



Pine Brook Press

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

SUMMER 2004



PINE BROOK HILLS VOTES YES AND YES

The Reservoir Project Moves Ahead

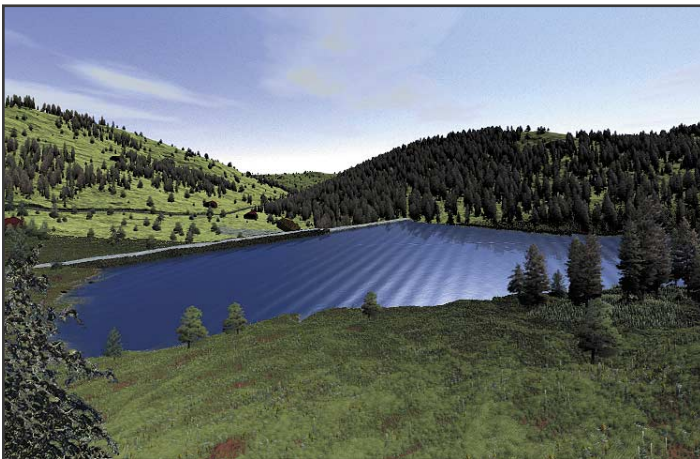
By Param Singh

On May 4, PBH residents cast their votes, by almost a 3 to 1 margin, to support a bond issue for construction of a reservoir to ensure a dependable supply of water. The reservoir will hold approximately 100 acre-feet, or the equivalent of one year's normal consumption in PBH.

On June 16, the Boulder County Planning Commission unanimously recommended the Reservoir project.

On June 29, the Boulder County Commissioners met at an open hearing. Because of time constraints they continued the hearing to July 20, at 3 p.m., without reaching a decision.

The next steps after that are outlined in the "On the Waterfront" article by Bob de Haas on p. 4.



A previous issue of the Press showed depictions of the reservoir from Linden, where its structure is most visible. The above graphic was part of a GIS Application Design and Production class project in the Geography Department at Denver University. PBH resident Tom Murray was one of five students who worked on this. This view is looking down on the reservoir from Timber Lane.

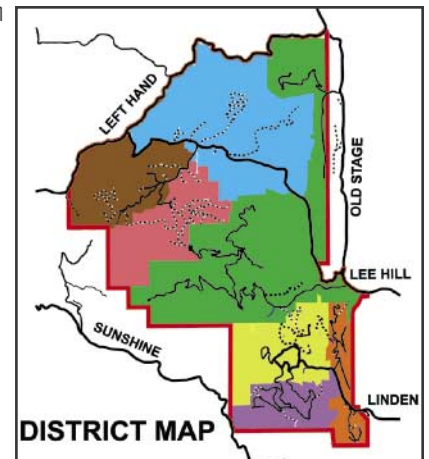
The NEW Boulder Mountain Fire Authority

By Allen Saville, Chairman of the BMFA Board of Directors

By now probably everyone knows that the vote to consolidate the two fire protection districts was successful. We are now going about the tasks required to create the new consolidated entity. Those tasks will be accomplished between now and the end of the calendar year at which time both the Pine Brook Hills Fire Protection District and the Boulder Heights Fire Protection District will pass into history.

One of the first tasks in the creation of the new Boulder Mountain Fire Authority is to establish the geographic boundaries of the areas within the overall BMFA district from which members of the Board of Directors will be elected. In the new BMFA there are to be seven members of

the Board of Directors and each one must be elected from a specific "director district." Establishing the boundaries of these director districts is a task specified by law and approved by the district court. The Boards of Directors of the two fire protection districts (in cooperation with attorneys and representatives from a variety of state and local governmental agencies) are currently addressing this task. A map showing the latest iteration of the proposed boundaries for director districts appears above. A version of this map showing a higher level of detail can be found on the PBH and BMFA web sites.



SO, YOU THINK YOU KNOW PINE BROOK'S FLOWERS?

By Bruce Benninghoff

OK, then!
Name this plant:

Male and female flowers are on two different plants.
It is pollinated by insects and wind.

It is green but leafless.

It has a long life cycle. From seed germination to seed production is typically 6 years.

Seeds are expelled at 60 mph.

Need a hint? It is parasitic. It is killing trees as you read this.

That's right; we are talking about Dwarf Mistletoe, *Visaceae Arcuthobium, vaginatum, subsp. cryptopodum*.



photo by Bruce Benninghoff

Not to be confused with the green leafy mistletoe that we hang up at Christmas time, though they are both in the same

plant family.

This parasite of Ponderosa Pine robs trees of water and nutrients, slows radial and height growth, and makes the infected host tree more



susceptible to bark beetles. It causes deformed growth called witches brooms (at left) and premature death of

the host tree.

DETECTION - Like most pathogens, early detection is the key. The first visible clue to its presence is a swelling of the infected branch (see top, right). One or two years after this sign appears the first external shoots appear. Close inspection of a tree is required

to spot these signs. It takes several years for the witches brooms to appear. These are very easy to see.



photo by Bruce Benninghoff

CONTROL MEASURES - If a tree has only a few infected branches, those can be pruned out of the tree to reduce the impact of the parasite on the tree's growth and lifespan. This is especially true if the infected branches are in the lower portion of the crown. If the infected branches are in the upper crown, the lower branches have been showered with seeds for some time and are probably already infected even if it is not visible yet.

No treatment of the branch material removed is needed to kill the parasite. When the host tissue dries out and dies, the parasite dies with it. If the pruning is done in the summer time, it would be best to chip or remove the branches (slash) because we don't want to create beetle bait.

What if you do nothing? The tree will continue to shower adjacent trees with infection as it rapidly declines and suffers a premature death. The chance of even extending the life of a heavily infected tree is slim.

THE GOOD NEWS, such as it is: The species of Dwarf Mistletoe that infects the Ponderosa Pines in Pine Brook Hills will not infect the Douglas Fir. The species of Dwarf Mistletoe that infects Douglas Fir is rare in the northern front range.

WHY DO WE HAVE THIS PROBLEM? Before the white settlers arrived, frequent burns cleansed the forest with stand-replacement fires. Subsequently the biggest and best trees were cut for building materials. Fire suppression leaves the lesser trees in an increasingly crowded forest, where disease, parasites and insects can spread more easily - which brings us to the point of the first of these articles (Winter 2004): if you provide optimal habitat for any organism, it will flourish. Our forests are optimal habitat for bugs and crud. We ought to change that!

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COMMUNITY CALENDAR

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

HOA MEETINGS:

The Boulder County Commissioners will meet with individual residents and organizations in Pine Brook Hills on Wednesday, July 28, from 7 PM until 8:30 PM, to hear and discuss concerns, issues and ideas about county government. The meeting will be held at the Fire Station, 1905 Linden Drive.

Family Sock Hop and Potluck, Sunday, August 1, 6 PM at the Community Center, 1905 Linden Drive

ARCHITECTURAL REVIEW COMMITTEE - Meets the 2nd Tuesday of every month at 7:00 P.M.

BIBLE STUDY - Meets weekly. For info, call Greg or Donna Johnson at 449-1692.

FIRE BOARD - Meets the 2nd Monday of every month at 7:00 P.M. at either the Pine Brook or Boulder Heights Firehouse. Call 440-0235 for specifics.

FIRE AUXILIARY - Generally meets the first Sunday of every month at 7 P.M. Call 449-6656 for confirmation.

WATER BOARD - Meets first or second Thursday of every month at 7:00 P.M. Call Water Office at 443-5394 for dates.

STRAIGHT FROM THE PREZ

By Pam Creswell

Dear Friends and Neighbors,
We could have guessed that a vital community such as ours would experience a heated debate over a big issue like the reservoir vote. Our high level of community involvement is, after all, what makes us strong. As we move forward into summer, however, let's not let the divisiveness of our recent election detract from our general sense of unity within our community!

Upcoming Events:

The Boulder County Commissioners will be our guests at the regular quarterly HOA meeting on July 28.

Because of their visit, our meeting will begin at 6:30 P.M. The first order of business is to select a Nominations Committee Chairperson. That person will form a committee that will submit a suggested list of candidates for election at our October meeting. At 7, the Commissioners will take over. This is your chance to ask questions and get information first hand.

August 1 will be fun! We'll have a **Fifty's Family Sock Hop**, potluck and dance. Bring your favorite dish - main dish, salad, or dessert. Drinks (and DJ) provided - prizes for best costumes! The party begins at 6 pm.



ON THE WATERFRONT

By Robert de Haas

Once we have completed the public hearings with the County we can proceed with the reservoir project. There are a lot of steps yet to complete, such as:

- A. Complete the final design of the reservoir
- B. Sell the bonds to finance the project
- C. Obtain all of the necessary State permits (which should not be a problem)
- D. Then actually start construction

We will keep you informed once we know what the actual timing is. More water department news can be found in our mailings and at www.pinebrookwater.com.

NEWCOMER NEWS

Compiled by Mary Barakat and Dianne Whitfield
PBH Welcoming Committee

WELCOME to Pine Brook's newcomers, and welcome back to Joann and Pete Wiley, 484 Pine Brook Road. Joann and Pete have returned to PBH after four years in Seattle, Washington, and Redondo Beach, California. The Wileys have two sons and five grandchildren. Both Joann and Pete enjoy cooking, skiing, hiking, camping, and new opportunities to learn. Pete is a vintage car collector and - sky diver! It's good to have you both here again.

Nancy Solomon and her husband Daniel Pears, 66 Timber Lane, moved here in March from Denver. They have two sons who are both football players. One, Don, is a tackle for the Steelers, and the other, Morgan, is a senior at CSU and plays tackle for that team. They have two dogs (Pablo and Ava) and a cat (Skat). They love living in PBH.

Like the couple above, Lynn Lammert also moved to Pine Brook from Denver and has two dogs (Zoey and Henry) and a cat (Kiwi). She is a bath and kitchen designer here in Boulder and has several clients in PBH. Her mother, Peggy Long, from Florida, is now living with Lynn at 1280 N. Cedar Brook.

We've not been able to reach our other new residents, but they are:

Anthony Stack - 395 Pine Brook Road
William McVain - 46 Beaver Way
Christopher Cullen - 1306 North Cedar Brook
Cheryl Hertz and Leslie Getty - 67 Hawk Lane
Russell Swanson - 145 Pine Needle

Again, welcome, and please feel free to call us if we can answer any questions or help in any way.

FIRESIDE CHAT

By John Benson

Welcome to summer!!! What a great place this is to live and work in. I want to start out with a giant THANKS! As most of you know, the May election confirmed Boulder Mountain Fire Authority as a consolidated district starting January 2005. I want to thank everyone who supported our cause and our organization. Most people don't know it, but the dedicated members of BMFA have spent countless hours investigating, preparing and writing the numerous documents necessary for consolidation to take place. For those of you who do not know the BMFA Board, they are: Allan Saville, Eric Erickson, Jim Eyster, Suzanne Adams, Greg Anderson, Vern Seieroe, Mary Sue Huckabee, Anthony Catallano, Chris Blue, and Eric Ramberg. I also want to include Kent Hansen and John Taylor, who were on the Board of Directors at the time of consolidation efforts. When you see BMFA fire fighters tell them thank you. These individuals volunteer much of their time and have done a marvelous job promoting not only the consolidation but BMFA as a whole.

Again I say THANK YOU for your support and generosity surrounding the BMFA Auxiliary annual garage sale. Your generosity helps the fire department buy much needed equipment. For example, this year BMFA was able to complete the extrication set which we originally started purchasing in 2003. The Auxiliary also provides rehab supplies to the stations, rehab for fire fighters working on incidents, serves breakfast to our firefighters on maintenance work session days and also provides for our annual District Familiarization Picnic held during the summer. Our fire department auxiliary is truly one of a kind. The time, effort and enthusiasm these individuals give to this organization is just unbelievable.

There are a few serious problems that I feel need to be addressed:

- As I drive around the district I still find houses with missing or unreadable address numbers. This will not help BMFA members in the middle of the night. If BMFA is paged to a medical or incident of serious nature, we run the risk of not finding you. That to me is inexcusable. DO ME A BIG FAVOR. GO OUT TO YOUR DRIVE WAY AND MAKE SURE YOUR ADDRESS IS PRESENT AND CLEARLY VISIBLE. In emergency situations time is of the essence. Help

BMFA help you.

■ Brush piles sitting along the roadside create a huge fire hazard. Members of the community have already contacted me in regard to finding cigarette butts lying along the roads. All it takes is just one butt or spark to create a major fire. Please don't let this recent moisture fool you. We are still in the midst of a very dry pattern. Please contact the fire station with your chipping needs. BMFA currently owns our own chipper and can schedule your chipping job in a timely manner. We offer chipping at cost (\$35.00 hour, a very reasonable rate).

■ Please remember as we continue through the summer that our grasses and fuels will start to dry out and cure. It only takes a second for something catastrophic to happen. Beware at all times. If you think you see smoke please do not hesitate to call 911. BMFA would rather run on a thousand false alarms than to have one fire go unreported and end up with devastating consequences.

■ Remember, NO FIREWORKS!

I hope everyone is enjoying a great summer. Until next time, be safe and have fun.



THE AMAZING GARAGE SALE

By Art and Babette Markey, Garage Sale Coordinators

There could be many words used to describe the 2004 Fire Department Auxiliary Garage Sale but the one we like best is **AMAZING!** This applies for so many reasons.

When putting the 2004 Auxiliary budget together, we looked back at 2003. There had been no car donated, not a lot of furniture, and the overall level of donations had been down, resulting in a sale that brought in \$6,669. We knew that other non-profits were experiencing decreased donations so we felt the need to be cautious for 2004 and budgeted for income of \$5,500.

So what happened?

Donations: **AMAZING!**

- We had a shed and a garage stall filled with donations made over the winter.
- After the first of our two collection weekends, we had so many donations we were running out of space.
- We had both a car and a moped donated.

- Counting each individual piece, we had around 150 pieces of furniture, from file cabinets to chairs and love seats to antique bedroom pieces.

Volunteers: **AMAZING!**

- We had a volunteer crew about twice as big as other years, including many first-timers who found out first hand what it takes to make this sale a success and still want to come back and do it again.
- Many of the volunteers just kept coming back for shift after shift, way beyond what they were originally scheduled for (and we needed every one of them).

Sales: **AMAZING!**

- By the close of Friday, our first day, we already had total sales of over \$7,000, topping our 2003 results with 1½ days to go.
- On Saturday, we had a cool and intermittently rainy day that had the volunteers scrambling and held down the number of shoppers but we still brought in over another \$1,000.
- Our previous best sale was in 2002 when we brought in \$10,133, with \$3,500 of that coming from the car. This year we brought in \$13,615 to date, with the car contributing \$2,000. We have at least a bit more to come since we are selling some pieces on consignment at antique and clothing shops.

Close-out: **AMAZING!**

- For the past 2 years we have worked with another non-profit who comes up on Sunday after we close and takes away all we did not sell. They either use the items in their programs or sell them in their own thrift store. This has been a win-win arrangement for both organizations. This year, we first pulled out a lot of things to donate to organizations that Auxiliary members and sale volunteers work with directly. Even after doing that, there were still 4 truckloads (16 footer) left. We actually had to donate the last load to another organization since we had overwhelmed the first group with the first 3 truckloads.

What else can we call this but an amazing experience? The Auxiliary had already purchased the accessories for the Jaws of Life with our projected 2004 funds. Now Chief Benson has the job of trying to decide what his next priority is since we raised so much more than we had budgeted. A nice problem to have! Thanks to everyone who helped make this such a success: donors, volunteers, and shoppers. And remember to start saving for next year.

NEWS FROM THE "ARC"

(Architectural Review Committee)

By Mike Connolly

FOR SALE! OPEN HOUSE! From time to time our community faces a profusion of directional real estate signs beyond what is allowed in Boulder County. According to the Boulder County Transportation Department, it is only legal to place such signs in the County Right-of-Way if they front directly on the property being sold. The use of directional signs for Open Houses may be put up only during the day of the open house and must be taken down at the end of the day. The intent of these restrictions, which were endorsed at a Homeowners Association meeting, is to make sure that the view for all homeowners and visitors to PBH is of the natural beauty of the foothills.

If you are currently in the process of selling your home or are planning on listing your home, please make sure that your agent complies with these rules.

The Pine Brook Hills Architectural Review Committee (ARC) has several new members, so here is an update of who's who:

Ken Larkin is the chairman and has served on the committee for eight years and as chair for the past five years. He and his wife Kathleen have lived here for nine years. Ken's company, Rocky Ridge Construction, builds and remodels homes in the Boulder area, including many in Pine Brook Hills.

Mike Connolly, Secretary, is the newest member. His first experience with the ARC occurred 14 years ago when he went before the panel with plans for the home that he and his wife, Paula, built on North Cedar Brook Road. They are raising their two boys in that house. Mike retired from a successful 30-year career as an insulation contractor to focus on his independent real estate investing and consulting business.

Tim Triggs moved to Boulder from Madison, Wisconsin, in 1965 and earned a graduate engineering degree at CU. He recently retired from a construction management career, has served on the ARC for three years and now also serves as Vice President of the HOA. An avid skier, hiker and cyclist, Tim lives with his wife, Penny, in the house he built at 128 Alder Lane.

Peter Arnold, an architect from London who designed several distinguished projects including a restoration of Kensington Palace for the Royal Household, now

runs a company that is developing a groundbreaking "Personal Cooling Device" for use in sporting headwear such as helmets, caps, etc. He has also consulted for a major architectural practice in the Denver-Boulder market. Peter lends a thorough and highly perceptive design perspective to the PBH ARC.

Luke Landin, a graduate of the U.S. Naval Academy, holds an MBA from Temple University in Philadelphia. He moved to Boulder in 1997 and works in the Instrument Development Laboratory at CU. A widower, Luke is grateful for the care and support of their Pine Brook Hills friends during his wife's illness when they first moved here. His two sons, Brett and Todd, live, work and study in the Boulder area.

Please feel free to contact any of us for any community architectural concerns you may have.



WHAT ARE YOU READING?

Title: Touching the Void

Author: Joe Simpson

Reviewer: Tim Triggs

You need to know that I am the type of person who rarely makes it through a book. This one I read in record time and it had my full attention from beginning to end.

This book is written almost exclusively in the first person, mostly by Joe but with some pages by Simon, his climbing partner, during their times of separation. Written this way, we get an intimate personal account of what the two climbers experienced and how it affected them every step of the way. The story tells of their expedition climb in the high Peruvian Andes, but really is more a story of miraculous survival.

Joe falls from an ice cliff near the 21,000 foot summit, breaking his leg. Simon heroically lowers Joe thousands of feet, only to end up in a situation where cutting the rope is the only way to avoid certain death. As a result, Joe falls hundreds of feet into a huge crevasse and is assumed to be dead. Somehow Joe finds strength to hop and crawl for miles and days, arriving in base camp only hours before Simon plans to leave.

The writing is riveting and detailed, making the book hard to put down. It is easy to follow, even for someone without any knowledge of mountaineering. It touches on ethical decisions. It shows the human capability for overcoming seemingly endless and

insurmountable obstacles by drawing on physical and mental inner strength.

For a look into the world of mountaineering combined with true-life adventure and survival, I highly recommend this book. I am glad I read it even though I saw the story-line during an Oprah show interview.



THE GRANITE GARDEN

By Barbara Hosmer

As our summer unfolds, so do the many outdoor projects in the garden and woods. There are several things you may want to add to your to-do list:

1. Learn about the pine

beetle and Ips beetles. They prey on trees stressed by drought and overcrowding. If an attack on one of your trees is successful, there is no cure for your tree. Learn how to look for pitch and exit



Looking for Mr. Ips



holes and trees that turn brown at the crown. Learn about taking a hatchet to look under the bark for the tubes and egg galleries. Learn about getting rid of your slash and diseased trees so they don't infest other trees.

Spraying your

non-infested trees to protect them is a recommended option. Most sprays require professional services in order to spray with enough pressure and high enough on the trunk. A good source of information on this is the Colorado State fact sheet on these insects. Start at www.ext.colostate.edu

2. Keep up your controls to limit donkey-tail spurge.

Remember to keep it away from areas where children might play since its oils are so caustic. Weed killer or salt/vinegar/dish-soap solutions will work.

3. With so much rain in June, you might want to watch for signs of mildew or fungus on your favorite plants. Several sprays are available to help your plants survive a fungus or mildew attack. Be sure to read carefully regarding use on edible plants and

around your pets.

4. Did you know that wood piles that are too close to your house, and dog poop in your yard, will attract wood rats or pack-rats? These adorable creatures will eat the blossoms off many of your favorite plants, leave lots of turds near your house, and will create extended families before you know it. They will find appropriate places to live away from your house if you don't make your yard too inviting. However, if they have set up housekeeping near your house, you will need to be aggressive in your efforts to get rid of them.
5. West Nile Virus is still a concern. Please take care to avoid standing water where mosquitoes will be attracted. This includes the trays under your container plants and bird baths.
6. Trim or weed-whack the tall weeds near your house. They can get very dry and serve as a fire hazard.
7. Herbs that have been successfully grown in PBH, in either containers on decks or in protected gardens include: thyme, sweet basil, parsley, marjoram, mints, summer savory, lavender, hyssop, lovage, tarragon, chives, and sage. Try them! Just remember, all herbs and vegetables must be protected from deer, rabbit, raccoon, squirrel, vole and packrat munching.
8. If you have lost a tree to Dwarf Mistletoe or pine beetles, consider replacing it with more resistant tree, such as Scotch or White pine.

The learning process about keeping our beautiful surroundings healthy can be time-consuming, but the benefits are worth it. No one wants to have a view of brown ponderosas. No one wants to cause a neighbor's property to become infested, as it affects all of our property values and the beauty of our neighborhood. Learn, investigate, use available resources, and, in-between, sit on your deck with a cool drink and enjoy your summer and your view!





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WHO'S WHO AND WHAT ARE THEY DOING?

Pine Brook Scat, or The Straight Poop (OOPS!) Scoop

By Anne Singh

Bill Korstad, 109 Boulder View Lane, received the President's Volunteer Service Award this past May for his many volunteer hours, including five months' service during the past year with the International Executive Service Corp. He advised the Export Authorities of Armenia and Russia and did a competitiveness study in the ICT sectors in Serbia and Montenegro, Bulgaria, Romania, Croatia and Macedonia.

Al and Dianne Whitfield recently celebrated their 50th wedding anniversary with friends and two of their three children at a dinner party given by Jim and Kathy Eyster. Al noted that it was really their 65th anniversary since he had met Dianne in grade school. He knew then that she was the one for him! Congratulations, Al and Dianne, and we wish you many more.

Doug and Mary Barakat's son-in-law, John Shors, has recently published, with excellent reviews, his first novel. Titled [Beneath a Marble Sky: A Novel of the Taj Mahal](#), it is the story of the building of the Taj and of the Emperor Shah Jahan's court in 17th century India. The story is told by his beloved daughter, Jahanara, who makes it come alive with all the splendours and intrigue of the Mughal court. It is available in Boulder bookstores.

On June 9th, 2004, the Denver Post ran an article about the 25th anniversary of Rockies Brewing



Those were hoppy days. David Hummer brewing up a great batch!

Company. The original company was founded as Boulder Beer, in 1979, by David Hummer, long time resident of PBH, and Stick Ware. Both were at CU at the time, Ware as a postdoctoral fellow and Hummer as director of JILA (Joint Institute for Laboratory Astrophysics). They decided to make some beer and

set up in a goat shed on Ware's farm and people liked it so much that they started a brewery called Boulder Beer. They sold their first beer to the Gold Hill Inn on July 4th, 1980. Its beers are distributed in 14 states and British Columbia and in May NYC was added to its roster.



ON THE ROADS

By Ron Hensen

Our Pine Brook Hills roads serve as our lifeline to the world. This corny philosophical statement is most evident during our 10 to 20 snowstorms every year. I suspect that many of us take the roads for granted while others (observing their driving conduct) seem to assume that roads are for their exclusive use (am I the only one who is repeatedly forced to brake and swerve toward the ditch for drivers who take their half of the road out of the middle on our blind curves??)*. At any rate I want to share my thoughts on the future of these roads. By way of background Sandy and I moved our six children here from Denver in the spring of 1977. While we have been involved in both the Homeowners Association and the Fire District, my background as a civil engineer tends to focus my interest on the maintenance of our roads. Some of you lived the early history of these roads and provided a lot of volunteer physical labor required to install drainage culverts and get them into a condition where the County finally would accept them for maintenance and eventually start to pave them. However, for the most part the paving that has been installed has been of minimal thickness such that the surfaces require continuous patching just to keep them from disintegrating. Most of them are in need of asphalt overlays of sufficient thickness to resist the heavy load stresses of delivery and construction trucks.

Over the last 27 years I have seen a significant improvement in routine road maintenance. Timely snow plowing is one of the most significant improvements. Our subdivision roads were first assigned to the County's District 1 crews who maintain most of the flat-land areas of the eastern County from their shop out on 75th. Their focus in Pine Brook was ensuring that the morning school bus routes were plowed and sanded. That resulted in the plows not appearing for our frequent early evening snowstorms until well after many cars were stuck in

the canyon and often involved in accidents. Effective lobbying of the County caused the transfer of our roads to District 3 (shop is on Lee Hill). This change resulted in a snowplow being dedicated exclusively to our roads and a much better chance of our getting home safely. We are also receiving better road surface and roadside drainage maintenance as evidenced by the current ditch and culvert cleaning.

All of this background was to introduce an emerging road maintenance problem. As the media have been focused on during the last legislative session, the collision of the tax revenue statutes has resulted in significantly reduced County revenues. As an example, when we first moved to Pine Brook, the overall County road maintenance expenditures were 25% of their total budget. Road maintenance is now only 5% and is dropping every year, especially because the County's general fund cannot be used for road maintenance. There are almost 700 miles of county roads with 370 of them paved. Pine Brook roads represent less than three percent of them. With the projected budget shortfalls, **the County is seriously considering having to limit any future pavement overlay projects and possibly any early response snowplowing to what are categorized as arterials and collector roads. In our case this would be Linden and perhaps Timber Lane.**

On our remaining roads the primary responsibility for the funding of any future overlays (and possibly current levels of snow plowing) would revert back to the homeowners thru the formation of a metropolitan district such as Lake Valley's, or a special taxing district that would sell bonds to be redeemed by an assessment of each property in that district (with voter approval from the properties in that district). This procedure has already been used in several other subdivisions in the County. At this point this change in road maintenance is still in the talking stage, but unless the legislature comes together to solve the funding limitation problem it is likely that there will be no choice but either accept a much lower road maintenance effort or alternatively set up a new way to create the funds necessary to keep our historical access level.

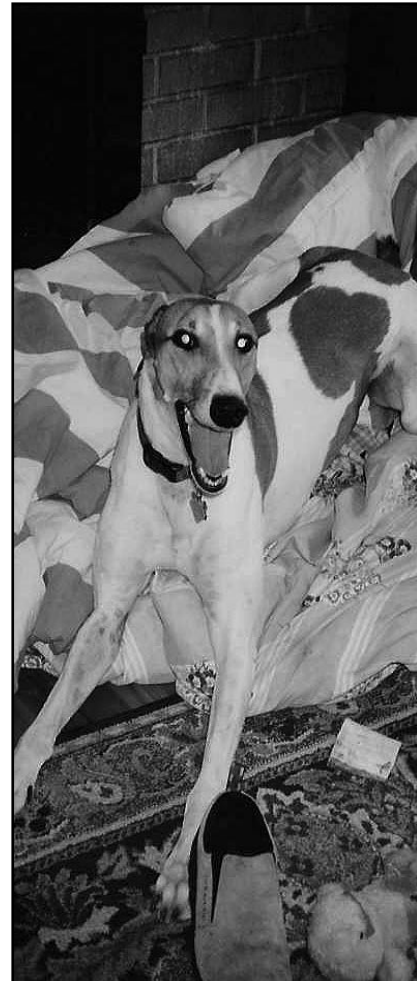
** Several other Pine Brookers have experienced accidents and near accidents on our roads. Elena Johnston was seriously injured in a car accident on Linden Drive last winter. The Johnstons were driving up from Broadway on the "S" curves just below Arrowleaf, when a fellow Pine Brooker coming*

downhill lost control of his car on the slippery road. He hadn't realized that in winter the sun often doesn't melt the ice on that patch of Linden and was going a little faster than was warranted by conditions. His car was traveling sideways when it hit the Johnston's car. In the process of recovering, Elena says that her thoughts about driving and speed have permanently changed.

"From my perspective, after the accident, it doesn't matter what I'm late for. If I'm late, I'm late," she said. Admitting that she had once received a ticket on Linden herself, she now feels that "There's a reason for the speed limit. If I killed a child, I'd want to die. I don't have the mechanisms to deal with that. Or a deer- people might say 'it's just an animal,' but it's a life and it's precious."



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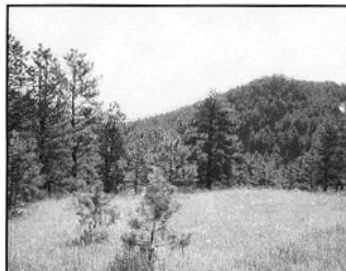
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Lot 118 (owned by the late R. Marshall Coon) is for sale. It is a buildable, 2.97 acres, with water hook-up and scenic views of the plains. Appraised at \$300K. Anyone that is interested, please contact Jon Kotke (estate executor) @ 303-449-6161. Thank you.



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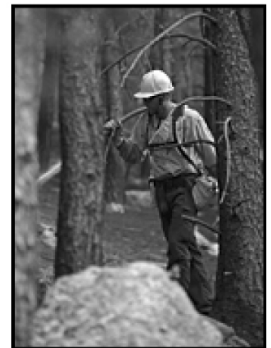
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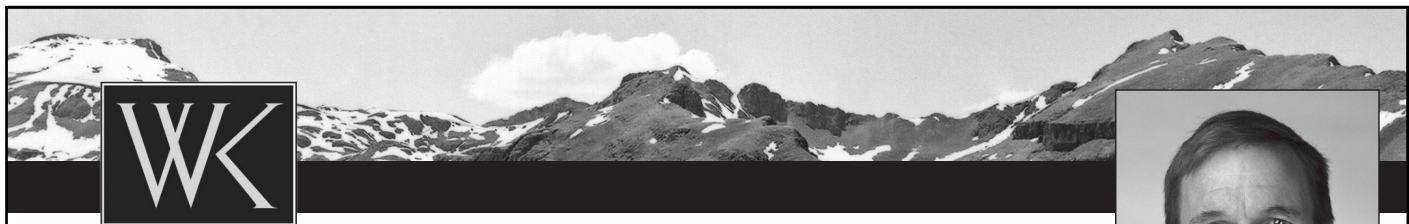
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THE FIRE SCOUT: A NEW WAY TO "BE PREPARED"

By Suzanne Adams

We've all heard the stats: wildfires in Southern California last summer destroyed 3500 homes and 860 square miles with an initial cost estimate of \$2 billion. In 2002, over 73,000 fires nationwide burned 7,182,979 acres. The Overland Fire near Jamestown and the Wonderland Fire on our doorstep have been more than enough to persuade us of the fire danger we live with.

But we have a new ally in our struggle with an old enemy. The Fire Scout, an invention by Pine Brooker RJ Smith, is an early detection device that might make all the difference in protecting the community from wildfire. RJ has been working on this project since the Wonderland Fire: "I decided I was tired of not knowing when a fire was approaching us and was already big." The Fire Scout Quad X3 can detect a thirty-foot fire a mile away, and a one-foot fire at ¼ mile. These devices can be connected to dialers, so that each device would automatically call the eight firefighters who live closest to the device sending the signal.

What does early detection mean for us? There are a number of factors that increase our danger from wildfire: heavy fuel loads in an overgrown forest, low humidity and steep terrain. But possibly the greatest risk is our frequent high winds. As RJ explained, "Creating defensible space is always a good idea, but when a large number of homes are lost to fire, it is usually because wind-driven infernos blow right through defensible space. When a fire starts in high winds, it can get too big to stop within forty minutes. The only defense is to attack it before it gets too big. A one foot fire that doubles in diameter every five minutes will take forty minutes to reach one acre, but will blow up to 100 acres in the next sixteen minutes. Early defense is crucial."

The BMFA Board of Directors has purchased four of the devices as a "beta test." RJ has installed them at critical points in the district (the Singh, Eyster, and Rancis homes in PBH, and Grant and Chris Blue's home in Boulder Heights). If the project proves to be as successful as anticipated, some 25 Fire Scouts with dialers will be installed throughout the district, including a perimeter defense that would spot fires originating out of district and coming our way. So far the three in PBH are "well behaved," as RJ puts it, but

fine tuning and shielding are needed in some locations to avoid response to outdoor grills and the like.

RJ's technology is new and differs from competing designs in several ways. Two advantages of the Fire Scout are its ability to spot fires at a greater distance than other instruments and its ability to respond to arcing power lines, a frequent cause of fires.

What will it cost, RJ? "The cost to BMFA to monitor the entire district plus an eleven square mile buffer would amount to \$30 per home. This is far less than fire insurance, and it's a one time cost."

Could be a bargain.



REVISED EMERGENCY EXIT MAP OPPOSITE PAGE →

Please take a few moments to study the revised emergency exit map on page 15. Two exits that appear in the PBH Directory exit map have been removed because they are currently unsafe for cars. A proposed new exit off North Cedar Brook is indicated, though not yet available. As the wildfire season approaches it is vital for everyone to know the best and fastest ways to safety.

There are basically three ways out: Linden Drive, Sunshine Canyon (via Bristlecone or Wild Cat) and Lee Hill (via Bow Mountain and Wagon Wheel Gap). The BMFA plans to identify these exits with signage. In an emergency, each endangered area of Pine Brook Hills will be identified and notified as to the best way to leave by "Reverse 911" calls from the sheriff's office.

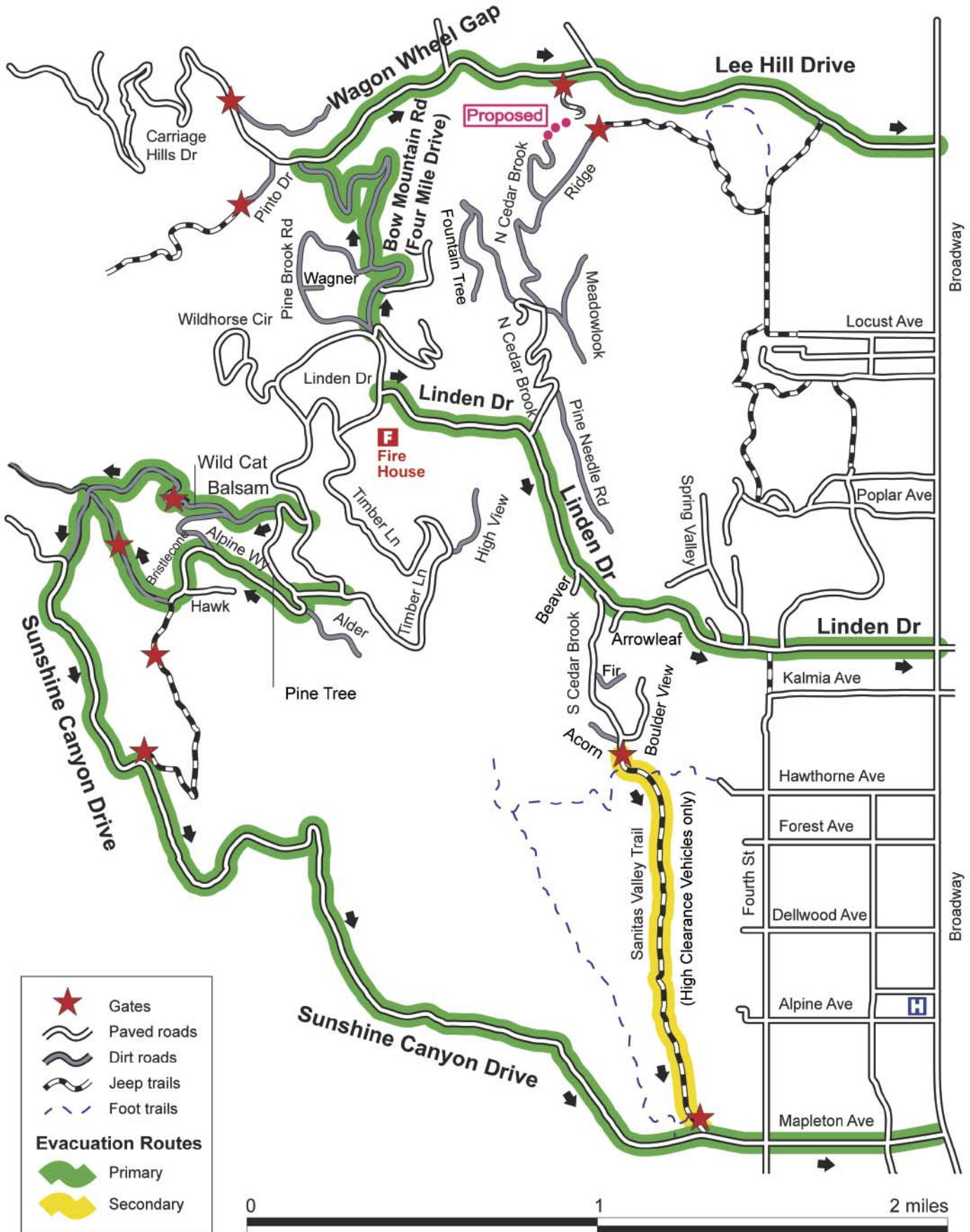
It's important that we do leave when advised to do so, because a person who delays departing when asked to evacuate might cause traffic problems for the fire trucks and other emergency responders who are trying to reach the fire.

If anyone in your household might need special help at the time of an emergency evacuation, please notify the fire department now.

We recommend that you RIP UP YOUR PINE BROOK PRESS and keep the emergency exit map in your car! Extra maps, with further information, will be available at the Community Center. You can also download the exit map from www.pinebrookhills.org, should you wish to keep your Pine Brook Press under your pillow.

Eds.

PINE BROOK HILLS: EVACUATION ROUTES



UNDER THE RAINBOW



A rainbow arcs across Pine Brook Hills on the summer solstice, June 21, 2004.

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