000 of assessed value for 15 years.
Boulder County subdivision funding adding \$1M per year to 1A (30%) for 15 years.

\$35,000,000 in important road and bridge projects in the 10 BoCo Cities.
Rehabilitation of 150 miles of subdivision roads for 27,000 BoCo residents.

mechanism to pay for this significant change. As a result, we now face a \$60M-\$70M funding shortfall for these roads which continues to grow by at least \$1M for every year we do not resolve this issue.

Since that time, Boulder County has increasingly relied on vehicle registration, gas tax and other funding mechanisms to fund County road work, while allocating fewer dollars to the Road and Bridge Fund. Thus, less County revenue has been directed to cities for road projects. Cities have had to find other options for funding roads, including raising sales tax.

27,000 homeowners in unincorporated county subdivisions have been caught in the squeeze with the reduced Road and Bridge Fund. Due to years-long lack of funding, rural subdivision roads are now in such a state of disrepair they are dangerous. Children ride in school buses on these unsafe roads. Cyclists daily navigate potholes, sometimes resulting in spills and injuries. Emergency responders face increased transit time due to poor road conditions.

If passed, County Issue 1A (Road and Bridge Mill Levy Increase) would provide the following funding:

\$2.3 million annually for important road and bridge projects in the 10 cities across Boulder County as follows:

- Boulder: \$1,250,000 per year or \$18,750,000 over 15 years
- Longmont: \$486,000 per year or \$7,290,000 over 15 years
- Louisville: \$216,000 per year or \$3,240,000 over 15 years
- Lafayette: \$178,000 per year or \$2,570,000 over 15 years
- Superior: \$77,500 per year or \$1,162,500 over 15 years
- Erie: \$51,000 per year or \$765,000 over 15 years
- Lyons: \$12,500 per year or \$187,500 over 15 years



Linden repaving (\$1.3M) was funded by the ongoing \$1M per year from Boulder County for community use subdivision roads.

- Nederland: \$9,500 per year or \$142,500 over 15 years
- Jamestown: \$1,200 per year or \$18,000 over 15 years
- Ward: \$550 per year or \$8,250 over 15 years

\$3.2 million annually for rehabilitation of 150 miles of subdivision roads for 27,000 Boulder County residents.

Because subdivision roads often provide access to regional destinations such as schools, trailheads and places of worship, the County Commissioners will continue to contribute an additional \$1 million annually to the cost of rehabilitating these community use unincorporated subdivision roads beyond the mill levy increase. This funding from the county adds 30% to the property tax raised by 1A specifically for subdivision road rehabilitation.

Ongoing litigation is proposing that the courts force the county commissioners to pay for subdivision road rehabilitation from existing funds. The commissioners argue that the \$1M per year is the most they can provide without taking funds away from existing voter-approved programs. This case has been rejected unanimously twice by lower courts and is now headed for the Colorado Supreme Court. This could take years. The U.S. Constitution is based on a separation of powers that makes this case very unlikely to succeed. The added risks to peoples' lives, not to mention the many millions in additional cost, does not make waiting for a ruling a responsible option.

Vote yes on 1A! Let's maintain and rehabilitate roads and bridges where people live, both in cities and in unincorporated subdivisions. For more information, visit SaferRoadsNow.com.



2016 COMMUNITY CALENDAR

HOA MEMBERSHIP MEETING - TUESDAY, NOVEMBER 1

6 PM Potluck Dinner

7 PM Presentation: To be determined

Meetings are at the Community Center/Firehouse unless otherwise noted.

HOA Board meetings are open to all residents. Attendance is welcomed and encouraged. Meetings begins at 7 PM. Last 2016 meeting: October 11.

ARCHITECTURAL REVIEW COMMITTEE - Meets the 2nd Tuesday of every month at 7 PM.

BMFPD BOARD - Meets the 2nd Monday of every month at 6:30 PM at either the Pine Brook or Boulder Heights Firehouse. Call 440-0235 for specifics.

BMFPD AUXILIARY - Meets quarterly on Sundays. Next meeting - October 16, 3:30 - 5:30 PM. Email auxpresident@bouldermountainfire.org for more information.

WATER BOARD - Meets first or second Thursday of every month at 4:30 PM. Call Water Office at 443-5394 for dates.

Boulder Mountain Handmade - November 12 & 13 at the Elks Lodge

Sponsored by the BMFPD Auxiliary, the event raises funds to support the fire department. Features resident artists, as well as artists from throughout the Boulder/Denver region. Crafts, bake sale and fine art from 10 AM to 4 PM each day.

PRESIDENT'S PATTTER

By Brian Wahlert

Another summer in our incredible community has passed. We got to watch a mother deer and her twin fawns walking across our property most days this summer. We met new neighbors and made new friends. We mourned the passing of some of Pine Brook residents, who had become friends during our five years of living here.

We watched Chinook helicopters and slurry bombers going back and forth to the Cold Springs Fire. As we did, we were grateful once again for our amazing fire department and the outstanding level of community support for fire mitigation. Although we all take a risk by choosing to live in the beautiful mountain environment that we love, Pine Brookers do an excellent job of protecting ourselves and our neighbors, through volunteering for Boulder Mountain Fire, mitigating our own properties, and supporting the community fire mitigation efforts of the HOA.



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So many great things have happened in our community this summer. Linden, the primary way into and out of Pine Brook, is not only being rebuilt but widened to make it safer for vehicles and cyclists alike. A larger culvert and improved drainage system are being installed at the intersection of North Cedar Brook and Linden to improve resilience to extreme weather events. Through a partnership between Pine Brook Water, Boulder Mountain Fire, and the HOA, we've improved the area around the Community Center/Station 1 Fire House. We now have a fully paved, expanded parking lot, and improved drainage that should prevent the ice buildup of previous years, making entry and exit from the Community Center much safer in winter.

This November we will have an opportunity to improve the rest of Pine Brook's roads, and roads all over Boulder County, with ballot measure 1A. Measure 1A would increase property taxes by a mill levy of 0.785 which equates to \$46 per year for the median Pine Brook residence for 15 years. Peter King-Smith's article on the front page of this issue gives details about the measure. The Pine Brook Hills HOA has endorsed Measure 1A and urges you to vote for it, if you agree that this small additional tax is a reasonable price to get Timber, North and South Cedar Brook, and the rest of Pine Brook's public paved roads rebuilt like Linden has been.

As president of the HOA, I have the opportunity to meet many delightful residents who share my love for our wonderful community. However, every so often I get a phone call from a resident that reminds me our community isn't perfect. I receive occasional complaints about noise, debris in public view, and excessive numbers of vehicles parked near certain houses, restricting access. My initial response is to encourage communication. In my experience Pine Brookers are by and large reasonable people. Most of the time a behavior that a neighbor views as inappropriate is a result of simple lack of awareness rather than any malice. A simple, polite conversation usually resolves the issue to everyone's satisfaction. When more support is needed to address the issue, Allen Saville's article on p. 6 provides detail about the HOA's Covenant Enforcement Process.

We can all strive to be the best neighbors we can possibly be. We can keep our properties clean and attractive, perform proper fire mitigation to keep ourselves and our neighbors safe, put our trash out on Wednesday morning rather than Tuesday night, and minimize unnecessary noise. And most importantly, drive cautiously and respectfully. I've personally been nearly run off the road several times coming carefully around a blind corner only to encounter a vehicle coming too fast in the opposite direction, partially in my lane. I've received many more complaints on this issue than any other. Our roads are narrow and dangerous. Vote for 1A to get them rebuilt and widened, and drive cautiously and safely, particularly when approaching a blind corner or intersection, and especially as we approach winter.

And remember that for winter driving, four-wheel drive is nice, but good winter tires are even better. Most vehicles come with "all-season" tires, an extremely unfortunate marketing term. All-season tires do a fine job in all seasons in most environments, but are inadequate for winter driving in Pine Brook due to our snow and ice and steep roads. Fortunately, tire manufacturers have made incredible advances in tread patterns and rubber composite, which allow winter tires to remain flexible in cold weather and achieve excellent grip on snow and ice, even without studs. Swap out your all-season tires for a set of winter tires before the first snow, and your winter driving will be much more pleasant...when you need to make an emergency maneuver on a gnarly winter day, they may even save your life. Have a fantastic fall!



ON THE WATERFRONT

By Bob de Haas

Budget Time for 2017 – This is the time of year when the Water District begins working on the budget for 2017 and making decisions regarding water rates for the following year.

The District prides itself on having a "lean" operating budget that doesn't have "frills" or excess expenditures. However, the base costs keep increasing which means adjustments have to be made. Most of the costs are fixed costs.

Conservation does little to nothing to reduce the workload or operating expenses.

The District has grown significantly over the past 30 years and mandatory testing requirements have increased dramatically. In 1987 there were approximately 235 homes in Pine Brook. The water to serve everyone came mainly from wells and was supplemented with some surface water. We had a very basic filtering system because that was all that was required at the time. There were two employees then and they kept busy all year round. Starting in 1989 the District put in its first actual filter plant. It was pretty basic and easy to operate. Water test requirements by the EPA and the State consisted of evaluating for less than 20 “contaminants” and those were measured in the parts per million.

Now there are 407 homes that are served by the District. The District owns its own reservoir that has served to protect the area from the effects of drought, has helped in firefighting efforts (2010 Four Mile Canyon Fire), and reduced the peak flows of the flood of 2013. The reservoir has provided an extremely dependable source of water for the entire District.

The District now operates two filter plants with all of the ancillary equipment and processes that go with it. Water testing now evaluates over 200 “contaminants” with levels being measured down into the parts per billion and even parts per trillion. The paperwork to comply with all the regulations has grown even more exponentially than the processes or testing required. And somehow we still have been able to do the fieldwork and provide a reliable water supply to Pine Brook residents.

In order to accomplish this fieldwork and complete the projects, the employees are routinely working overtime hours and foregoing vacation time. When individuals become ill, or have a family emergency, the workloads are further stretched to meet the job requirements.

As the Board of Directors looked at all of these issues, it has become increasingly apparent that the need for a third employee is overdue. Unfortunately it also means that a change to the water rates will be needed to pay for that third employee. The Board has examined the budget

looking for “cuts” that could be made, but that “lean” budget mentioned previously doesn’t yield much room to maneuver. One of the options being considered, among others, is the creation of an operating charge, similar to the capital charge on the monthly bill. This will permit us to cover the increase in our fixed costs on an ongoing basis, without being subject to seasonal water usage fluctuations.

A proposed budget will be prepared by October 15, 2016 and the District will hold public hearings about the budget on October 20, 2016, November 17, 2016, and if needed December 8, 2016. A finalized budget must be adopted by December 15, 2016.



ARCHITECTURAL REVIEW COMMITTEE UPDATE

By Eric Erickson, Chairman

Applications for ARC Review: From the beginning of 2016 through mid-September, 48 applications for an ARC review have been submitted. A total of 36 have been approved, nine are in process, and three have been cancelled. Of those applications six are for new homes to be built in 2017. Take a look at the Current Projects Under ARC Review tab on our HOA-ARC webpage to get an up-to-date view of the variety of renovation projects that are going on in PBH.

Construction Guidelines for Contractors: Your Homeowners Association Board and Architectural Review Committee have revised our Contractor Construction Guidelines. They are now posted on-line at pinebrookhills.org. In short, all property owners in Pine Brook Hills who are preparing to begin a construction project should advise their contractors that they limit the exterior use of construction power equipment, vehicles, and tools to the hours between

7:30 a.m. and 6:00 p.m. Monday through Friday
and

8:00 a.m. and 6:00 p.m. on Saturday.

No exterior use of construction power equipment, vehicles, and tools by contractors is allowed on Sundays and legal holidays.

These noise guidelines, which are more restrictive than those of Boulder County’s Noise Ordinance, are intended to support our goal of

maintaining Pine Brook Hills as a quiet, residential mountain community while accommodating the scheduling and weather-related needs of our licensed contractors.

For PBH residents who are “do it yourselfers” and have commitments like a day-job that take you out of district during the week these time limitations are not meant for you. In that case, Boulder County’s time and noise level limitations do apply, as well as your personal sensitivity to the reasonable needs and expectations of your neighbors, especially on Sundays and holidays.



LONG DRIVEWAY PROJECT

By Allen Saville

Have you noticed one of these signposts with the blue reflectors?



These markers designate a driveway that is probably over 800 feet long. Members of Boulder Mountain Fire are installing them on some driveways to mark those that may need a relay pumper in order to get adequate water at the house in order to deal with a fire at that location. When a BMFPD firefighter/engineer (the person driving the big fire engines) sees one of these markers, they know that a relay pumper as well as an “attack engine” will be required. Another blue-reflector signpost further up on the driveway will indicate where that relay pumper will need to be positioned.

These markers help firefighters know what to do, and how to do it in long driveway situations. BMFPD firefighters are still in the process of

scouting driveways that have been identified as over 800 feet and installing these signposts at the appropriate points. Some of these posts may have more than one reflector mounted on the post. The number of reflectors has meaning to firefighters/engineers.

The blue-reflector signposts are a part of a larger pre-planning and preparedness program that helps firefighters to be ready, and to respond more quickly in the event of a fire at a home on one of the 75 long driveways in our fire district. This helps firefighters to help you. Please welcome the appearance of these markers and PLEASE do not remove or obscure them.



COVENANT ENFORCEMENT INITIATIVE

By Allen Saville

From the very beginning of our community, Pine Brook Hills has had protective covenants that restrict the manner in which residents and property owners can use their property and the manner in which structures may be built. For the most part our neighborhood is a friendly, cohesive community that takes pride in our covenants and appreciates that they are in place to ensure that PBH continues to be a high-quality, RESIDENTIAL neighborhood.

The word “Covenant” means a formal – and, in our case, legal – agreement or contract among people; and our covenants are a part of every single legal title to land in the PBH subdivision.

Every once in a while a situation comes up in which someone gets cross-wise with the covenants, and/or someone thinks there is cause to pursue enforcement of our covenants. Most of those times, things get worked out amicably, but sometimes there is a need for a process to ensure the covenants are followed.

Every property owner in PBH has legal standing to enforce our covenants, and so does the HOA. Many of our covenants are very much like the County Land Use Code that describes and limits the manner in which property can be used in residential zones so people can seek assistance from the County Land Use Department in dealing with incompatible (unlawful) uses, behaviors, etc. that are addressed in these zoning ordinances.

For the most part the County Land Use Code and PBH covenants are clear, and violations are pretty easy to spot and address. Sometimes differences of opinion do arise. Up until now, the process through which covenant enforcement would be handled has been less clear.

Representatives from the HOA Board of Directors and from the Architectural Review Committee developed a procedure to address covenant enforcement to make it more clear and consistent.

After several drafts and input from a number of people within the PBH community, the HOA Board of Directors in their meeting on August 16, 2016, reviewed and adopted a "Covenant Enforcement Process." This process is available on the Pine Brook Hills website. Go to the HOA tab and click on "Covenants & Governing Documents" to find it.

Chances are that you will never need to use this process, but having a fair and transparent process to help facilitate resolution to disagreement is a good thing.

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WELCOME TO PBH NEWCOMERS

With Jo Wiedemann

Cyndi Wiedemann moved to Pine Brook Hills with her daughter Aniya to be close to family



and return to Boulder where she was born and lived for the first 13 years of her life. Cyndi has lived in California for the past

30 years where Aniya, age nine was born. She is a Marriage and Family Therapist and Art Therapist having worked with many individuals, families, groups and children in private practice, hospitals, family therapeutic service centers and schools over the past 25 years. Cyndi enjoys spending time with her family and playing with her daughter. She looks forward to hiking, biking, and finding expressive dance venues. Aniya enjoys Ariel Silks dance and playing with her dog, Poppy, and kitten, Mr. Cuddles. They both look forward to engaging in the community, exploring the area, and making new friends.

Kathy and Mark Wiedemann moved to Pine Brook Hills in July of 2016. Mark is from Boulder originally, but Kathy's job as a Regional Manager with Aflac Insurance took them to several other states. Now that Kathy is retired, they are happily back in Boulder!

Mark works as a day trader, and is also a general contractor with over 30 years of experience building spec homes. Kathy is now studying for her real estate license and the two of them are planning on flipping a few houses in the Boulder/Denver Metro area.

The rest of the time, Kathy and Mark are planning on a lot of travel, biking, hiking, camping, hunting, etc., in beautiful Colorado - good to be home!!



The Ottolino Family moved to Boulder over the summer from Grayslake IL, a Chicago suburb, where they lived for the past 17 years. They have always loved Boulder and have been vacationing here for many years in the cottages at Chautauqua Park. They enjoy hiking and skiing and eating outside (this was not easy in Illinois with the mosquitoes!). Last summer after returning to Chicago from a Boulder vacation, they decided to resurrect the idea of making a move and to everyone's surprise the kids were up



for it even though they had a well established community in Grayslake. Their oldest son Sam found their

North Cedar Brook home online. They loved the outdoor spaces and the breathtaking views and felt the house was the best of both worlds – mountain living with all the great conveniences and gems that Boulder has to offer.

Since moving here, the family is enjoying the peace and quiet of Pine Brook Hills. Paul manages his Chicago-based construction company from his home office and Anna sold her Yoga studio in Grayslake and is using this time to help get the family settled. Sam (16) is attending Boulder High as a Junior and Anthony (14) and Sara (12) are at Centennial Middle School in 7th and 8th Grade. All three kids play soccer and Sara loves riding horses. They have two dogs (Maggie and Otis) and a cat (Mambo) and are looking forward to meeting their neighbors!

Josh Rosenfield recently took the spirit name Eros, reflecting an intention to radiate love. He lived and worked around the US, Europe, and Asia before falling in love with the people and landscape of Boulder in 2013. He lived in the Newlands before purchasing his home in PBH in July, 2016. Eros is a 41 year old startup founder and designer in the fields of green technology, consumer audio, fashion, and human living

systems. He's also passionate about filmmaking, sustainable design, architecture, spirituality,



social change, community, and human evolution. He enjoys a healthy Colorado lifestyle, including hiking, cycling, snowboarding, snowshoeing,

backcountry, tennis, yoga, and frisbee. Eros is also professionally trained in massage and crafting a new healing offering based on sacred touch.



SOCIAL COMMITTEE UPDATE

From Veronique Foster, Social Chair

This year's Ice Cream Social held in September, welcomed the Foggy Tops band for the second year. Those present enjoyed wonderful country/bluegrass music. Thank you Tim Triggs and band! The organic ice cream was a hit. However the attendance by residents was slim. In evaluating the event, I am wondering if the event has run its course and we should consider new social activities.

I propose that we revive the "DINE AROUNDS" which were popular during the "Karen Pepperzak and Pam Creswell era." The concept is that each DINE AROUND is hosted by a Pine Brook resident at his/her house. RSVP to the host is mandatory and requires a \$15 payment per person to cover the cost of food and wine/beer. The host decides how many people he/she can accommodate. In addition, the host is encouraged to select a conversation theme so that the people attending have overlapping interest in the theme. If we try this format, DINE AROUNDS could be scheduled quarterly: March 1, June 1, Sept 1, Dec 1.

Please let me know your level of interest in participating in something like this and if/when you would host one by sending me an email at SocialChair@PineBrookHills.org. I'd love to hear from you if you have other ideas about social activities for PBH residents. Enjoy the fall season!

YOUR NEIGHBORS NEED YOU

Interested in getting involved in the community? Want to learn some new skills? Looking for a way to meet your neighbors? Volunteering in PBH is a great way to meet those goals.

The HOA Needs...

- **A Historian** – The neighborhood has been around long enough to have a history and we would like to record some of that. If you are interested in stories and preserving our heritage, this is the job for you.
- **Members for the Enhancement Committee** Enjoy working with others to enhance PBH? Interested in landscaping or gardening?
- **A Directory Layout Understudy** – We all love our PBH Directories! They help us stay in touch and communicate with neighbors. The team is looking for someone to help with the layout on the next volume to be created later this year and early next year.

The Pine Brook Press needs...

- **Authors and Photographers** – If you have an idea and want to submit an article, we'd love to have it. If you snap a good photo in the neighborhood, send it our way. press@pinebrookhills.org
- **An Advertising Manager**—Our advertisers help defray the cost of the quarterly publication. If you like talking to people and finding out about their work, this is the job for you. Most ads are already lined up so you would be mostly managing, not selling.

BMFPD...the Fire Department needs...

- **Firefighters and Medics** – contact Chief Benson if you'd like to find out more or get involved.
- **Third Arm** – on scene support with traffic control, evacuation, communication...contact Bob Loveman, if you would like to find out more or get involved.
- **Auxiliary** – provide behind the scenes support for fundraising, community education, provisioning, and recognition...contact Ann Blonston or Catherine Von Hatten for more information or to get involved.



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Boulder Mountain Handmade Shaping Up to be Big – 42nd Annual Event, Nov 12 & 13

By Ann Blonston

For 2016, Boulder Mountain Handmade moves to the venerable Elks Lodge on 28th Street. The large marketplace enables the Auxiliary to offer work by more artisans and to expand both the Bake Sale and Craft Sale areas. Its location in a highly trafficked area will help draw even more customers, who will find ample parking outside and plenty of elbow room for browsing inside.



Boulder Mountain Handmade is BMFPD Auxiliary's main fundraiser, generating revenue to support its mission with the fire department. The Auxiliary uses its funds for public information campaigns and events like the New Resident Welcome and the Fire Safety Sale, for recognition events, to provide food and

drink to responders on incidents, and to help the Department acquire public safety equipment.

To scope out the artists' works and check the event schedule, please visit BoulderMountainHandmade.com.

The Auxiliary welcomes District residents to bake for its storied Bake Sale. To sign up and read the current guidelines, please visit <http://tiny.cc/2016bmhbake>. PBH residents Florentina Cruz and Karen Branyan are once again leading this major part of the event.

District residents enthusiastically joined in on community crafting sessions held around the District this summer. Craft Sale coordinator Nancy Callis has plenty of room for last minute crafters to donate handmade gift items: nlcallis@aol.com

Gift baskets assembled by District residents are a hit with sale customers. To donate a basket,

please contact Karla Reiss, changemaven@comcast.net

Boulder Mountain Handmade continues to offer free childrens' art activities during the sale, and



our volunteer firefighters offer free fire truck tours both days. The Auxiliary sponsors a silent auction during the event with fine art made by District residents and local artists. Boulder Elks hosts a café this year, so weary shoppers can re-energize for yet another lap around the marketplace.

To volunteer to staff the sale, or help the crews set up and take down, please visit the Auxiliary's



Sign Up Genius page: <http://tiny.cc/bmhvol>

PBH resident Catherine Von Hatten chairs the event; she can be reached at auxpresident@bouldermountainfire.org with questions or to volunteer.



WILDFIRE PARTNERS

By James Webster,

Wildfire Partners Program Coordinator

Launched in 2014, Wildfire Partners is a mitigation program to help homeowners prepare for wildfire. Over 900 homeowners from across the County are currently participating, including 180 from Boulder Mountain Fire Protection District—the largest representation from any fire district in the County. This year, Boulder Mountain FPD and Boulder County are partnering on a FEMA grant to continue to implement Wildfire Partners and provide Pine Brook Hills residents with a great opportunity to improve their mitigation efforts.



Wildfire Partners includes comprehensive home assessments and financial assistance (up to \$2,500) to help participants hire Boulder Mountain’s Mitigation Crew to perform their forestry-related work. Homeowners who complete the mitigation items identified during their assessment (and detailed in their customized report) are eligible for financial support. When participants pass a follow-up inspection, they receive a Wildfire Partners Certificate that increases the insurability and resale value of their homes. They also receive a Wildfire Partners Yard Sign to let others know they have taken action and helped create a more resilient community.

In the Cold Springs Fire, we have many valuable lessons about the importance and effectiveness of mitigation performed by Wildfire Partners. Unfortunately, for homeowners who did not take proper steps, firefighters spent valuable time trying to act quickly to create non-combustible zones around structures; move large firewood piles, pine needles, mulch, deck furniture, and other items away from homes; and cut down and limb trees right up against structures. Firefighters entering Wildfire Partners properties found these tasks already completed, enabling them to focus their attention on fighting the fire.

Lester Karplus is just one of many Wildfire Partners with a mitigation success story to tell. The fire came up to all of the buildings on his property and did not burn one of them. Nederland



Fire Chief Rick Dirr told Lester that his mitigation really helped save the property and they did assign assets to protect it. With two neighboring houses lost, Lester’s story demonstrates the importance of good mitigation. Lester said, “It was a lot of hours and money, but it was worth it. My lesson from this experience was that we will build the buffers even bigger.”



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Wildfire Partners assists all Boulder County mountain and foothills homeowners—whether you own a new home or an older home, whether or not you have performed mitigation in the past, and whether or not you have had difficulty obtaining insurance or selling your home. By becoming a Wildfire Partner, you serve as a role model for the rest of your community.



To apply visit www.WildfirePartners.org. If you have any questions or would like additional information about this program, please call Wildfire Partners at 303-441-1420 or email info@wildfirepartners.org.

This program is funded by Boulder County through a \$1.5 million grant from the Colorado Department of Natural Resources, and a \$1.125 million grant from the Federal Emergency Management Agency (FEMA).

WILD HORSE BLOCK PARTY

Neighbors at Wild Horse Circle gathered on August 5 to celebrate summer by reviving their annual tradition of a potluck block party. Threatening weather prevented the group from

gathering at “The Tree” in the center of Wild Horse Road where they



met in years past, so the party moved indoors to the Fugere’s home. Some 30 long-time and new residents joined in the festivities. Thanks



to Johanna Bach, Nancy Briggs, and Marlene Fugere for organizing an opportunity to cement community spirit, reconnect with long-time neighbors, and meet new ones.

THE PINE BROOK HILLS ENTRY SIGN PROJECT IS NOW COMPLETE

By Penny and Tim Triggs

Sue Rigdon with Ecoscape Environmental Design created a xeriscape garden for the area around the new entry sign designed to provide year-long color. She and two of her crew members, Quinn and Chris, did the installation work. We



appreciated Sue working with us to design the landscaping. We thank Burt and Andria Lewis for allowing us to use their outdoor faucets so we can water the new plantings until they are well-established. Ecoscape is a big supporter of PBH, regularly purchasing ads in the Press and helping with this project at a price that fit the HOA budget. With the engraved stone slabs erected in November of 2015 and the solar powered night lighting installed in January of 2016, the entire project has given our community something to be proud of.

PINE BROOK PRESS
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Fiery Sunrise over Pine Brook Hills