



Pine Brook Press

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

SUMMER 2013



YOUR TAX DOLLARS AT WORK: THE BMFPD EMERGENCY RESPONSE AND MITIGATION CREW

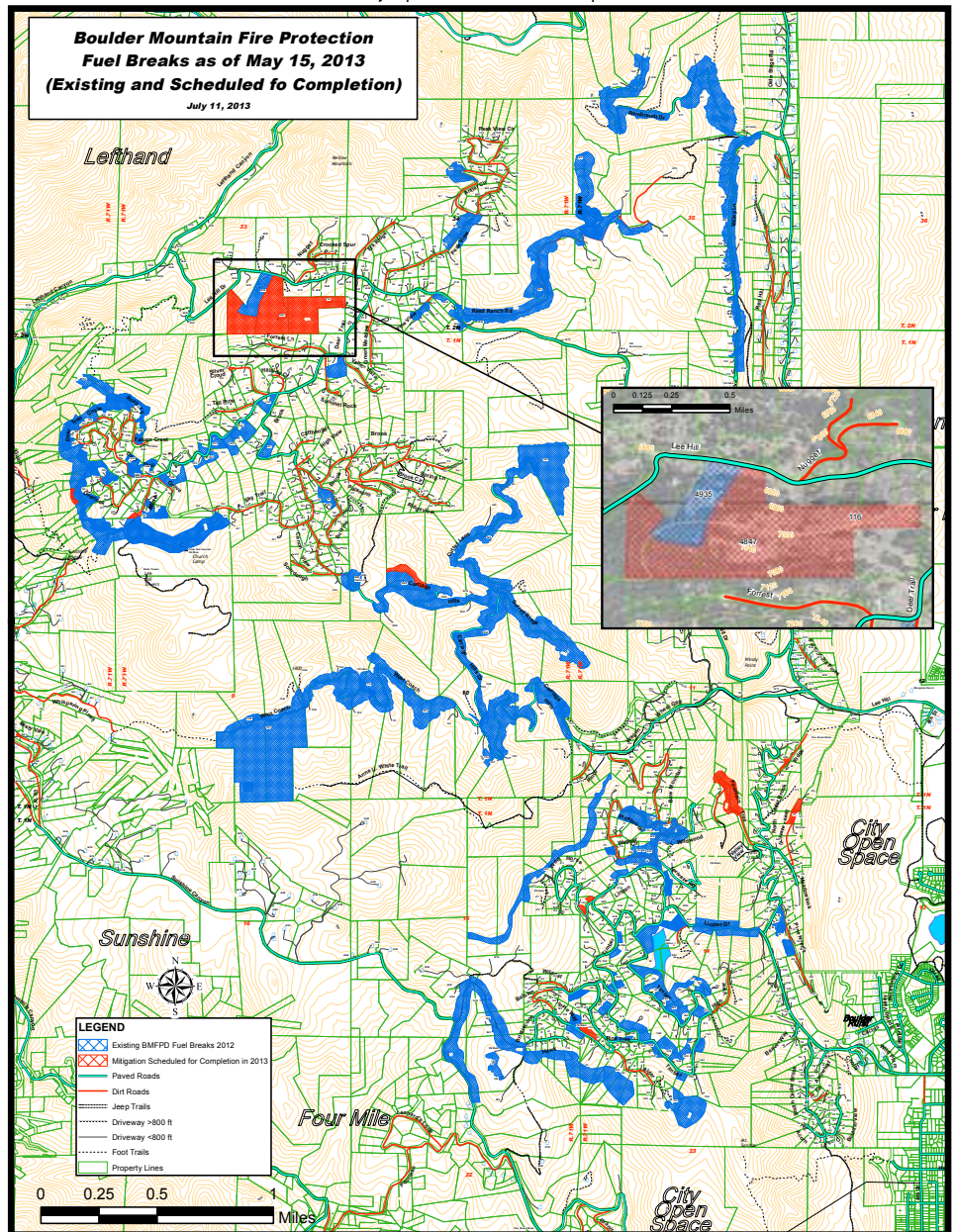
By Steve Lynn

The Boulder Mountain Fire Protection District is fortunate to have the Emergency Response Team/Mitigation Crew (ERT/Mit) as part of the Department. Over the course of its 14-year history, the ERT/Mit has fortified defensible spaces in BMFPD, building fuel breaks and mitigating over 1500 acres (see map on right). In addition to mitigation services provided to the District, the crew provides emergency response to all wildfires, auto accidents, structure fires, and medical calls with certified First Responders, Emergency Medical Technicians, state certified structure firefighters, and nationally certified crew and engine bosses. Because the crew works in the neighborhood, we are one of the very few fire districts that can provide skilled sawyers and wildland firefighters on short notice.

Since 2006, the ERT/Mit Crew has operated year round with a full-time crew of two and an additional four seasonal firefighters for six months during the summer. Mike Palamara and Andrew Boersma lead the team that includes crew members Tim Farrell, Terry Donovan, Andrew Slack, Dan McGrew, and Rob Bozeman. Steve Lynn serves as Mitigation Coordinator (see "Spotlight on Our Fire Fighters" article later in this issue).

Currently, the ERT/Mit Crew is completing several small fuel breaks with matching funds provided by the Colorado State Forest Service

at \$875 per acre and is applying for grant funds for the years 2014 through 2016 in the amount of over \$100,000. The emphasis of this work is to clear evacuation routes and secure ingress routes for fire fighting equipment. These projects include installing



shaded fuel breaks on Lee Hill, Carriage Hills, West Coach, Deer Trail, and Peakview. Several large-scale projects paid for by the Carriage Hills, Pine Brook Hills, and Forest Meadow Glen Home Owners Associations have secured the vast majority of the escape routes in these areas over the last few years.

Are you wondering if you have prepared your property effectively to deter a wildland fire? The best way to find out is to call the BMFPD Mitigation Coordinator, Steve Lynn (303-859-4661) to schedule a meeting with you to review your property and see if it meets Colorado State Forest Service guidelines. This is a free service paid for by your BMFPD tax dollars. If you do not have an hour to spend with Steve, take



Property on Lee Hill Road before (top) and after (bottom) mitigation. This project was completed in July and brought the site up to Colorado State Forest Service Standards. Trees have been limbed to 6-8 feet from the ground and tree density was reduced by 60%. The home owner is excited about cross country skiing on his own property next winter.

a look at the CSFS guide "Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones" (http://csfs.colostate.edu/pdfs/FIRE2012_1_DspaceQuickGuide.pdf).

Additionally there are several other great brochures on everything from fire-wise construction to a complete list of recommended fire-wise planting material at <http://csfs.colostate.edu/pages/wf-publications.html>.

A quick tip for all property owners...mow your grass at least 30 feet around any structure or driveway. This provides an escape route for your family and a path in for those defending your home. Those flowing waves of dry grass are pretty, but they are also pretty dangerous in this early and intense fire season.

The ERT/Mit Crew would like to thank all of the homeowners who use the services provided. This allows the fire district to keep paid firefighters close to home and available during the day when many of the District volunteers are working in the city. The new 2013 rates are \$63/hour for each mitigation crew member and \$95/hour for a chipper capable of chipping 15 inch logs with 2 firefighters at \$35 per hour each operating the chipper.

Please remember in this time of great loss in the wildfire services, that not only do you protect yourself and your family by creating and maintaining a defensible space around your home and evacuation route, you also help make it safe for your Fire Department and the network of Fire Departments who work together with volunteer and professional firefighters to protect your homes and lives. Most of the BMFPD volunteers and paid staff are your neighbors who do their job to protect you and the neighborhood.

If you have any comments, questions, or suggestions on how we can improve our services please contact the Mitigation Coordinator, Steve Lynn, at (303) 859-4661 or email Steve at mitigation@bouldermountainfire.org.

50's "SOCK HOP" AND ICE CREAM SOCIAL

Sponsored by Pine Brook Hills HOA



Gals, get out your poodle skirts or peddle pushers with men's shirts and don't forget to puff up your hair.



Guys, find your blue jeans, a white t-shirt and slick back your hair (long enough for a duck tail?)



PRIZES FOR BEST COSTUMES

- * Dance to the 50s/60s sounds of DJs Gerry and Vera
- * Face painting, Balloons and Children's dances and songs
- * Ice Cream Sundaes for All!

Join us 4:30 to 7:30 on August 18, at the Firehouse located at 1903 Linden Drive.

COMMUNITY CALENDAR

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

HOA MEETING, Sunday, August 18, 4:30 - 7:30 P.M.

Sock Hop and Ice Cream Social. For adults and kids of all ages. At the Community Center/Firehouse, 1903 Linden Drive. See page 2 for more details.

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

BMFPD AUXILIARY CRAFT WORKSHOP, August 19, 5:00 - 6:30 P.M.; Sept. 19, 6:00 - 7:30 P.M.

FIRE BOARD - Meets the 2nd Monday of every month at 6:30 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 4 P.M. Email auxpresident@bouldermountainfire.org for confirmation.

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

PRESIDENT'S PATER

By Dave Davies, HOA President

Time moves on. I am VERY pleased to introduce some changes to the HOA management. Meghan Miller has taken over from Tom Mann as secretary—Tom and Andrea having moved on—we will miss their decoration of the deer sign. Meghan's biography is on p. 5—welcome and thanks Meghan. In addition many of you know Brian Wahlert. He will be taking over the role of web master from Param and will be responsible for the www.pinebrookhills.org site; thanks also to Brian.



Also since I am "term limited" as President (the founders of the HOA back in the 1960s were smart enough to limit the President to two years), I am pleased to introduce Allen Saville as candidate for the next President (along with any nominations from the floor). Allen is known to many of you and if he is elected will start his term of office in the fall of this year. His biography is on p. 5. He will be great with a wealth of PBH experience already behind him (and I get to stay on as an "at large" board member—whatever that means).

In other business. In the last issue I described in detail the "what and how" of the Architectural Review Committee, the ARC. I had a number of questions that arose from that article making it plain that this is still a confusing function for many of you. Once again, the ARC was established

PINE BROOK HILLS HOMEOWNERS ASSOCIATION BOARDS AND COMMITTEES

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VICE PRESIDENT

Bill Alexander, 544-1333

SECRETARY

Meghan Miller, 720-320-0026

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Jim Woodruff, 442-6391

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Neil Patel, 444-4886

ARCHITECTURAL REVIEW

Neil Patel, 444-4886

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FIRE CHIEF

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THIRD ARM

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& Catherine Von Hatten, 997-8319

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WATER DISTRICT

Robert de Haas, Mgr., 443-5394

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in the 1960s as part of the formation of Pine Brook Hills with its core responsibility to enforce the covenants. The covenants are both on the web site and published in the PBH Directory. They run with the property, i.e. when you buy property in PBH they apply to you whether you know it or not.

The covenants regulate exterior aspects of PBH property: size, color, style, etc., and any structure that is external such as a greenhouse, a large retaining wall, allowable animal shelters, etc. They do NOT regulate interiors.

The covenants also regulate other aspects of being a good neighbor such as noise, trash on the property, and through a clause called “detriments,” almost anything that could be construed as detrimental to the quality of life in PBH. This is hard to regulate and even harder to define, but we try without being heavy handed.

It is important to realize that since we are not legally a HOA, (we are in fact a legally established non-profit civic league), we have no lien power, nor do we want it. But we do have legal injunctive authority and so can shut down activities that are in violation. We do have the ability to regulate new construction and we are trying—with some difficulty—to establish and enforce construction guidelines. The current guidelines are on the web site. If you are building, whether you do it yourself or have a contractor, please read and get your contractors and subs to obey!!

Another topic that raises hackles in PBH is the YAHOO chat room, or the PBH Forum as it is called. (To access go to the web site and connect through to the “Forum.”) This is a tool for minor but helpful activities, such as lost dogs, spare items available, or recommendations for services, etc. BUT it is also a communication tool both for HOA/BMFPD events and for emergency services. As in all internet chat rooms, tempers sometimes flare and a string of messages with often hostile comments “flame up.” I am on several chat rooms and believe me this is true of all of them. By all means express your opinions, but be respectful and use moderate language. If you need to get personal, go directly to the person involved. Don’t drag all of PBH into your business. Steve Mestdagh, who runs the site, can and will cut off your access, if you violate these rules.

If you have not signed up to participate in the PBH Forum, please DO SO. It is a valuable tool that supple-

ments more conventional emergency access methods. You can subscribe to the digest version if you don’t want all the emails.

My last item for this issue is to thank all of you who call or email me to try to help solve problems. I get many calls, most of which I cannot do anything about (I need a phone message that says “call the sheriff!”)

But it is amazing how many issues and problems come up even in a small 900 person community such as PBH. Many of the problems arise because, as an unincorporated sub-division community, we are really the step child of Boulder County. The cities get the attention and we are often forgotten in County political circles. But you know what—that is what a lot of us want, that is why we are living here in this little corner of paradise.

Dave Davies
PBH Inc President
davedavies.pbh@gmail.com



TREASURER’S REPORT

By Jim Woodruff

Your HOA treasurer thanks you for supporting the HOA with your contributions. There is still time to respond to the postcards recently sent to those who have not yet paid this year’s dues. Looking forward to the PID/LID presentation as we all need to be informed, and to the ice cream social as we all need to be sweetened.



NEW HOA LEADERSHIP

At the Spring HOA Meeting, residents elected Meghan Miller as HOA Secretary, taking over for Tom Mann on the Board of Directors.

Meghan directs a lab in Boulder that supports scientists who use GPS to do everything from measuring how mountains grow and tectonic plates move, to studying how ice flows and surges as the ice caps waste away, to imaging the atmosphere as hurricanes evolve to better predict their intensity and landfall. In her previous life, she was a professor of geology at a small state university, and sometimes a department chair or a dean when overtaken by an unchecked sense of civic duty. This also led her to say yes to serving on the PBH Board. Meghan loves to hike, ski, snowshoe, read books, and, from time to time, get away to low latitude or high altitude destinations



to windsurf or bag unlikely—rather than methodically planned—summits. Her father lived in Boulder for a few years when he was a little boy in the 20s, but her roots are mostly in the Pacific Northwest,

California, and New England. She is proud of her two daughters—one just graduated from college and the other is a rising sophomore.

At the upcoming HOA meeting, the Board will be presenting Dr. Allen Saville as candidate for President to replace Dave Davies who will become an “at large” member of the Board at the end of his two-year term as President. If elected, Allen will begin serving in the fall.

Allen moved to Pine Brook Hills from the Washington, D.C. area in 1995. While living in PBH, he has served on the Board of Directors for Pine Brook Hills Fire District and the Boulder Mountain Fire Authority. As Chairman of the Authority, he was instrumental in



facilitating the consolidation of the Pine Brook Hills and Boulder Heights Fire Districts to create the Boulder Mountain Fire Protection District. Allen has been a Third Arm volunteer and is currently an active volunteer firefighter and emergency medical responder. He has served as the liaison between the HOA and BMFPD for the past year.

Allen held national director positions with Ernst and Young, and VP level positions with other international consulting companies. He is currently an independent consultant. In addition to authoring two books, he has published articles and speaks nationally and internationally on change leadership, merger integration, and other topics. Allen holds Masters, Doctorate, and Juris Doctorate degrees. When not working or volunteering, he enjoys biking, hiking, sculpture, writing, skiing, rock climbing, snowshoeing, and photography.

BMFPD AUXILIARY GARAGE SALE SEES HUGE COMMUNITY SUPPORT

Once again, the residents of the Boulder Mountain Fire District engaged in the alchemy of turning unneeded items into life safety equipment at the 2013 Garage Sale held in May.

Nearly 100 volunteers ran the sale with goods from hundreds of District residents. **Net proceeds again reached over \$30,000.** Funds are used to provide Fire Department safety equipment, incident provisioning, and other vital service enhancements for residents.

Garage Sale coordinators for their final year, Art and Babette Markey, retired on a high note, with compliments from volunteers and residents alike for a range of enhancements to sale operations and publicity. “This sale has grown from just a PBH neighborhood fundraiser to an event that touches most of the BMFPD community. We’re pleased we were able to build it up over the years,” said Babette Markey.

The Auxiliary is now reviewing survey and customer data collected. Members want to ensure that every fundraising activity is sustainable and fits well with community needs.

ON THE WATERFRONT

With Bob de Haas

Water Situation this Summer/Year - We finished filling the reservoir July 8th, which means we should be in good shape for the remainder of the year. At this point we will be adding water to the reservoir as needed to keep it topped off until we are no longer allowed to withdraw our water rights. But again since we filled the reservoir we should not have to worry about our supply for 2013.

Discolored Water - Some of you may have seen discolored water and some of you have even had water come out of your tap that almost looked like ice tea! It has been very hit and miss as to who gets it and who doesn’t. We have taken water samples and found that the culprit is manganese at very low concentrations. Manganese at levels of 0.05 parts per million or more will cause discolored water. IT IS NOT CONSIDERED A HEALTH ISSUE UNLESS THE CONCENTRATIONS REACH 10 PARTS PER MILLION, WHICH NONE OF THE SAMPLES HAVE EVEN COME CLOSE TO. The highest levels we have measured so far are in the water coming straight from the reservoir

which showed a concentration of 0.18 parts per million.

The good news is that it is fairly easy to treat and remove. The bad news is that before we can implement the process we have to get State Health Dept. approval. The process for removing manganese is fairly simple, is used by many water entities, and is recognized by the EPA as safe for drinking water. We hope to clear the state process quickly so that we can begin treatment and prevent any more reports of discolored water.

Until then, there is not much we can legally do but assure you that it is not a health threat. It just isn't pleasing to look at!

Reservoir Access Road - No vehicles are allowed on or up the access road to the dam/reservoir except the Pine Brook Water District Vehicles and Emergency Vehicles. On Monday July 15th we actually caught someone who apparently thought it was okay. Vehicles are to be parked at the parking lot to the Pine Brook Hills Community Center and then you must WALK up the access road. There is a sign at the bottom of the access road and also on the dam that clearly states the rules. PLEASE follow them! Thanks for your cooperation.

BMH SUMMER CRAFTING SERIES

Come join us for the Boulder Mountain Handmade crafting event on August 19 from 5:00 to 6:30 P.M. and September 19 from 6:00 - 7:30 P.M. in the Community Center at Station One on Linden Avenue. We will be assembling craft projects for the November Boulder Mountain Handmade sale to benefit our fire department. All you need to do is show up for the fun. The craft projects are easy and all craft materials will be provided. You choose which project you would like to help create. Appetizers will be served. (We have to keep up our strength!)

If anyone has crafting items or ideas they would like to donate to the Boulder Mountain Handmade Sale Auxiliary Table, you can contact Nancy Callis (nccallis@aol.com or 303-939-8638). Items donated to the sale in the past have ranged from cute stocking stuffers to elaborate quilting and wood working items. Items donated should be handmade. New ideas, suggestions, and contributions are always appreciated.

FIRESIDE CHAT:

AN INTERVIEW WITH CHIEF BENSON

PBP Staff: Chief, when Boulder County is under a burn ban, what does that mean?

Chief Benson: When we have a burn ban, that means no fireworks, no open fires (including camp fires, log fires in fire pits, charcoal fires in grills), and no smoking except in an enclosed structure or area void of vegetation.

PBP Staff: Why do we need to worry about this?

Chief Benson: One spark in the weeds or dry grasses can start a fire. A carelessly tossed cigarette, cigar, or other smoking device or spark from a fire or fireworks has great fire potential. Another issue to take care with is parking in tall grasses. Ask your guests who park along the road to be sure they are on rocky areas rather than grassy areas. Hot mufflers and catalytic converters have caused wildland fires in this district.

PBP Staff: What should residents do if they see or smell smoke?

Chief Benson: Always, always, always call 911. This will get a full response from law enforcement, not just our district staff. Our district stations are not always staffed. Calling there or leaving messages causes the loss of critical time.

PBP Staff: Talk about evacuations a bit. What does all the different terminology mean?

Chief Benson: Here in Boulder County we have two types of evacuation notices.

Mandatory Evacuation means get out immediately as there is an imminent danger; the fire is advancing. In preparation for this possibility, we recommend that your personal belongings, important paperwork, pets, pet supplies, prescription medications, change of clothing and other pertinent information be already packed in boxes, crates or other containers that you can grab immediately and place in your vehicle. These ready to go items should be placed in a location that can quickly be loaded in a vehicle. Time is of great importance.

Prepare to Evacuate means that you are in an area where there is no fire yet, but the potential for wildfire spread is high. You STILL need to have everything in place for a speedy evacuation from your home. This may also give you some time to help prep your home, which in turn will also help firefighters, if we need to do structure protection. Have some checklists read-

ily available to help you get your belongings ready and prep your home.

PBP Staff: How serious are these notices? How should residents respond?

Chief Benson: Please take evacuation notices VERY SERIOUSLY. This is not the time to stay behind. Evacuation notices are not issued lightly. When you receive one, do it. Your safety is paramount to us. Our Incident Commanders know that one of the first priorities for any fire event is to establish an evacuation notice if needed. I do not want to see someone on the news being considered a hero because they stayed behind. Two people perished in their garage in the Black Forest Fire. You have heard me say this before, but if you choose to stay behind, you take the risk of not getting out if a fire starts coming through an area. There are times when firefighters have to retreat to a safe location and will not be able to return until the threat of burn over has passed. This means you will be on your own, even though you have been advised and asked to leave. DON'T BECOME ONE OF THOSE STATISTICS THAT EVERYONE SOON FORGETS.

PBP Staff: Do you have suggestions for residents to prepare their homes to stay as safe as possible?

Chief Benson: There are a number of things residents can do to mitigate fire and increase the survivability of homes.

1. Remove all flammables and combustibles from around your home. This includes, removing the firewood from under your decks, raking and removing pine needles and debris from under the deck, gutters, near the house and around wooden and sidewalks. Make sure that your decks are clear of any unnecessary flammables or combustibles. (Remember, the smallest ember can cause the loss of your home.)
2. Move your wood piles from the downhill side of your home and put those on the uphill side. Firewood piles just increase the fuel load, which in turn can cause excessive heat and embers to travel to your house.
3. Remove flammable vegetation, such as pinion and juniper trees, from your site. These trees contain higher hydrocarbons and can burn hot and fast once ignited.
4. Mow or weed whack all of your grasses around the house. The grasses left standing can reach a structure and are more likely to become ladder fuels. Once the fire reaches into the trees, firefighters cannot stop a crown fire. We want to fight the fire on the

ground using our various containment methods.

5. Inspect your homes, especially your siding and areas where an ember can become trapped and fester. I have seen several homes in the district with holes in the siding, where woodpeckers and other animals like to make nests. These holes create an open invitation for embers.

6. Make sure that you have limbed up your trees, so that the branches are not touching your home. When you limb your trees you are also taking away the ability for fire to jump higher in the trees. You are breaking the continuity of ladder fuels.

7. If you have timber slash, please make sure that you get that slash chipped. Any slash piles sitting along the road or by a driveway can and will become extra fuel for a fire. Plus, we also need to be able to get our firefighters and apparatus into your driveway in a safe manner. This also applies to getting you out of your driveway swiftly and safely.


NOW is the time to make sure that you have reviewed your insurance policies and that you have taken pictures of your possessions. Trying to remember after a fire can prove to be very challenging. Make sure you have everything in place before a wildfire event happens.

PBP Staff: Any other comments, Chief?

Chief Benson: As always BMFPD personnel and apparatus are fully ready to respond to any incident and we will use our auto and mutual aid agencies as needed for any given incident. Visit our web-site at bouldermountainfire.org for the latest updates on wildfire information. It looks like it is going to be a long hot summer, with little relief.

Let's have a safe and uneventful summer here in BMFPD.





SAVE THE DATE: FIRE SAFETY SALE

September 28 and 29 at the Firehouse, 1903 Linden.

The BMFPD Auxiliary, Fire Fighters, and Third Arm sponsor this annual sale of equipment to keep our homes safe. Replace old fire extinguishers, smoke alarms, and CO2 detectors. Get reflective address numbers and much more, all while supporting our fire fighters.

**SPOTLIGHT ON OUR FIRE FIGHTERS:
THE MIT CREW**

This is the first of a new column in the Pine Brook Press focused on getting to know our fire fighters. The Department members included in this issue are all members of the Emergency Response Team/Mitigation Crew. In addition to mitigation services, this team operates year-round providing quick response to wildfires, auto accidents, structure fires, and medical calls.

Andrew Boersma, Crew Boss, has been with the Department for 3 years. He is a trained EMR, Light Engineer, Type 2 Fire Fighter, and Type A Sawyer. When he is not at work, Andrew enjoys fly fishing on a river and playing with his silver lab, Theo. When asked about his work, Andrew commented, "I've learned a lot here and really enjoy coming to work every day."



Rob Bozeman works with the Mit Crew part-time. He is a Wildland Fire Fighter, Field Observer, Engine Boss, Crew Boss, and Military Crew Advisor. Rob retired from IBM and took wildland fire fighting up as his hobby! He's been with the Department for 9 years and fought over 110 wildland fires. Rob says the Mit Crew keeps him in shape. In addition to his other roles with the Department, Rob serves as instructor for many of the Department's wildland fire courses.



Tim Farrell serves as Engine Boss, Crew Boss, Training Officer, and EMR. He is a State Type 1 Structure Fire Fighter. When he is not at work, Tim enjoys spending time with his wife, Deidre, and their two daughters, Madison and Mallory. He is a deep-sea fisherman and enjoys camping and snowshoeing.



Steve Lynn, ERT/Mitigation Coordinator, is a Crew Boss and Engine Boss with the Department. He is certified as a National Registry EMT-Basic, a Colorado State Certified Fire Fighter Type 2, and Incident Commander 5. Steve and his

wife, Liz, enjoy a quiet life with their golden retrievers, Sawyer and Huck. They spend weekends sailing their Hobie Cat at the Boulder Reservoir.

Dan McGrew is a Sawyer and Firefighter on the team. His training includes Red Cord, Faller-A, Hazmat Ops, Fire Fighter Type 1 and 2, and EMT-B. When asked about the EMR/Mit Crew, he commented, "The BM Wildfire crew is a phenomenal crew. Our Crew Boss is an amazing person to work for (and extremely handsome to boot)." Interesting note about Dan himself...he is Mr. November in the Denver Firefighter Calendar!



Mike Palamara, Crew Boss, has lived in Boulder since 2002. He is a trained EMT, Engine Boss, Light and Heavy Engineer, BMFPD Incident Commander, and Type 2 Fire Fighter. Mike has a degree in Environmental Sciences from CU where he played rugby. In his time off, he enjoys camping and fishing.

Andrew Slack, Forest Technician and Mit Crew member, is certified as a Wilderness First Responder, Wildland Fire Fighter Type 2, Sawyer Type A, and a Light Engineer. He has a degree from CU in Environmental Studies focused on forestry and fire ecology. Andrew grew up on Bow Mountain Road and joined the Department in 2010, following in his father's footsteps. Andrew is passionate about forestry management and hopes to begin graduate school in 2014 to study forestry and development in the wildland interface.



**CUTTING AND TRIMMING PINES
THIS SUMMER?**

From the Beetle Busters

A lot of fire mitigation work is being done, and we all appreciate the value of the work. But please be aware that green wood is a serious attractant to bark beetles at this time of year. (July through the end of September is the traditional MPB flight season.)

If your summer plans include some pruning or thinning of pines, the following tips from the Beetle Busters on

handling green wood will help avoid inadvertently putting out the welcome mat for bark beetles.

The first three recommendations are nearly 100% effective in eliminating the bark beetle threat. The last is less so.

1. Cut down the tree and have the limbs and trunk chipped. It's best if the chips are removed from the area, but if not, spread the chips no more than two inches deep and preferably spread them in a sunny area so they dry out quickly. (There is a tendency for beetles to be attracted by fresh chips.)

2. Have the tree (trunks and limbs) taken to the Boulder County Disposal site in Nederland or Allenspark. Check www.bouldercounty.org/forestryhealth to determine when these disposal sites are open.

3. Cut the tree down and remove the limbs. Spread the limbs out in a thin layer, preferably in sunny area so they dry out quickly. Remove the bark down to solid wood from all of the trunk using a ripping chain on a saw, sharpened long-handled ice chipper, or drawknife. The wood will then be safe to store on the property for use later.

4. Cut the tree down and remove the limbs. Spread the limbs in a thin layer, preferably in a sunny area so they dry out quickly. Cut the trunk into convenient lengths and spread the pieces out in a single layer in a region that receives bright sun most of the daylight period. Rotate the logs after about a month so other side receives same treatment.

Even better is to cover the single layer of logs with clear plastic. High temperature and mold will kill the beetles, larvae, etc.

BEETLE BUSTERS TO THE RESCUE

While the BeetleBuster team doesn't do full property inspections, during the MPB flight season, which traditionally is mid-July through September, we will continue to accept "tree-age" requests for specific problem trees. We will mark any beetle-infested trees during the tree-age.

Whether you choose to remove such trees right away or leave them as bait for any other beetles in the area is up to you. There are a variety of issues to consider when making this decision. If you do leave a tree as a bait tree, it should preferably be cut and mulched at the end of the flight season and definitely before the weather warms in the spring. To date the Beetle-

Busters have completed 36 property inspections and requests to look at faders. MPB were found in 29 trees, Ips in 17, Turpentine beetles in 3, and we found one case of Douglas Fir beetle. We are still working with a couple of consultants on the Douglas Fir issue (drooping branches and browning needles).

You've probably all seen a lot of trees with random browning of needles or entire branches. Our forestry consultant advises that this browning is most likely due to an unfortunate combination of drought stress, late frosts, and rapid temperature fluctuations...not beetles.

NEWCOMER NEWS

Compiled by Jo Wiedemann

Marty and Laura Combs moved to Pine Brook Hills



in June and are excited to be first time home owners in such a beautiful neighborhood. Prior to moving, they lived in North Boulder for the past two years. They were drawn to the mountain trails, gorgeous views, and close access to downtown Boulder

that Pine Brook Hills offered. Marty is a commodity trader for EM Combs & Son, a Chicago based trading firm. Laura is a Certified Financial Planner for Mercer Advisors, a boutique financial planning and investment firm here in Boulder. They are both extremely active and enjoy international travel, rock climbing and back country skiing. Marty and Laura are expecting their first child on September 10th and look forward to this new adventure!

John Cathey & Ron Oswald moved into 229 Alder

Lane from Dallas, Texas. They chose Boulder because John's son, Charlie, who is 14 years old, wanted to go to Shining Mountain Waldorf School on Broadway. Ron has two children and John has seven children, four of whom are in



the area. John is retired and Ron is a hair stylist at Pompadours on Pearl St. They look forward to being very active in our community. They are in the process of renovating the main floor of their home and living downstairs in the finished basement while renovating. The other reasons they chose to move to Pine Brook Hills: it has its own water, fire hydrants and a fire department right in the community.



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SUBDIVISION ROADS - A VERY IMPORTANT DECISION FOR PINE BROOK HILL RESIDENTS

By Cindy Lindsay

The Boulder County Commissioners have determined that subdivision roads must be rehabilitated over the next 15 years to address the continued deterioration of subdivision roads into more expensive levels of repair along with the rapidly increasing costs of materials. To implement this decision, the Commissioners have stated that:

1. Taxes currently paid by subdivision residents are sufficient for maintenance, but not rehabilitation.
2. Subdivision residents will pay either by a mill levy tax or an assessment for rehabilitation.

3. The county will contribute 20% of rehabilitation costs per year.

In November 2013, registered voters in unincorporated Boulder County subdivisions will have a choice to either vote for a Public Improvement District (PID), or if the PID fails to pass, have a Local Improvement District (LID) established to pay for the rehabilitation of paved roads in the unincorporated subdivisions. Either option will allow road improvements to begin in 2014. However, the cost to the property owner and the pace of rehabilitation will be different depending on whether the Public Improvement District is approved in November or the Local Improvement District is created. Details of the PID and LID proposals will be available to subdivision residents prior to the vote in November.

What's a Public Improvement District?

A PID is financed through a property tax that must be voted upon and approved by affected property owners and registered voters in the district. The annual tax revenues, which are based on assessed property values, can only be used for the repaving and rehabilitation of roads within the district boundaries. It is a permanent solution for keeping roads in good shape, which allows for the higher cost of maintaining and repairing bad roads to be avoided in the future. Also, PID payments are deductible from federal income taxes for most property owners.

What's a Local Improvement District?

A LID can be created by the County Commissioners without a vote, and assesses all properties in the district to pay for a one-time rehabilitation of the subdivision roads over a defined period of years. It provides a temporary fix by getting all roads up to good shape, but LID revenues cannot be used for the long-term upkeep and repair of the roads. Assessments, which are not defined as a tax, are generally based on a per-property assessment rather than the property tax associated with a PID. LID payments are not tax deductible. Also, a LID establishes a lien upon a property, and if any payment is missed all unpaid amounts become due - this is enforced by the sale of the property under CRS 30-20-615.

What Do These Choices Mean to You?

For a PID:

1. The road rehabilitation costs are spread over a 15 to 20 year period (TBD) with bonding to speed up the initial rehabilitation projects. These costs will be used to determine the mill levy.
2. A mill levy will be set by the Commissioners based on property value to pay for this work (not to exceed \$60/year per \$100,000 of value).
3. A PID is a tax and can be deducted.
4. A PID is a permanent solution – i.e. an on-going tax, but the mill levy percentage cannot be raised without a vote. Cost increases are expected to be covered by the rise in property values.
5. The mill levy is dedicated—i.e. funds can ONLY be used for subdivision road rehabilitation.
6. Boulder County will contribute 20% of the costs each year for the first 15 to 20 years (TBD).

For a LID:

1. The road rehabilitation costs are spread over a 15 to 20 year period (TBD) WITHOUT bonding (TABOR requirement). Rehabilitation projects will proceed at the rate at which funds are available.
2. The assessment will be determined by the Commissioners and will be based on some formulation of average home value and length of road in each subdivision. The assessment will be subdivision specific.
3. A LID is an assessment and CANNOT be deducted from taxes.
4. A LID is a time-limited solution. Once the term of the LID is over, no additional rehabilitation will be undertaken.
5. The assessment is dedicated – i.e. funds can ONLY be used for subdivision road rehabilitation.
6. Boulder County will contribute 20% of the costs each year for the life of the LID.

Subdivision residents working with the Commissioners have recommended implementation of the lowest cost option that will rehabilitate roads in the most cost effective and efficient manner possible, and provide a permanent source of funding to keep the roads in good repair.

Based on the priorities identified by the working group, the Subdivision Roads Rehabilitation Program should:

- Stop further deterioration of paved unincorporated Boulder County subdivision roads
- Keep the costs to property owners as low as possible—balance total program cost and individual annual cost to property owners
- Provide improvements early (beginning in 2014) for as many property owners as possible
- Ensure a cost effective, sustainable program that can rehabilitate roads and then keep them in a state of good repair over the long term
- Complete the improvement program's initial cycle as soon as possible
- Rehabilitate poor roads first; address fair roads early enough to minimize their "quality slip" to poor condition, since it is much more expensive to reconstruct a poor road than to keep a road in good condition
- Create an advisory committee made up of

subdivision residents to oversee implementation of the program and ensure accountability to the taxpayers

- The County should contribute at least 20% of the cost of the improvements on annual basis to reflect the use of these roads by the non-subdivision residents
- The County should maintain its current commitment to the ongoing daily maintenance of these roads

Please check the Boulder County website for the latest updates and additional information.

<http://www.bouldercounty.org/roads/plans/pages/subpaving.aspx>

GRANITE GARDEN

By Jay Markel

It's so wonderful to have rain, but I'm still most frequently asked about low-water use plantings.

Trees can be some of the heaviest water users, so let's go there.

One thing I like to consider is the scale of trees one selects. Often we are most attracted to the classics, like a Colorado blue spruce. This is almost always a poor choice for a planting near your home. They are exquisite, majestic trees, but just too large for the scale of most of our homes and lots.

A Foxtail, Hoopsie, or even a dwarf variety, like a Fat Albert, are often much more compatible long-term choices. Of course, this also brings us back to water. Slower growing specialty conifers can not only offer a better character and scale, but they can be allowed to establish and become self-sufficient more easily. I remember back in the drought years of 2000-2005+/-, when you could see fabulous big trees in Boulder dying. Sometimes this can be attributed to how they were planted, but often it's just a matter of what is required for certain species.

What are good choices? I've seen a number of Pine Brook residents choose Pinion pines, which I have also planted for green separation. They are slower growing, but very adaptable to each season. They simply don't grow much in dry years, but hang in there with very little water. I also like that they, along with Bristle Cone Pines, are some of the most long-lived trees you can plant.

We have a number of members of the Poplar family here in PBH. However, they are found in the run-offs, and



high water areas. They have the shimmering leaf that is so attractive, and beautiful golden fall color. Many people who choose to plant Aspens, one of our most famously beautiful of this family in Colorado, don't understand much about them. They are the early colonizers of our forests. If you look at the re-growth on Sugarloaf after the fire, it's Aspens that are instrumental in the establishment of the new forestation. However, as a specimen tree in front of your house, in twenty years, instead of a beautiful, mature tree you will most likely be looking to fill a void. White birch, Hawthorns, or Lindens might be considered if you are looking for nice deciduous trees. Cottonwoods have about an eighty-year life span. Aspens are so great as large forests because you don't really see the rapid life cycle as they constantly regenerate. Steep slopes are just not where they like to be. You water and nurse them along, and then their susceptibility to disease, water needs, or just short life ultimately disappoints. Our steeper hillsides are great for Pinus Sylvestris Hillside Creepers. These are trees with a shrub-like habit that, as the name suggests, love hillsides. Their mature form is about three to four feet high, nine to ten feet wide, and a variation of depth according to the location, but six to ten feet of "flow" on the mountain side. They certainly aren't for height, but much more beautiful, and again more long-lived than many Junipers that would be used in this type of location. The Scots pines are another great conifer family. They have a wonderful quality that Japanese gardeners use to perfection. They take trimming and shaping very well. It's their ability to generate growth back on the branch that sets them apart. You often see them as the "sculpted" trees in Asian style gardens. Even if this is not the look you are going after, you can trim them very easily to obtain the form, and visual fill you are seeking. They are also low-water use, and long-lived, and come in many sizes and shapes. Happy summer!



Consider hollyhocks...not a tree, but this flowering plant grows well at our altitude and provides a visual screen

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Denver from Pine Brook Hills on a Summer Day.