



Pine Brook Press

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

Spring 2015



PERSPECTIVES ON OUR ROADS

With the snow and ice of winter gradually disappearing and leaving roads everywhere worse for wear, many are wondering what is the status of repairs on subdivision roads. What follows is the perspective of Vince Hirsch, Vice-Chair of BoCo FIRM, and PBH's Roads Committee Chairperson, Peter King-Smith who along with Bob Loveman served as a member of the SPLIDAC until its recent dissolution.

AN UNABASHED HISTORY OF SUBDIVISION ROADS

By Vince Hirsch

One thing you must know about current Boulder County Commissioners is they are simply perpetuating policy and funding priorities repeated year after year since before 1990. The County had plenty of funds all along, it simply chose NOT to spend any of those funds on subdivisions roads, making the brazen assumption that a few disgruntled property owners could not possibly stop a plot to create another source of money for their own spending priorities.

It all began in the early 1980s when Boulder County started experiencing significant growth. The policy-makers already had a land-use plan (The Boulder County Comprehensive Plan, BCCP) in place meant to serve as a guide for managing every aspect of growth. The County masquerades it as law. By 1984, growth was already taxing roads, and a provision included in the Transportation Element revision (TR 5.15) read: "To improve, maintain, insure integrity of the transportation system, the County shall pursue, to the extent possible, alternative funding sources." An obscure input most would overlook.

In the 1980s Boulder County began buying up Open Space. Conveniently, by 1985 the County halted maintenance of most subdivision roads. This is why the County transportation director reported in the November 18, 2013 LID Hearing that he could not find a record of subdivision road chip sealing in the last 7-8 years. The reason: It happened long before he showed up. In the early years of subdivision roads and prior to the mid 80s, chip sealing and overlays of "our" roads were routine and were in fairly good shape to the mid 90s. One exception occurred around 1992, when the County coerced Gunbarrel Estates to form a general improvement district (GID) to fix its deteriorating roads. Boulder County's first attempt to

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SUBDIVISION ROADS

Report from the PBH Roads Committee

By Peter King-Smith

There is not a great deal of new information to report regarding the repaving of subdivision roads at this time. The County has stated that before they can take any position on future plans they must wait until the current BoCoFIRM lawsuit aimed at forcing the County to undertake repaving without any new taxes is resolved.

The County's position includes the assertion that taxes have never been collected to fund the 1995 revision that excluded rebuilding our roads from the maintenance thereof. They seem to accept that reluctance to implement taxes in addition to those being collected for maintenance on an ongoing basis by commissioners subsequent to the 1995 revision has ultimately resulted in a shortfall of significant magnitude today.

The commissioners determined that the deterioration of these roads was becoming a public safety issue. They concluded that, although vastly unpopular, the implementation of the LID was the only alternative available to them to fund the 20-year rapidly escalating shortfall and actually commenced work last summer rehabilitating our roads, including much of Linden. The LID was subsequently invalidated, funds collected were returned, and work on our roads halted indefinitely.

While there is much ongoing conversation on this subject, some of which gets very heated, confrontational and emotional, any resolution that could enable planning to resume and work to commence on our roads is likely quite some time away (maybe years if lawsuits continue to be filed).

Bob Loveman and I really aren't on one side or the other of this issue but are proactively staying involved as concerned citizens. We continue to have informal meetings with County and Transportation representatives to be sure PBH remains well positioned by participating in any planning discussions aimed at being prepared if and when funding

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WELCOME TO PBH NEWCOMERS

Angie Falco and Blake Peterson moved into the Woodruff's lovely home on Hawk Lane in September. The next day Angie and Blake started a trip to Italy and Croatia, a day before Blake's daughter Annie went to Scotland for her freshman year at St. Andrews. All are still recovering!



Angie is a Nurse Practitioner, working at both the Anschutz Hospital in Denver, and as a nurse educator with a

pharmaceutical company. Blake is President of Citywide Bank, Boulder, and is a Boulder native. Both enjoy travel, skiing, hiking, biking, and walking their dog, Bianca.

Blake's parents, Cam and Mary Lou Peterson, have lived on the adjoining PBH hill up on Wild Horse Circle for 30 years, so this feels close to home. Angie and Blake are looking forward to meeting their neighbors!

BMFPD AUXILIARY NEWS

Fire Safety Sale: Need a new fire extinguisher or carbon monoxide detector? Not sure if your fire extinguisher is still good? Never actually put out a live fire with a fire extinguisher? You need to come to the Auxiliary's Fire Safety Sale on May 2 and 3. Each day's sale is hosted in one of our BMFPD Fire Stations from 10AM to 4PM. Safety gear is available to residents at discount prices. Firefighters are available to teach residents how to use a fire extinguisher to put out a live fire. Chief Benson will host an orientation session for new residents focused on the unique characteristics of living in our mountain community. Clyde Soles, author of *The Fire Smart Home Handbook*, will talk about his book and how to prepare when you live in wildfire zones. Join your neighbors and bring a friend! If you are interested in helping with the event, contact Ann Blonston at 303-641-3038.

New Resident Orientation and Neighborhood Coffees: The Auxiliary hosted a successful orientation for residents new to the Fire District last fall and will now offer sessions twice each year. For 2015 the first one is Sunday May 3 during the Fire Safety Sale. To jumpstart new residents' mountain living savvy, Chief Benson covers fire mitigation, fire safety, and other

important topics for new owners and renters alike.

In an effort to reach out to all parts of Boulder Mountain Fire Protection District, the Auxiliary is sponsoring neighborhood gatherings around the District. Auxiliary members, Board members, and Firefighters will answer questions and encourage neighbors to get involved with the Department. If you would like to help or are willing to sponsor a coffee for a few neighbors in your home, contact Cheryl Sherrington at 303-443-9795.

Boulder Mountain Handmade: Mark your calendars for November 7 and 8, 2015 and plan to attend one of the best art, craft and bake sales in the Boulder area. Once again scheduled to be held at Watershed School on Alpine Avenue in Boulder, the fair hosts artisans from throughout the Boulder-Denver area. Watch for details on the summer crafting workshops: June 24 (2-3:30 PM), July 16 (10-11:30 PM), and August 25 (6-7:30 PM). If you would like to help with the event, contact Catherine Von Hatten at 303-997-8319.



FROM OUR POSTMAN...

Hello Pine Brook Hills! My name is Jim Whittemore and I'm your new letter carrier. I have been with the Postal Service for 27 years. I reside in Gunbarrel, so I live and play here too! This thing called work gets in the way of my cycling (mountain and road), skiing, and brew pub visits. Mike Kelly, who I replaced, did figure out how to enjoy his hobbies: in retirement he is happily enjoying golf.

Mike and I worked side by side for the last seven years in the office and on the street. My last route was in Wonderland Hills and that is where I met Mr. Saville who was temporally residing there because of the... well, we won't mention that word. Anyway, I asked him if I could get a word out to the community.

Please do not move your mailboxes without talking to me first. There might be a rare exception, but the route is set up a certain way, so moving a box... well I'll be straight up with you, chances are slim and none (and Slim just left town) that it won't affect the route. If you ever want to replace your box, the biggest box you can get the better. In this day of more parcels (large and small), large mailboxes are greatly appreciated.

If you ever have any questions, problems, or complaints call the Valmont Station, 720-564-6450 ask for carrier route 431/Jim which includes all homes west of Beaver Way. Working together, we can navigate through the Postal bureaucracy!

2015 COMMUNITY CALENDAR

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

HOA MEMBERSHIP MEETING - TUESDAY, APRIL 28

- 6 PM Potluck Dinner
- 7 PM Presentation: Fixing Subdivision Roads Without New Taxes, Vince Hirsch, Vice Chairman BoCoFIRM (see article on p. 8 for more information)
- 8 PM Business Meeting.

PBH SPRING PARTY - SATURDAY, MAY 2

6:30 - 11:00 PM, 125 Meadowlook Way (Home of Art and Sue Rancis)

HOA Board meetings are open to all residents. Attendance is welcomed and encouraged. Meetings begins at 7 PM. (Remaining meetings: Apr. 28, June 23 and Sept. 22)

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 the first Sunday of the month. Next meeting—June 7 at 3:30 PM. Email auxpresident@bouldermountainfire.org for confirmation.

WATER BOARD - Meets 1st or 2nd Thursday of every month at 4:30 PM. Call Water Office at 443-5394 for dates.

BMFPD Fire Safety Sale, May 2 and 3 from 10 AM to 4 PM at Station 1 and 2. See article on p. 2 for more information.

PBH NOTES: SENSE OF COMMUNITY

By Allen Saville, HOA President

Believe it or not – Pine Brook Hills has a very good reputation in many governmental and quasi-governmental circles for “having its stuff together” and acting in a responsible manner. Certainly, our Water Department and the Boulder Mountain Fire Protection District make a big contribution to that reputation, but that’s not all.

By way of explanation for this stellar reputation, I have heard others say, in a most complimentary manner, that Pine Brook Hills has a “sense of community,” and I truly believe this to be true. Our sense of community leads to a higher level of participation in our community, an exceptional level of volunteerism, and a greater than normal number of folks who believe that we can actually do something about situations and really get things done to make life in Pine Brook Hills better.

This is a wonderful thing. Did this sense of community just happen



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HOMEOWNERS ASSOCIATION
BOARDS AND COMMITTEES**

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accidently? Is it something that Bob DeHaas puts in the PBH water system? The answer to both of those questions is an emphatic “NO.” Pine Brook Hills has been blessed with a number of folks who actually understood a bit about the importance of having a sense of community and worked hard to cultivate that within our neighborhood.

Among those entities that help cultivate a sense of community are:

- The PBH Home Owners Association and its social and public education activities
- The Pine Brook Press
- The Architectural Review Committee
- The Pine Brook Water District
- The Boulder Mountain Fire Protection District
- The BMFPD Auxiliary
- Even the simple act of paying your HOA dues

There are other things that lead to having a sense of community within Pine Brook Hills . . .

Identification with, and appreciation of, the geographical boundaries and characteristics of the place in which we live:

Just about everyone I meet in PBH has something near reverence for the physical beauty of our neighborhood. We all appreciate the challenges of living here and we help each other deal with those challenges—the roads in ice and snow conditions, being especially vigilant in periods of high wildland fire danger, paying attention to forest health, and more.

A shared history, or at least an identification with the history of the community: Over the years we have had a number of HOA programs about the history of PBH and these have all been well-received and have generated much interest within our community. Because we have such great participation in volunteer activities that benefit our community, we continue to have people who actually participate in the continuing history of accomplishment within Pine Brook Hills.

Reciprocal influence, rewards, and personal investment between the individuals and the community as a whole: Once again, volunteerism is a big factor here. PBH has more than the normal quotient of wonderful volunteers. The article on page 6 highlights two exemplary examples in Jim Eyster and Param Singh. This means that we get more things done that benefit our community. PBH residents contribute to our community and they (and their neighbors) benefit from those contributions. Others may not be able to volunteer their time and abilities, but they pay HOA dues, as Peter Gaal notes on page 5. Those dues make things possible like a system of community-wide fire breaks and other fire mitigation activities. We also have a number of folks within Pine Brook Hills who make more substantial financial gifts to either the fire department or other

specific community endeavors. Among other things, these gifts have supplied:

- Automatic External Defibrillators that have been used by our emergency medical response people (volunteers) that have saved lives;
- Community social events that have raised money for special projects and for our fire department;
- Special equipment used by our volunteer firefighters and/or volunteer medical responders to deal with motor vehicle accidents, specialized rescue operations, more effective firefighting, etc;
- Community beautification projects, and more,

These are just a few examples—thanks to all who have made special contributions.

The results of this sense of community within Pine Brook Hills are that a greater percentage of folks in our community care about our neighbors, PBH in general, and what happens here. More folks than in most communities are willing to “get involved” and try to make this a super-nice place to live. We take a greater level of responsibility for living in our mountain community and accomplishing things like building a water reservoir and even revising our PBH restrictive covenants. Those actions give us greater credibility with governmental entities, including Boulder County (believe it or not), and that helps in a variety of subtle ways.

Having a sense of community within Pine Brook Hills is a wonderful thing. It feels good and it actually results in real benefits to us all. This does not happen automatically – it takes continuing investment and nurturing. Just getting to know, and helping, your immediate neighbors contributes to building a sense of community. Many times, participating in the other things that help build this sense of community are actually fun, informative, and even rewarding. Ask a volunteer—they’ll tell you.



Jim Adams

Grader clears fire hydrant during our February storms. Thank you, Road Crews!

TREASURER'S REPORT

Dear Neighbors,

In this issue you will find two important items related to the financial health of our Home Owners Association. First, I've included below the 2015 Budget that was hammered out by the HOA Board, and then approved by members during the January 27 HOA meeting. It is not just a projection of income and expenses expected during the year, but also a blueprint of projected activities to be carried out by earmark funding. Perhaps the most important of these is the fire mitigation project and the weed whacking along roads.

As you may note, the estimated dues income is based on \$75 per year for each of the 400+ households in PBH. Unfortunately, not all households see fit to share the common burden of maintaining a fiscally viable association. On the other end of the spectrum are neighbors who willingly kick in 2 to 3 times the voluntary amount, and some even higher. It is hard to imagine that for anyone in Pine Brook Hills such a small fee would cause hardship, but we typically receive less than 60 dues payments for about 25% of the annual budget. Perhaps it's just not high on the priority list, or there was no postage stamp available. Whatever the reason, now is the precise time, if you are one of the 340 households who have not paid your dues. **WRITE THE CHECK**, and get it to me. It will make you feel good to get it off your "to do" list!

The Board has considered the possibility of implementing the option of remitting dues through Paypal. Would that payment method be attractive to you? Would you use it? Please give a feedback either by email treasurer@pinebrookhills.org or by answering the survey question on the Dues Payment Slip shown below (which is the second document that I've included in this issue). Send that slip with **YOUR CHECK** for the dues.

Wishing you a good Spring,
Peter Gaal, HOA Treasurer

PINE BROOK HILLS HOA 2015 BUDGET				
Line	REVENUES	for comparison		current budget
		budget	actual	
1	HOA dues	26000	25300	26000
2				
3	ARC fees	500		500
4	Interest	50	35	50
5	Pine Brook Press ad revenue	2500	2500	2750
6	Misc. unclassified.	0		0
7	TOTAL REVENUES	29050	27835	29300
8	ACCUMULATED CARRY OVER (budgeted in prior years)			25,000
9	ACCUMULATED RESERVES CASH			39526
10	TOTAL AVAILABLE FUNDS (by year end)			93,826
11	FIXED EXPENSES			
12	ARC related (incl. sign)	1000	1578	1000
13	Bank charges	75	79	125
14	Beetle Busters	3000	353	500
15	Dues and subscriptions	0	0	50
16	HOA meetings/Socials/maintenance	5000	645	6800
17	Insurance	1500	1696	1750
18	Legal and Professional Fees	1000	5135	2000
19	PB Press	4500	4568	4500
20	PBH Directory	4000	1952	0
21	Administrative mailings (4)		0	1200
22	Supplies and postage	200	104	300
23	Web hosting	0		0
24	Welcome Committee supplies	200		200
25	Misc. unclassified.		812	1000
26	FIXED TOTAL	20475	16918	19425
28	SPECIAL EXPENDITURES (unique for year)			
29	Fire mitigation	20000	3170	30000
30	Weed whacking			2700
31	Disaster related (memorial)	0		600
32	Safety and Security/Signage/Roads (new sign)	2500		1000
33	SPECIAL EXPENDITURES TOTAL	20475	16918	34300
34	TOTAL EXPENSES	40950	33836	53725
35	RESERVES (projected for end of year)			40,101
	Checking balance		28832	
	Savings balance		35694	
	Total Cash on hand as of 12-31-2014		64526	

DUES PAYMENT SLIP

If you have not done so, please send in your HOA Annual Dues. While it is a voluntary contribution to the Home Owner's Association, each and every resident enjoys the benefits. I am appealing to those who either forgot or elect not to pay this modest amount for whatever reason. Please remember, carrying one's fair share is paramount to maintaining a viable HOA.

PLEASE REMIT YOUR DUES WITH THIS SLIP SO WE CAN KEEP TRACK OF IT

Name (of property owner of record): _____

Email address: _____

Address of Property: _____

Dues for: 2014 _____ 2015 _____ Other _____

Amount: \$75 _____ \$100 _____ I feel generous! \$ _____

\$ _____ special donation toward erecting a memorial for the Pine Brook Hills residents who perished in the flood.

Make checks payable to: Pine Brook Hills HOA, and attach this slip to it

Mail payment to 1907 Linden Drive, Boulder CO, 80304, Att: Treasurer

---OR---

Drop it off in the HOA collection box (not the Fire Dept. nor the PBH Water mail box) on the right side of the drive way leading to the Community Center, marked Att: Treasurer. (Do not use the HOA mailbox on Linden, which is for US Mail).

Survey Question: If the HOA had arranged for an option to remit dues via Paypal, would YOU use it? Yes _____ No _____ Maybe _____ I prefer having cancelled checks on hand _____



VOLUNTEERS WHO MAKE A DIFFERENCE

From time to time the Press features articles about residents whose contributions to Pine Brook Hills have made a difference to the neighborhood. Bionic Jim Eyster (five artificial hips, one knee) and Param Singh are two such examples. Both have held various positions with Boulder Mountain Fire Protection District and the HOA. Both have enriched Pine Brook Hills with their volunteerism. Often the two of them are found together. Their shared interests and work on various projects together have nurtured their friendship.

A Little Background...

Jim and his wife Kathy moved to PBH in 1998, almost 17 years ago. They had lived in Florida, Washington State, Minnesota, and Wisconsin, but fell in love with the mountains when their family visited the Estes Park area for vacations. When it was time to retire, they picked PBH. Kathy wanted flat land; Jim wanted hills. Kathy says Jim won that round. Jim holds several degrees from Ohio State: his undergraduate degree is in mechanical engineering; his masters and doctorate degrees are in industrial systems engineering. He's taught at the university level, set up software systems for a number of companies, and ran a company that designed and operated back room systems for banks. Jim and Kathy have two children and four grandchildren. Their son Brian and his family live in Lyons. Tricia and her family live in Marin County, CA. A year later in 1999 Param and his wife Anne

returned to Pine Brook Hills after living away from the Boulder area for 25 years. Param says it was Chief Niwot's curse that brought them back (if you live in Boulder, you have to come back!) Param and Anne met while she was in college at DU and he was attending CU Boulder. When it was time to retire, they wanted to be near the mountains that remind Param of his childhood school in the mountains of India... and they still had friends from college in the area. Param's doctorate is in aerospace engineering. He started out at a research lab working on space-related defense work, but shifted into medical work after five years. He focused on developing heart assist devices for a research lab and started a company that took over that research and eventually developed an artificial heart. Param and Anne have two sons and three grandchildren. Jonathan and his family live in the San Francisco Bay area. Jeremy and his family live outside Boston.

Volunteer Roles

Shortly after arriving in PBH, both Jim and Param decided the Fire Department would be a good way for them to get involved. At the time not many volunteer fire fighters participated in the State training for structure protection. In 2001 Chief Don Whittemore convinced the two of them to sign up for the class...said it would be "really fun." They both recall arriving at Boulder Rural for the training session, looking around to see a bunch of people younger than they were, a 30-foot ladder swaying in the wind that they were supposed to climb up and over, and wondering why they had agreed to this adventure.

In addition to fire fighting, Jim served as a truck manager. Param served as a station manager. Although both are retired now, Jim continues to serve on BMFPD Board of Directors. Param is the President of the Pension Board.

Both are also active in the PBH HOA. Param is the Layout Director for the Pine Brook Press and assists with the Directory. Jim has been past president of the HOA and currently serves on the Architectural Review Committee, a position that he has held several times over the years.

Shared Stories

Jim and Param recall filling in for the neighborhood trash haulers. Jim was president of the HOA at the time and he got calls complaining about trash and cut timber not getting picked up. Jim rented a trailer and the two of them drove around the neighborhood picking up trash and hauling it away.

During the Wonderland Lake fire, when you looked

up from Broadway, it appeared that the whole hillside was on fire from Linden to Lee Hill Road. Param and Jim were assigned to work together in a truck on Meadowlook near the south end of the fire. Most of their colleagues were fighting the fire at the north end when a wind blew the fire southward. The two of them became the crew for a Lefthand Canyon engine in the area and hooked its hoses up to a fire hydrant. They watered juniper bushes at the first house to keep them from going up in flames, then began trying to save a second house. The deck was a few feet away from the edge of the fire "nipping at the deck." Param and Jim spent the night putting water on the grass and trees by the deck. Even during a serious

event such as this, these two found humor.

- Jim had his daughter's wedding dress in the car. He and Kathy had loaded it up to save it when they evacuated, but did not realize at the time they would have to switch cars to get the pets out. The dress could hardly have been any closer to the fire!

- They had no radio with them so they had to run back to the truck anytime they needed to communicate. That kept them busy!

- In trying to direct Param where to shoot water from the hose, Jim yelled, "it's just like a five iron shot" forgetting that Param does not play golf.

- They added foam to the water to protect the deck without realizing they would need to walk on the

deck. The foam as slippery as ice making the two of them feel like keystone cops slipping and sliding on the surface. They were relieved that no one had a camera trained on them!

- They saved the deck and house, but made the front page of the Boulder paper the next day when the homeowner complained about the mud they left on her carpet.

Jim and Param banter back and forth as they tell stories. Param calls Jim a "second responder."

Twice Param has called for medical assistance from the Department...both times Param made it to the hospital before Jim got to his house.

Next time you run into either of these men, give them a pat on the back and thank them for their service to PBH! Their volunteer spirit and that of many others is a big part of what makes PBH the community that it is.

Note from the editor: Pine Brook Hills is full of unsung heroes whose stories should be told. If you'd like to suggest a story about a resident(s) who exemplifies the spirit of community and volunteerism in PBH, let us know.



Placing the flag at Station 1, September, 2001

ON THE WATERFRONT

By Bob de Haas

The District, as has been reported in past issues, is still recovering from the effects of the 2013 flood. Currently we have about \$3,000,000 worth of projects to do (yes that is \$3 million). The good news is that we have been able to obtain both FEMA funds and grants to cover those costs!

The bulk of these costs are associated with three projects:

1. We are building an addition to the filter plant and installing new equipment to restore filtration capacity.

Since the flood the capacity (that's the amount of water that we can produce) of the filter plant has been reduced by approximately 30%. (The good news is that by a lot of hard work and time we are staying up with demands). When this project is completed the filtration capacity will have been restored.

2. We are putting in a new secondary pipeline between two pressure zones (what we call upper and lower Pine Brook).

Currently there is only one pipeline between these two areas and if the pipeline became inoperable in the past we would bring our wells online. Well, the flood took out several of our wells and we no longer have that option.

3. We are replacing the distribution pipeline along Linden Drive between N. Cedar Brook Rd. and S. Cedar Brook Rd.

more water main breaks along this section of line than anywhere else. It is not because the pipeline is "worn out" but rather that there is much more movement of the ground in that area causing the pipeline to snap. The replacement of this line will reduce the number of times that the residents from N. Cedar Brook Rd. to the end of S. Cedar Brook (and all the side streets that branch off these areas) will have their water turned off so that the District can fix the water main.

The goal is to complete all of these projects this year. Will the District be successful in achieving that goal? We sure hope so! Though the paperwork involved in all of this is just unbelievable and much of it must be completed before the work is done. But we are working hard to achieve the above-stated goal.

What this does mean is that when we are doing the Linden pipeline you will experience traffic delays and there will be some outages (though we will work to keep those to a minimum.) Once it is done it will all be worth it. Some of you who do not live in this area may wonder about that last statement, but just remember all the times you have come down the road to find us working to repair a water main break. The loss of water from those breaks affects everyone, and of course all of that affects the cost to operate the District. Anything that is done to reduce those operating costs helps the District avoid having to raise water rates. So yes, everyone benefits. That's all for now and thanks for your patience and understanding while we complete these projects.

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SPOTLIGHT ON FIREFIGHTERS

David Kabal serves as a paramedic and firefighter with BMFPD. He is a trained paramedic, squad boss Wildland FF-1, and a sawyer. He works full-time as a paramedic in Boulder County. David has Bachelors and Masters degrees in electrical engineering with a focus on photonics (lasers). He



is a proud Canadian, Brit & American and a gadget freak in love with the mountains. He grew up in Montreal, QC and has travelled in North America, South America, Europe, and Central America, especially the Caribbean. He met his wife, Cassie Janssen, on a misdirected flight from Cincinnati to Atlanta and they were married on November 17, 2001. She was a U.S. Coast Guard officer who served as the aide to the District Eleven Admiral on Coast Guard Island in Alameda, California. David discovered that he really enjoyed Emergency Medicine through volunteering at BMFPD. That led to his full-time paramedic position working in Boulder County. He was recently featured on the front page of the Daily Camera while responding to a call in Boulder. His fascination with gadgets and weather led to a New York Times article about the weather stations he runs for BMFPD.

Helen Norton and her spouse **Kenny Johnson** have lived in Boulder Heights since 2009. Inspired by the department's terrific work during the Four Mile Fire, they both joined the department as firefighters in the fall of 2010. Helen and Kenny are both red-carded wildland firefighters, emergency medical responders, and (thanks to last fall's mini-academy) also certified as structure firefighters. Together they are co-truck managers for 4322 at Station 2. Kenny manages Station 2 and just accepted the job of Apparatus Readiness Director for all BMFPD vehicles. In that position he works with the truck managers to ensure that all department vehicles have the necessary and appropriate firefighting and safety equipment, and are in good working order.



Helen is a law professor at the University of

Colorado's School of Law in Boulder where she focuses on constitutional law. Formerly, she spent many years as a lawyer in Washington D.C. practicing in the nonprofit civil rights community and then with the Department of Justice. Kenny and Helen met in D.C. playing soccer. They play less soccer these days, but spend as much time as possible enjoying the Colorado outdoors hiking, Nordic skiing, etc. Kenny runs his own business, Reclaimed Creations. He builds hand-crafted furniture from reclaimed wood (such as aged oak pallets, weathered cedar and pine fencing, recycled hardwood flooring, etc.). He is a proud donor of his work to the Auxiliary's Boulder Mountain Handmade Art Sale.



April 28 PBH HOA Membership Meeting: Fixing Subdivision Roads Without New Taxes

Vince Hirsch, Vice Chairperson and a founding member of Boulder County Fairness in Road Maintenance, or BoCo FIRM, will present on the work of his organization. The presentation will give a brief history and supporting data on Boulder County's Comprehensive Plan policies and budget decisions (see article on p.1), provide details and a status update on the second lawsuit filed by BoCo FIRM, and explain how residents can support the effort.



Vince and Linda Hirsch at Brainard lake

Vince speaks, writes articles, and contributes input to all forms of media on the topic of subdivision roads. He was a member of the Subdivision Paving Local Improvement District Advisory Committee (SPLIDC) prior to its dissolution. He is a retired aerospace engineer from Ball Aerospace who attended the US Coast Guard Academy, obtained BSEE and MSEE degrees from Virginia Tech and Southern Methodist University. He was active in the Boy Scouts of America, including Troop 72 at Sacred Heart of Jesus Catholic Church in Boulder for 16 years. Vince and his wife, Linda, have lived in Boulder Heights for 33 years where they raised three children, all engineers and out in the workforce.

Vince enjoys all forms of exercise including most watersports. His love of biking took him over many chip sealed roads in nearby subdivisions in the early 1980's. He and his wife enjoy traveling and are currently preparing for a three month Alaskan camping adventure this summer.

Subdivision Roads continued from page 1.

becomes available.

We remain neutral while staying informed of both the County and BoCoFIRM positions and plan to continue to do so. Status updates will continue to be passed along via the Pine Brook Press and the PBH Forum as soon as any new information becomes available. Stay tuned...



An Unabashed History of Subdivision Roads... Continued from page 1

deploy their concocted alternative funding policy for roads ended badly by running out of money and not all roads receiving repairs.

By 1995, the County was in serious need of spending money. Highlights of the early 1990s' Consolidated Annual Financial Reports (CAFRs) published by our County are not about how to assist thousands of employees losing their jobs at Ball, IBM and StorageTek during the economic downturn, but about the massive land purchases for Open Space. It was not a coincidence then that the property tax levy for the Road & Bridge Fund began a 4:1 reduction in 7 years to the paltry \$1M it is today. Without a public discussion or any other form of transparency, the funds were siphoned off into the General Fund where they could be used without discretion. The County knew exactly what it was doing to raise money, but failed to disclose its intentions.

In 1995, a revision of the BCCP Transportation Element made its debut unbeknownst to the majority of us:

From 1995 BCCP Transportation Element Revision [**A guide and NOT law**]:

*TR 5.02 Priority shall be given to the **rehabilitation of the county's arterial and collector roadways through the use of Road and Bridge Fund revenues. Local access roadways, within developed areas or roadways that serve special interests such as industrial development, shall be rehabilitated through special assessments or other funding mechanisms. Primary funding responsibilities shall be assigned to the users benefitting from these improvements.***

A subdivision resident would not have been alarmed by the innocuous wording of **TR 5.02**. The plot began to thicken as roads began to deteriorate from lack of surface treatments, and the County continued to withhold from the public that it no longer maintained subdivision roads. The very policies of openness and public involvement—pillars of the BCCP—were tossed aside to manipulate an unsuspecting group of unincorporated county residents.

In 2008, after more than 20 years of the County's neglect of subdivision roads, rumblings were heard

about their deterioration. Ironically, the County failed to accept any responsibility for a problem they knowingly created, but instead looked to the public for solutions. The County had already solidified its approach in 2009 when a new revision of the Transportation Element was revealed with two key policy changes and a glossary with two new word definitions—definitions that are in conflict with state statutes:

From 2009 BCCP Transportation Element Revision [**A guide and NOT law**]:

TR 3.01 Prioritize Travel Corridors

In order to benefit the most people, and connect all parts of the County, **give priority** to improving mobility in, and the **maintenance and rehabilitation of, the County's arterial and collector** transportation corridors.

TR 7.01 Allow for Special Assessments

Allow for special assessments to fund transportation improvements to the properties that specially benefit from such improvements, **such as subdivisions** or commercial, institutional, private recreational, or other benefitted development. Funding mechanisms may include special assessments or other appropriate revenue generating programs.

Glossary Added:

Maintenance: Snow removal, sweeping, asphalt patching

Rehabilitation: Reconstruction, asphalt overlay, surface treatments

The key components were now in place to force a PID or LID on subdivision residents, and the trick was to begin making it public through a small, hand-picked working group that had no idea about the inner workings of the County, its budget and budget history, policy history, or who really was in the driver's seat that created the problem—the authors of the Boulder County Comprehensive Plan and Transportation Element.

As mentioned earlier, the County needed a steady stream of money to build an increased discretionary fund that could be used to help purchase Open Space and cover any other spending they so desired. Figure 1 shows all funding sources applied to open space over a 21-year period from 1993 to 2013.

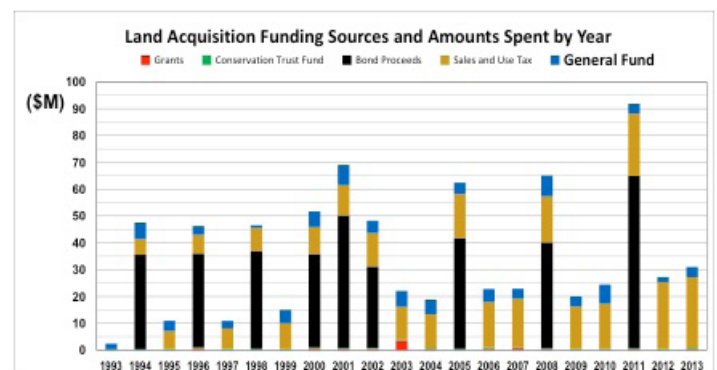


Figure 1. All Funding Sources Reported Yearly for Open Space

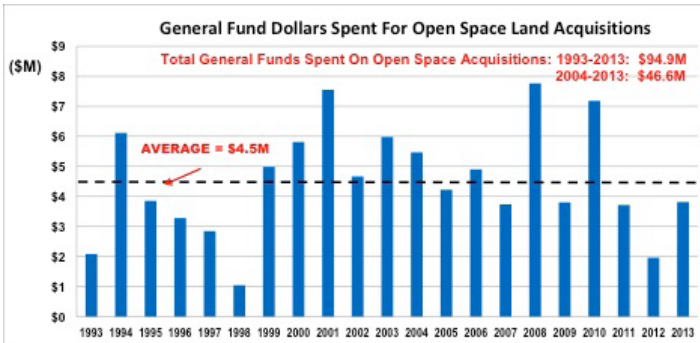


Figure 2. General Fund Discretionary Yearly Expenditures for Open Space

Figure 2 is a similar plot with just Open Space expenditures budgeted from the General fund (included in Figure 1 as the amounts in blue at the tips of the bars) which are completely discretionary and non-statutory. From a Figure 1 perspective this might not seem like much money; however, this small portion of Open Space spending from the General Fund, averaging \$4.5M per year, would have been plenty to maintain subdivision roads.

Now with the PID and LID in our recent past, it is important to recognize that subdivision residents are being asked to accept and pay the price for a failed policy and irresponsible neglect of our roads. We subdivision residents must stay the course and back BoCoFIRM to get our roads fixed without new taxes.



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BENDING THE RULES

By Mike Von Hatten, ARC Chairperson

The PBH Architectural Review Committee (ARC) is responsible for reviewing exterior construction submitted by PBH residents and addressing complaints and problematic issues in PBH. Often in the case of complaints and occasionally in the review of construction, the committee is confronted with situations that are not in compliance with PBH Covenants, Community Standards and Boulder County regulations.

Many issues concern zoning compliance. PBH is zoned F (forestry) by Boulder County and the Covenants further restrict the use of property to Single Family Residential. PBH Covenants exclude multifamily, agricultural, commercial, business, and other uses. The Covenants further limit single family use to one main house and one detached garage per property. The exception is property in Units 1-3 which allows an additional guesthouse.

Some issues are violations or serious deviations... others are reasonable...how should we decide what is acceptable? How did these issue develop?

- Part of the problem is existing situations of non-compliance that tend to create a false historic precedence...“the other guy got to do the wrong thing, so why can’t I?”
- Some deviations are the result of past or present owners knowingly ignoring and/or violating the Covenants, Standards and Boulder County Regulations.
- Some are the result of past or present owners violating Covenants, Standards and Boulder County regulations out of lack of knowledge or misinterpretation.
- Some are the result of past approvals by the ARC that, while well intentioned, deviated too far from Covenants and Standards...Hard to say no...Easy to say yes and keep everyone happy in the short term. In hindsight, the long-term consequences far outweigh the results of the easy, short term approach.

Technically, deviating from covenants and regulations would be termed “granting a variance or waiver.” The question becomes “what is a reasonable variance or waiver?” How does PBH allow some degree of flexibility to accommodate residents’ needs? What is the difference between a need and a desire?

In the case of the physical and built environment, the criteria for variances and waivers are surprisingly uniform and consistent across Boulder County and other communities.

Variance Criteria for PBH: A variance or waiver may be granted by the ARC upon an affirmative finding that all of the following conditions exist.

1. The requested variance arises from conditions that are unique to the subject property that are not

ordinarily found in the same area, and that are not a result of the owner’s intentional action.

2. The granting of a variance will not adversely affect the rights of adjacent property owners or residents.
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.
4. The variance desired will not adversely affect the public health, safety, or general welfare.
5. The variance is the minimum variance that will overcome the hardship.
6. A variance or waiver will not be granted solely on the basis of historic precedence...each situation will be evaluated on a case by case basis relative to the specific context.

These criteria are used to determine when it is appropriate to deviate from PBH Covenants and Standards. Using the criteria consistently helps avoid progressively undermining the Covenants and making them meaningless or weak. We have been told by real estate professionals and others that PBH Covenants and Standards are a definite asset to the PBH community...they assure a high quality of life, protect the natural environment, and enhance property values. They are a prime reason that many choose to move to PBH.

The enforcement of Covenants and Standards is a difficult, complex and often unpleasant task and it must be done in a consistent and meaningful manner. PBH is a unique community minutes from Boulder in a beautiful environment with amenities not usually found in mountain communities. The Covenants and Standards help to protect and preserve our community.

WANT TO GET INVOLVED?

For those of you who would like to get to know more neighbors, find out more about what’s going on in the neighborhood, and help get things done, there are many ways to volunteer with the HOA or the Fire Department.

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.
- **A Layout Understudy**—We have a fabulous layout staff member with lots of experience. If you have graphic design experience and would like to help with the PBP while learning from one of the best, let us know.

The HOA Needs You...

- **PBH Directory Layout**—The PBH Directory won't be published again for another year, but we are looking for someone with graphic design skills to work on the Directory team.
- **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 your job.

BMFPD...the Fire Department has lots of volunteer opportunities

- **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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Your iPhone Could Save Your Life

By Allen Saville



Your phone can provide Emergency Medical Responders with information that can help them to help you.

Let's say you have some type of medical emergency, or are involved in a car wreck, or something that leaves you unconscious or incoherent. People, and hopefully medical responders, will come to your assistance. They might check your

pockets or handbag for identification – this is standard procedure for EMTs, sheriff's deputies, police, and firefighters.

The iPhone (and iPad) has an “emergency” button that lets anyone make a call from your iPhone using the dial keypad. With the new iOS 8 operating system, you can now put your emergency medical information there. You can also include the name and phone number of your emergency contact and more. You decide what medical information you want to share. If you have an Apple iPhone with the newest operating system (iOS 8), you have a new app called “Health.” Some are forecasting that this new app will become a game-changing hub for collecting and presenting a wide range of health and fitness related information.

This app has one feature that can be a lifesaver. You can create a medical information screen that is available to anyone without needing to know the code to unlock your phone. Emergency medical responders can access this information so that they can better help you in case of a medical emergency. Of course, it is possible for other people to access this information as well and you will have to make your own decision about what information you wish to share. This information sharing is not automatic – you have to input the medical information that goes on the Medical ID screen and then have to choose to make it available.

To access this medical information press the home button, swipe to the lock screen (A, next column), press “Emergency,” that takes you to the dial keypad (B), press “Medical ID,” and that takes you to the Medical ID screen (an example at C).

So—think about it. If you want to provide medical information to those who might use that to help you in a medical emergency, find the Health App on your iPhone and create a Medical ID screen. It could save your life.



Creating the Medical ID screen is pretty simple. Find the Health App on your iPhone (the icon looks like this):



Press the Health App icon and cycle through the several screens to the last one which allows you to input the emergency medical information that you want to share. If you have allergies or some type of medical condition that would be important for medical responders to know, sharing this information could be really important.

Your iPhone could help save your life and/or enable folks to connect with your emergency contacts. Emergency medical responders will be checking your phone for medical information if you are in a situation where you need help.



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Pat Palmer

May 28, 1928 – March 1, 2015

By Toni Erikson

If you did not know Pat (Patricia R.) Palmer and her husband Pete, you missed a real treat. Pat died peacefully on March 1 at the age of 86 leaving Pete in Boulder and their five grown children scattered across the globe. The Palmers were dynamic, spirited, and involved residents of Pine Brook Hills between 1980 and 2008 when they relocated to Frazier Meadows. Pat had a wonderful sense of humor and always wore a bright smile on her face. She will be dearly missed by all of us who knew her.



Pat was PBH Fire Chief during the late 80s, and what a dynamo she was - always enthusiastic, smart, and energetic. In the early days of PBH, the fire department began with volunteers who had little training. By the time she became Chief, the department had become a Special District, meaning that taxes were assessed to purchase equipment and other needs. As we all know, today BMFPD is a well-trained and well-recognized group of over 50 volunteers with three fire houses - Pine Brook, Carriage Hills, and Boulder Heights - plus an outstanding professional Fire Chief in John Benson. I'm quite sure Pat and Pete helped lay the groundwork for our current expansion and expertise.

Not only were they active in our community but Pat and Pete did much to help others. In addition to raising five successful

children, they unofficially adopted two children and provided a safe haven for several young teens over the years. Pat graduated from the University of Minnesota with a major in pre-med in 1950 and received a Master's Degree from the New York Theological Seminary in 1977. She competed in race-walking and twice earned a silver medal in the National Senior Games. She loved horses and volunteered at the Colorado Horse Recue. She was a founding member of a church in Annandale, Virginia and was very active in other churches in New York and Boulder.

I first met Pat when she performed a delightful one woman play for a group of therapists. Later on, Eric and I saw her and Pete at meetings of the HOA and the fire department. When we learned they lived just a few houses up the hill from us, we met many times for dinner, social gatherings, and at the mailbox as they drove or race-walked down North Cedar Brook. One evening they told us about orienteering which is a timed race in wilderness terrain using a detailed map together with a compass, not a GPS. They loved orienteering with friends and explained that the course could be as simple as a walk in the woods or in some very challenging topography. We are sorry we didn't engage in this fun pursuit before they moved. Many firefighters remember the "Volcano House," a most curious abode built into the mountainside above Linden. It incorporated a variety of unusual spaces, including a lagoon and a small volcano which produced a fair amount of smoke, often setting off a fire alarm. When I recently visited with Pete, he told me how much Pat loved the fire department. One evening she received a fire call to that residence (it could have been the first). Since the roadway was unpaved, she plodded up the long muddy driveway, rushed into the home with her dirty boots onto a clean white carpet and into the lagoon area to examine the problem. The owner was greatly taken aback, in more ways than one. Pat graciously excused herself, canceled the call, and trudged back down the hill. Until it was sold a few years ago numerous false alarms summoned firefighters to that house, just as it did Pat.

Dear Pat and Pete, the neighborhood has never been the same since you left; and we will miss you very much, Pat. Pete is located in residential living at Frazier Meadows and is a well-loved and much-involved participant in the community. He is as bright, capable, and vibrant as ever; and I can only imagine he would dearly love to visit with old and dear friends from Pine Brook Hills.

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