



Pine Brook Press

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

Summer 2014



COURAGE AND PERSEVERANCE: THE SETTLING OF PINE BROOK HILLS

By Dave Davies

In 1650 a Scotsman named Philip Maxwell came to the US and settled in Massachusetts and thereby set in motion events that would ultimately result in us all living in what we now call Pine Brook Hills. From Philip descended Colonel James Maxwell, and later in 1839 his son James Philip Maxwell

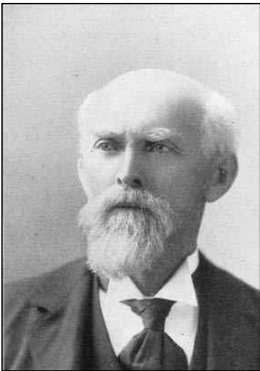


Fig. 1 James P. Maxwell, the original settler of the Maxwell Ranch that became Pine Brook Hills.

(Figure 1) was born in Walworth County, Massachusetts. He was educated at Lawrence University where he graduated as an engineer in 1859 and he came to Colorado the following year.

James Philip Maxwell's training as a civil and mining engineer made him a well-known figure first in what was the territory and later the State of Colorado. From 1871 to 1872 he was in the House of Representatives. He was President of the Senate after the State was admitted to the union, Treasurer of Boulder

County, and the State Engineer for Colorado. He also prospected for gold, built wagon roads, and made a major contribution to the Boulder area. He married Francelia Orrill Smith and they had four children: Clint J. Maxwell, Helen F. Maxwell, Marie Maxwell Burger and Marc N. Maxwell.

So how does this result in Pine Brook Hills?

It turns out that James P. Maxwell, being very successful, was able to purchase a large tract of land in North Boulder. These several thousand acres surrounded what we now call Linden Avenue from Broadway into the hills. His son Clint managed a cattle ranch on the property known as the Maxwell Ranch. Son Marc became a pharmacist in the city of Boulder. The Maxwell house (Figure 2) is still in existence, now surrounded by Wonderland Hills. The

family is still remembered by Maxwell Park just off Linden (Figure 3).

Marc and Clint inherited the land after James Philip Maxwell's death in 1929. Marc Maxwell himself died in 1960 and at his death the executor of his estate sold about 950 acres to a



Figure 2 The James P. Maxwell home in today's Wonderland Hills.

small group of entrepreneurs and developers. The executor was James M. Burger, the son of James Philip Maxwell's daughter Marie who had married a distinguished Boulder math teacher named William Burger. We will come across him later.

William Wagner, Joseph Erni and William Stasick,



Figure 3 Maxwell Park off Linden.

the group of entrepreneurs, established a Colorado company called Pine Brook Hills Inc. in 1960. This company is the direct ancestor of what we often call the HOA. In

fact, the legal "HOA" entity is still Pine Brook Hills Inc., now a not-for-profit corporation.

William Stasick soon split with the others and created what is now called Boulder Heights. He died just a few years ago in Las Vegas. He called himself the "Mogul of the Mountains" for his role in the development of PBH and Boulder Heights. Of William Wagner we know little, except that he was involved in contracting for the others and in exchange was given several lots near Pine Needle that he later sold to Boulder Open Space.

The Maxwell family estate executor, James Maxwell Burger was not to be left out. He took over the development of what is now the Spring Valley Estates north of lower Linden.

Joseph Erni was the partner who with his wife Elizabeth (Betty) took over the specific development of Pine Brook Hills. Joe was born in Switzerland in 1924 and was in the early years an engineer with local company, Metron Instruments. The family lived initially on Spruce in the city. In 1960 Joe built the first house in PBH on Timber Lane (Figure 4). With the help of several of the incoming residents they graded the original roads and laid out and sold many of the original lots. Joe (and John Seward) were even deputized by the County Sheriff to provide some law enforcement. Joe also provided the first residents with emergency water. Interesting that Joe Erni was Swiss. Many people tell me that PBH reminds them of Switzerland.

Joe was called a dreamer and visionary, but it took Betty to keep him grounded. Joe is still alive; his daughter Nancy provided information for this article. Very soon other builders and developers came in and built on the Erni dream. In particular Kirk and Jan Hendricks, the de Haas family, and many now almost forgotten builders and developers such as Paul Rinde, Geo Gleason, Mike Cameron and Pete Dietrick continued the development of PBH. Early pioneering families moved in often having to live without services



Figure 4 Joe and Betty Erni with their children, Nancy and Ken, in front of their house on Timber - credited with being the first house in PBH, 1960.

such as water, mail, proper roads, even law enforcement until the infrastructure caught up. Some of those early names include the Searwards, Marshall and Edith Coon, the Athearns,

the Rhineharts, Boyd Jones, the Van Loons, the Wiedemanns and many others who are still with us.

Among the many recollections are Kirk Hendrick's skill with dynamite and jack hammer. The Athearns and others having to lobby the gas company and eventually having to raise a bond issue to get gas lines laid. The banks refusing to close on loans until water was seen to come from faucets – well water, of

course. The mail man refusing to come to PBH until the roads were improved and the result was a line of mail boxes where the road to Spring Valley is now.

The roads were graded by the residents and developers in the 60s, but not adopted by the County until the early 70s. The residents even had to pay the County for the road signs. In the County records there is a copy of a receipt to John Seward for \$50 that he paid to the County on behalf of the HOA for road signs. The de Haas family are, of course, well known to us. On August 23, 1966, the de Haas family (Thijs, Trudy and three small children, one of whom was Bob) moved into Pine Brook Hills. The Water District at that time had a \$30,000 debt and problems in supplying water to the homes. Trudy attended a Water Board meeting at Ernie Smith's house. She was the only attendee! After the meeting she was asked if she was busy and could she volunteer with the District. Despite knowing nothing about water systems, she volunteered to help in any way that she could, and worked as the volunteer manager of the District for the next 11 years. From that came Bob's involvement and the subsequent realization of one of the original Erni dreams, a lake to supply water to PBH!

As evidence of Joe Erni's dream see Figure 5. This is



Figure 5 The original 1960 ad for Pine Brook Hills, with Ken Erni in the foreground!

the original promotional ad for PBH with Joe's son Ken Erni in front. There were plans for a ski slope and a lake, as well as hiking and riding. We

certainly got the hiking and we have the lake now (although we cannot swim in it!) but not the ski slope. The slope was to be where Hawk Lane ends and reputedly the remains of the base are still there.

What we do have is a wonderful scenic mountain environment with incredible views and wildlife, yet within easy reach of the city. My personal view is that we owe these pioneers a thank you. It was not easy for them.

Thanks to many for their contributions for this article. Among others I thank Nancy Erni, Jo Wiedemann, John Seward, Boulder County Historical Society, Al Gerrish, Jan Hendricks, Helen Rhinehart, Marie Zanowick and several others.

COMMUNITY CALENDAR

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

HOA SUMMER SOCIAL, August 23, 4-6 P.M.

Join your neighbors for ice cream and fun! For details see back page.

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

BMFPD 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.

BMFPD AUXILIARY - Meets quarterly on the first Sunday of the 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.

PBH NOTES: RAISING THE BAR

By Allen Saville, HOA President

Raising the bar – *Definition: (idiomatic) to raise standards or expectations, especially by creating something to a higher standard.* This expression comes from high jumping and pole vaulting in which competitors are eliminated when they fail to clear the next height to which the bar is set, and we raise the bar to arrive at a winner.



What does this mean for Pine Brook Hills? I guess the question is really: are you the type of person who enjoys being a part of helping to improve things and even setting a new standard of excellence, or not so much?

The lead article in this issue provides us with a little history of Pine Brook Hills – how it was formed, what it looked like early on, how the community center was built, the formation of the water district, the tremendous improvements within the fire department; etc. It is very obvious that Pine Brook Hills, and living here, is much better now than it was 40 years ago. Many of us believe that PBH is one of the premier neighborhoods in the area and a fantastic place to live.

People in our community raised the bar to make these improvements. So, do we stop *raising the bar*, or do we keep looking for opportunities to make things even better?

The excitement that I see within various parts of the community is all about continuing improvement. That is true within the Water District, the Fire Department, and the community as a whole. I am constantly impressed by the energy I see in the various committees and task forces within the HOA that come up with ideas for making PBH an even nicer, safer, healthier, more secure, more beautiful, more active, more supportive, more fun place to live.

Next question: What does it take to be successful with these improvement

efforts? Well, certainly it takes ideas, volunteer time, and sometimes a bit of money to make things happen. For an all-volunteer HOA with only voluntary dues, sometimes, just that is hard enough to put together. And, it takes more than that.

It is my personal opinion that the next biggest item on the list of things needed for success is community support. There are other things on the list, but let's drill down within this item and think about community support.

Community support means that there are commonly shared goals and the energy and resources to help accomplish those goals. Okay, wonderful . . . but does community support just happen? Is there a pre-determined level of support for improvement within any particular community? Absolutely not. One only has to drive just outside of our neighborhood to find a number of instances in which lack of community support has led to some fairly disastrous results. One example – almost hard to believe – is a community that was so at odds with the performance of their fire department that the department has lost significant support and now there are not even enough volunteers to mobilize the fire engines in an emergency.

It takes work to establish and maintain community support. Obvious things such as two-way communication about the goals that we want to accomplish are certainly necessary, but there are a number of other, more subtle, requirements as well. Some of these things include:

- A sense of belonging to and identification with the community;
- A shared history, or at least an identification with the history of the community;
- Reciprocal influence, rewards, and personal investment between individuals and the community as a whole;
- Emotional safety and security;
- An understanding and appreciation of, as well as identification with, the characteristics and geographic boundaries of the community.

I hope you will recognize some of the ways in which the PBH Homeowners Association attempts to facilitate and nurture some of the items above. Our meetings and events are a mixture of social and business in which we provide opportunities to meet, get acquainted, learn about issues that concern our community and to become involved in resolving those issues. Some HOA events are mostly about fun and meeting your neighbors – the ice cream social coming up is one of these (August 23rd – 4:00 PM at the PBH

Community Center).

There are many ways to get involved in the community as a volunteer. Both the HOA and the Boulder Mountain Fire department offer many opportunities ranging from modest commitments to significant. Take a look at the article on page 7 to learn more about BMFPD opportunities and check out the list on page 5 to see the HOA positions currently open.

Some of the “enhancement projects” being led by the Architectural Review Committee of the HOA provide opportunities to work side-by-side with your neighbors in manageable projects that will both beautify our neighborhood and further define its identity and boundaries.

One of the most significant (and most subtle) items is the extent to which neighbors influence neighbors in maintaining the beauty, quality, and general upkeep of our community. Certainly, the HOA (usually through the ARC) has a role in enforcing the PBH covenants and trying to deal with unsafe, unhealthy, and/or unsightly conditions. But, the most important and strongest factor in keeping our neighborhood attractive is the example that each of us sets in maintaining and improving our homes and properties. Fire mitigation can also be landscaping; landscaping



and property beautification can improve both safety and property values. If you do it – others notice and the possibilities for improvement are expanded. Are you doing something to raise the bar?



YOUR HOA NEEDS YOU!

If you are interested in getting more involved in neighborhood activities, consider volunteering for the following positions for the HOA. Contact Allen Saville, HOA President (president@pinebrookhills.org) to find out more or to take the job.

PBH Directory Layout: The 2014-15 PBH Directory is complete. The Directory team is looking for someone to take over this position with guidance from the previous designer for the 2016-17 issue. Graphic design and layout skills needed. Currently done with Adobe InDesign software.

PBH Historian: If you are interested in history and stories, this is the job for you! The HOA would like to start gathering historical information about our community, as well as document current events. We are in need of someone to help us reach out to community members who may have stories to tell and help us preserve the history of PBH.

Pine Brook Press Advertising Director: The PBP is funded in part by generous contributions from our advertisers. If you are interested in serving as the liaison between PBP and its current advertisers, as well as helping to identify new ones, this is your job.



It's never too early to start volunteering. Ben and Zachary Wahlert baked brownies and delivered them to BMFPD firefighters during a recent training.



A polite PBH bear asking for permission to come on the Triggs deck.

PBH COMMUNITY CENTER USE

By Brian Wahlert

The Pine Brook Hills Community Center meeting room is a wonderful community resource. Organizations like our HOA, fire department, and water district make regular use of the Community Center for their meetings and events. Because the Community Center receives heavy use at times, some work is involved in managing the room's calendar and resolving conflicts. Historically, Bob de Haas has donated his time for this task, but given all of the other work on his plate, the time is right to relieve him of this responsibility.

Going forward, if you want to book the meeting room for an event, you can first check availability by viewing the booking calendar at <http://www.pinebrookhills.org/cccalendar.html>. To get your event added to the calendar, simply send an email to communitycenter@pinebrookhills.org, and we will respond quickly.

As a general rule, BMFPD has first rights to the meeting room on Mondays and Wednesdays, the HOA on Tuesdays, and Pine Brook Water District on Thursdays. If you want to book the meeting room on one of those days for another organization, you'll first have to clear it with the organization that has first rights.

Also, did you know that the room is available for private events? If you'd like to use the meeting room for your own event, just contact communitycenter@pinebrookhills.org. You'll be asked to sign a rental agreement and pay a fee of \$50 per two hours.

Finally, keep in mind that the Community Center also houses BMFPD Station 1 and the Pine Brook Water District office. Only park in designated parking areas, to ensure unhindered ingress and egress of fire engines and firefighters. Also, in the rare event of a significant emergency (fire, flood, etc.) any other use of the meeting room may be preempted so that the room can be used as an emergency command center.

If you have any questions, simply contact communitycenter@pinebrookhills.org.

ARCHITECTURAL REVIEW COMMITTEE UPDATE

The Architectural Review Committee (ARC) encourages all community residents to have their construction projects reviewed, approved, and permitted by Boulder County (see bouldercounty.org/property/building). If your project is exterior in nature and is visible from public streets and/or adjacent properties a review and approval by the PBH ARC is also required (see pinebrookhills.org/ARC). The ARC review is simple and informal.

These permits and reviews ensure that construction is safe, complies with current codes and regulations, is compatible with the PBH community and environment, and maintains a high level of building quality. ARC reviews allow neighbors to have input regarding proposed construction and promotes neighborly relations.

Projects recently reviewed and approved by ARC

- 548 Timber: Rebuild retaining wall, patio, and deck
- 312 Pine Needle Road: Rebuild driveway following earth movement
- 982 North Cedar Brook: Home addition
- 176 Timber Lane: Remodel driveway and garage
- 252 Pine Tree Lane: Deck addition
- 138 Wildcat Lane: New siding
- 771 North Cedar Brook: New metal roof and solar panels, deck remodel
- 500 Pine Tree Lane: Retaining wall
- 151 Boulder View Lane: New fence
- 375 Pine Tree Lane: Exterior door replacement

The Community Standards noted in the previous edition of the Press and posted on the PBH website have been reviewed by the community and revised. These Standards have been submitted to Boulder County to provide objective and better-defined criteria for the County when making decisions related to the enforcement of ordinances and regulations in the PBH community.

Coming Soon: The first proposed project of the ARC Enhancement Initiative. Watch for details on the website and in the Press regarding renovation of the Linden entry sign.



This is so much better on my feet than those sharp pine needles. Thank you, Triggs. I will come again!



ON THE WATER FRONT

By Bob de Haas

The Water District is still busy recovering from all the damages from the rain/flood event of 2013. While most of the minor repairs are done there are still some major issues that we have to resolve.

Initially the District had estimated its total damages at around \$1,000,000. However an engineering study of



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the damages to the reservoir, improvements needed to the filter plant to restore its efficiency, and possibly some new pipelines so that the need for the wells would be eliminated has shown that those repairs will exceed \$2,600,000. The study proposes alternate means of remediation that not only would reduce the impact of future floods, but has a slightly lower cost of around \$2,500,000. This means that our total damages were about \$3,000,000.00.

The District has applied for a State grant to help cover the costs for which we are responsible. FEMA covers a substantial portion of the repairs, but the District is responsible for 12.5% which does cut into our reserves. If approved, the grant would help defray those costs.

The District also just completed modifications to our diversion facilities to better protect the water quality of our surface water supplies. These modifications were needed as the Four Mile Fire Protection District is building a new fire station which is to be located right by our diversion facilities. They graciously have agreed to pay for the modifications so that they could build their new fire station. The District believes in working with other entities, in this case the Fire District for that area, so that both fire and water can meet their goals and better serve their communities.

EVER WANTED TO BE A FIREFIGHTER? Boulder Mountain Fire Protection District Needs You!

It's 11:16 PM; the pager goes off: **"Boulder Mountain Fire – respond to XXX Olde Stage Road; wildland fire; flames visible."** At this point at least 25 Boulder Mountain Fire volunteer firefighters are changing into wildland firefighting clothes – half of them are already listening to their radios for the next information about the fire. Within two minutes (really!) some volunteers are in their vehicles headed to one of the BMFPD fire stations. Inside of ten minutes an incident commander is on-scene, fire engines from BMFPD and neighboring departments are rolling to the location, and instructions are coming over the radio about initial firefighting assignments.

The Boulder Mountain Fire volunteers are some of the best trained and equipped in the County (and that includes comparison to paid professional departments). Chief John Benson frequently gets compliments, such as, "You guys are already doing things that other volunteer departments can only dream of accomplishing." BMFPD is a great organization and members have a certain amount of pride in being a part of this group that has such a stellar reputation among fire services within the

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county and the region.

BMFPD serves about 1000 homes in the Boulder Heights, Buckingham Hills, Carriage Hills, Pine Brook Hills, Valley Lane, and Wagon Wheel Gap areas, and provides mutual aid to communities surrounding our district. The Department responds to approximately 150 calls annually including fire, rescue, medical, accident, and service with 50+ volunteer firefighters and medics as well as 30+ Third Arm volunteers.

The Department apparatus includes three attack engines, three tankers (tenders), three wildland engines, two medical/rescue trucks, and several utility vehicles housed at three stations spread around the District. More than 100 men and women, ranging in age from 16 to 70 years old volunteer with BMFPD as firefighters/medics, Third Arm members, or Auxiliary members. Volunteers come from all kinds of backgrounds and experiences, bringing a wide variety of skills and abilities.

BMFPD takes great pride in providing our community with first-rate emergency services, keeping our mountain communities safe and fire insurance rates low.

Services Available Through BMFPD:

- Fire response (wildland, structure, and vehicles)
- Medical response (EMTs and First Responders)
- Evacuation and traffic control (fire, flood, HAZMAT, etc.)
- Accident response (patient care, extrication, fire)
- Flood response (search, rescue)
- All hazard response, including HAZMAT release
- Smoke report investigation
- Fire and smoke alarm investigation
- Smoke/carbon monoxide detector program
- Fire extinguisher program
- Fire mitigation
- Education (fire, safety, emergency preparedness)
- Forest health initiatives

BMFPD provides community members with great opportunities to get involved. For those interested in learning new and challenging skills, having fun, making new friends, being personally rewarded, and making a difference, volunteering with BMFPD is the place to be! Choose what best fits your skills and interests from the following Department branches.

Firefighters/Medics

These 50+ men and women provide firefighting,

search and rescue, and medical services. Individuals decide the areas in which they want to specialize. Many members are cross-trained and have expertise and skills in multiple areas. Volunteers receive free professional training in all areas of fire and medical response, personal protective equipment, and opportunities for advancement and responsibility in many areas. Some BMFPD firefighters have the opportunity for assignment to fires outside our region. Be sure to watch for the "Spotlight on Our Firefighters" column in each issue of the PBP to get to know the individuals already serving our community.

Third Arm

Perhaps you would like to be in the action, but not directly. You would love to get some high-caliber training, but can't give as much time as a firefighter

would. The 30+ men and women who are members of the Third Arm serve in a support capacity to firefighters and medics. Third Arm volunteers provide traffic control, evacuation coordination and support, support at the Incident Command Post, phone support, phone tree call-out

to volunteers, radio communications, and emergency preparedness. Third Arm members are provided with high-quality, specialized training and safety gear.

Auxiliary

The BMFPD Auxiliary builds community support for the fire department behind the scenes. Fundraisers such as Boulder Mountain Handmade, an arts/crafts/bake sale, raise more than \$20,000 annually for critical safety equipment, education programs, and provisioning. The Auxiliary Fire Safety Sale held annually and online all the time, helps residents update home fire safety equipment economically. The Auxiliary provides food and beverages at the stations for training and during emergency incidents, allowing responders to remain at the scene. The 45+ men and women volunteers extend the community's thanks to first responders with two annual recognition events: a summer BBQ and a winter awards dinner.

Are You Ready to Get Involved?

The Department is always looking for dedicated men and women interested in volunteering a portion of their free time. If you are interested in joining other community members on any of these teams, it's easy. Go to the BMFPD website www.BoulderMountainFire.org and look under the "Information" tab to find out

BMFPD Mission

It shall be the mission of the Boulder Mountain Fire Protection District to provide rapid, effective, and organized responses to fire, medical and other emergency situations. BMFPD shall also proactively cultivate awareness of and assist with fire safety and fire mitigation endeavors in our District.

more about the Department. The “Volunteer” tab will get you started with volunteering in any branch. Call 303-440-0235 or email us at Volunteer@BoulderMountainFire.org and someone can answer your questions or help you decide what role might work best for you.



SPOTLIGHT ON FIREFIGHTERS

David Glasser has been a resident of Boulder Heights for 17 years. He is married to Ann Blonston - co-president of the BMFPD Auxillary. He joined the department around 5 ½ years ago after the last Olde Stage fire, first as a Third Arm member, then shortly thereafter as a firefighter. He is an engineer qualified to drive and run all of the apparatus. David is working on a Task Book for certification as a Staging Area Manager, a position that he hopes will prove important to the Department’s response capability. To that end he has joined the Boulder County Type III Incident Management Team for the training and incident opportunities available there. He has also participated in 130/190 Wildland, S-270 Basic Air Operations, BMFPD Mini Academy (1999), and Red Card trainings. Dave’s real job is as an audio engineer. He is the founder and co-owner of Airshow Mastering, an audio studio facility in Boulder. He’s won two Grammy Awards and serves on the Board of the San Francisco NARAS (Grammy) Chapter. When he’s not mastering another project for the Grateful Dead, he enjoys cycling, films and concerts, and the wonderful world of Colorado.

Kenny Goldman just turned 60! He has lived in PBH since 1991. He has 3 grown kids who are all fabulous drivers! Kenny worked on Wall Street and was a middle school math teacher, non-profit volunteer, and EMT. He is currently a restaurateur—Lazy Dog—and is in the process of starting a new fish & chips restaurant in Lafayette to be called Reel Fish. He feels most blessed to live in this fabulous community where there are such amazing firefighters and medics watching out for us, and such dauntless community supporters of all types



He is married to Ann Blonston - co-president of the BMFPD Auxillary. He joined the department around 5 ½ years ago after the last Olde Stage fire, first as a Third Arm member, then shortly



making this a vibrant and caring community! He is truly humbled in their presence!

Gail Loveman has been with the Department for ten years. She is a red-carded Wildland Firefighter, an Apparatus Engineer, an EMT, and a qualified Manager of the Incident Command Support Center. She founded the Third Arm



in 2006 after a 4½ acre wildfire on her property convinced her of the need for such an organization. She remains active with the Third Arm as a member of the management team and as the Training Officer. Her first career was in corporate finance. Her last permanent paid job was as VP and Treasurer of Beatrice Foods, an \$18 billion company. After the management group sold Beatrice, Gail and her husband Bob embarked on a series of high altitude treks – above Everest Base Camp, the Haute Route in Europe, summited Kilimanjaro and took the Snowman trek in Bhutan. Being in the mountains piqued her interest in Mountain Geomorphology which then led to her, at first part-time, then fulltime move to Boulder to audit classes at CU. She has a BA in French from Indiana University, an MBA from the University of Chicago, an ABD Masters in Geography (GIS) from the University of Illinois, and is a CPA. She enjoys hiking, skiing, tennis and travel. She misses her cat Zeus (world famous for staring down a mountain lion on her deck) and his bros, Apollo and Bacchus.

Allen Saville has been involved with BMFPD in various capacities since 1999: first on the Board of Directors, then as a member of Third Arm, and now as a firefighter. He has certifications as a Wildland Firefighter 2 and Emergency Medical Responder, is qualified as a driver and engineer within the Department, and is part of the public information officer staff for BMFPD. He is qualified in running the Incident Command Support Center and generally tries to be helpful in any way he can “on-scene” and behind the scenes. Allen and his wife Marla are active in the PBH community and have both been on the HOA board of directors – Allen is current HOA president. He has two adult children and three grandchildren. His daughter is an intensive care nurse at Avista and his son works



with National Audubon Society in Washington, DC. In college, Allen was a national caliber track athlete and dean's list student at the University of Richmond. He earned a law degree from University of Virginia, and masters and doctoral degrees from Virginia Tech. His professional career is mostly about solving complex problems and large-scale organizational effectiveness in large companies and governmental agencies. Allen has written two books and "dabbles" with photography, painting and sculpture. Some of his work has appeared in galleries on Pearl Street Mall in Boulder.



BMFPD AUXILIARY NEWS

By Ann Blonston

The BMFPD Auxiliary is focused on Boulder Mountain Handmade "news": new location, new artisans, and a new café will mark the 2014 event. The long-running art-craft-bake sale that is the BMFPD Auxiliary's main fundraiser continues to grow and improve.

After nearly 40 years at the Station 1 Community Center, the sale is moving to larger quarters in town – yet still convenient to the residents of the district, who are its bakers, volunteers, crafters, artists – and its best customers.

The sale is scheduled for Nov 8 & 9, Veterans Day weekend, which has often meant tough weather and risky road conditions in the district. The new location, Watershed School at 1661 Alpine (just a few blocks behind Community Plaza) offers plenty of parking and room for the sale's many vendors to spread out and visit comfortably with their customers.

SELL YOUR WORKS

Artisans who live in the Boulder Mountain FP District are the backbone of the sale. In 2014, they enjoy preferred pricing on their display space through Aug. 15, and first dibs on booth electricity and wall space. Registration is now open for artisans who live in the district.

Artists interested in exploring their opportunities are welcome to view info at <http://tinyurl.com/bmh2014district>

For the first time we're sharing our spacious new location with artisans from around Boulder to bring our customers even greater selection. Out-of-district artists are welcome to check out the event at <http://tinyurl.com/bmh2014area>

BOULDER'S BEST BAKE SALE BROUGHT TO YOU BY - YOU!

The BMF district is home to many creative bakers too – and plenty of residents who rise to the occasion and offer up their one specialty for our sale. Whichever category you're in, you are welcome to bake for the sale. Please don't wait to be asked – contact Florentina Cruz and Karen Branyan at BMHbakesale@bouldermountainfire.org

DITTO FOR AUXILIARY CRAFTS

100% of the proceeds of sales of crafts donated by Auxiliary members and residents go to support our volunteer firefighters. Baby gifts, hostess gifts, pet gifts, teacher gifts are all hand made by volunteers. Join a group crafting session or offer up your favorite craft items made at home. Nancy Callis is the Craft Coordinator; drop her an email with your idea: nlcallis@aol.com

VOLUNTEER!

Expanding the sale, and expanding its fundraising potential, means we welcome more residents to volunteer for sale publicity, set-up, staffing sales and café areas, and more. Boulder Mountain Handmade Coordinator Catherine Von Hatten has a big job; come share the work and the fun: BMHArt@bouldermountainfire.org

OTHER AUXILIARY NEWS

New residents to Fire District welcomed with helpful information. Landlords, do your tenants know the ins and outs of living in the foothills? Keep a copy of the New Resident Packet in your property, and encourage your tenants to become fire smart. To request a packet, please contact Geri Oliveira at goliveira@wkre.com

May Fire Safety Sale made another 75 households safer. The annual Fire Safety Sale is a one-stop shop for new safety equipment and training in how to use it. Throughout the year, Chief Benson and his team are available to help residents test their extinguishers and detectors, and to install new equipment when needed. Visit the online Fire Safety Store at bouldermountainfire.org.

Auxiliary welcomes volunteers for community outreach and education, fundraising, providing food and drink to our responders during incidents, and hosting recognition events for our volunteer responders. This is your invitation; please be in touch with Catherine Von Hatten or Ann Blonston at auxpresident@bouldermountainfire.org.

CARRIAGE HILLS FIRE

By John and Gerdie Pedersen

This past June at about 2:25 in the afternoon, we heard an enormously loud thunder clap, and felt that it had to have come down very near our house. When we looked toward our neighbors' house we noticed smoke followed by flames that got up to



about 6 feet near a tree. We called 911 and John grabbed a fire extinguisher and hopped on the ATV. By the time he had emptied the extinguisher at the base of the tree the flames were out, but there was still a fair amount of smoldering. The fire department (including Carriage Hills' own Terry Donovan) quickly put it out.

Once more we thank our BMFPD crew for showing up in force. Very Impressive.



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ROADS UPDATE

By Peter King-Smith and Bob Loveman

On Sunday 7/27/14, the Boulder County District Court ruled that:

- A. The Boulder County Board of County Commissioners exceeded its jurisdiction and abused its discretion in authorizing and forming the Subdivision Paving Local Improvement District and imposing assessments on properties within the District, for the purpose of rehabilitating public paved roads.
- B. The authorization and formation of the Subdivision Paving Local Improvement District and imposition of assessments on properties within the District are invalidated.
- C. Boulder County shall promptly return the assessments and/or installments collected, with interest, and remove any and all liens imposed.



On Monday 7/28/14, the County Commissioners issued a statement accepting the court's decision. At the time of this printing we do not know how the ongoing road maintenance saga will play out. Stay tuned!

GRANITE GARDEN

By Jay Markel

With all the rain we've had this spring and summer, we can all enjoy the fruits of our garden labors. Plants have come later this season, but are blooming longer. We will also get good root growth to help get us through the dryer years.



The abundant rain brings to mind things we can be doing to mitigate damage to our properties from water. Many of us are still finishing up repairs to our homes' interiors, but there may also be considerations for outside to ensure less rock and soil movement damage.

One of the most important things we can do is stabilize the soil with plantings. One of the plants I've been strongly recommending is Manzanita. This is one of the few truly Xeric plants, but it can also transform more rain into more vigorous growth. This means it's a very flexible plant when the years may be very different in regard to rainfall.

Places where water washes down our mountains and accumulates new soil may now be able to accommodate colony type plants like Aspens. Also suitable are spreading tree/shrubs like those in the



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cherry/plum (*Prunus*) family, or a variety from the poplar tree family. You might also be able to find a number of native pine seedlings on your land that can easily be transplanted into areas where new soil is now accumulating.

A high mountain short grass mix that you can blend with a native wild flower seeds may now work in areas that previously couldn't sustain much vegetation. I like to use something like peat moss mixed with the seeds to help spread and plant seed material like this. What's great about these native flowers seeds is that they can remain dormant, and will come back in wetter years without the need for reseeding. This year I saw much more flax, Mexican hat, several daisies, and loads of purple penstemon. Some penstemon were natives to the area—never planted, and others were planted many years ago, but come and go depending on rainfall.

Is it too late to plant now? It may not be too late to begin to establish



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grasses especially as we are continuing to receive rain. Wild flowers are generally planted late fall, or early spring. I went against tradition, and have recently planted a wild flower mix even when I thought it was too late. Again, with the changes we are seeing, like a high on the day of this writing predicted to be below 70, we can do different things. Of course, I can't promise a continuation, but we have not seen very extended dry periods since last September.

With all this rain there may be a need to cut back some of our pine trees. This should be done in the late fall or winter when the sap isn't flowing. The same is true for any fruit tree you may have. For fire mitigation it's good to clear the excess pine cones we will have this fall.



THE STATE OF THE PBH REAL ESTATE MARKET

A Presentation by Karen Bernardi.

By Dave Davies

In April noted local realtor Karen Bernardi presented her view of the local Real Estate market and PBH in particular at the HOA General Members meeting.

In her opinion the advantages of PBH included the following; 1) Having our own PBH water, which means we do not need wells. She explained that the need for well water is a negative for many outsiders who have never come across it before. 2) Our excellent local BMFPD is a very important selling point. In addition, unlike many local mountain communities, we have an extensive hydrant network, which alleviates some of the concern about fire danger. Indeed it was pointed out that we are an ISO (Insurance Safety Org) class 5 locality whereas many other mountain subdivisions

are up to class 9. This decreases the insurance cost to PBH residents by hundreds if not thousands per year. 3) Karen noted that our closeness to the city is a very important advantage. She says she tells all potential buyers that we are less than 10 minutes from Pearl Street. 4) The views and natural environment are an obvious draw. 5) The fact that most of the roads are plowed is also a strong positive. 6) The presence of covenants to control development is a plus. She said that just the previous week she had sent a copy of our covenants to a potential buyer to reassure them that there was not the potential for random development. 7) Last but not least the proximity of trails, such as Mt. Sanitas, and the ever present wildlife are wonderful attributes.

In conclusion Karen said that the County market as a whole has just about recovered from the recession and that the PBH market reflected that same trend. "PBH is a wonderful market with many positives, just don't expect homes to sell quickly, it is a smaller pool of buyers," commented Karen.

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• 212 Wild Horse Cir* \$635,000	• 27 Hawk Ln* \$840,000	• 1145 Timber Ln* \$2,275,000
• 27 Pine Needle Rd \$670,000	• 20 Pine Brook Rd \$950,000	• 483 N Cedar Brook Rd \$2,295,000
• 364 S Cedar Brook* \$699,000	• 210 Pine Brook Rd \$1,095,000	• 63 Boulder View Ln \$2,299,000
• 102 Pine Tree Ln* \$725,000	• 500 Timber Ln* \$1,185,000	• 166 Valley View Way \$2,995,000
• 1390 Timber Ln \$729,500	• 236 Wildwood Ln \$1,197,000	• 1024 Linden Dr \$3,250,000
• 792 Pine Brook Rd \$750,000	• 262 Bristlecone Way \$1,395,000	• 19 Arrowleaf Ct \$7,500,000
• 1596 Linden Dr \$775,000	• 2936 Linden Dr \$1,645,000	• 1133 Timber Ln \$9,800,000
• 44 Beaver Way \$775,000	• 90 Hawk Ln \$1,925,000	
• 3132 Linden Dr* \$810,000	• 125 Meadowlook Way \$2,250,000	*property is under contract

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WELCOME TO OUR NEWCOMERS

With Jo Wiedemann

Ian Williamson recently moved onto Timber Lane and is really enjoying the summer here in Pine Brook Hills. He spent the last 22 years living mostly near downtown Boulder. Ian has four children. His daughter Mckenna will be a senior at Fairview and son Quinn will be there as a freshman. His second son Weston, who some call The Mayor due to his social confidence, will be in 4th grade at Flatirons Elementary along with his younger sister Lyla who is entering 2nd grade. Ian works for technology companies and is originally from Malibu, CA. The Williamsons enjoy meeting neighbors _ so please say hello when possible.

Mark Tabb and Julie Vida moved to PBH from



Estes Park, where they lived for 10 years. They fell in love with PBH because it feels a bit like Estes Park _ in the mountains, but close to all the Boulder activities they drove down for

regularly. Julie, originally from Boston, retired early from IT and is a "professional volunteer" now. She volunteers at Chautauqua, eTown, BIFF, Planet Bluegrass, High Street Concerts in Lyons, Partners Mentoring Youth, and before moving from Estes Park was a volunteer Park Ranger in RMNP, a Bear Aware volunteer for CO Parks and Wildlife, and a Pilates instructor. Mark, originally from Delaware but also a former Boulderite, is a scientist at DigitalGlobe, where he loves everything related to maps and images, and is incredibly fortunate to be able to work from home. They both love hiking. They hiked the CO trail and have many of their photos published in the CT guidebook. Mark has also hiked the Appalachian Trail. They enjoy road biking, telemark skiing, eating good vegetarian food, cultural activities, seeing and protecting wildlife, and travelling the world. They have two indoor kitties.

Joe, Carmen, and Carmen Victory Birmingham are

returning to PBH after an 18 year hiatus. Joe was a former Continental pilot and is now a United pilot based out of Los Angeles. He left



when Continental opted to close the Denver base. They moved back from Lake Conroe, Texas in June. So far they are not missing the fire ants, snakes, and humidity, but they did have some great neighbors they do miss from that community. Carmen left a sole proprietor atelier business in dress-making and design behind, but may start here in Boulder again. She is also skilled in culinary arts. Carmen is Portuguese and Venezuelan, formerly residing in Porto, Portugal and Caracas, Venezuela. Their daughter Carmen Victoria is precious at almost five and a joy to watch grow. Joe's son Joseph, born right here in Boulder, is serving his country in the United States Army. Witnessing his recent graduation Joe truly believes "we live in the land of the free because of the brave." It was inspiring to see all the young men and women who without hesitation are ready to do their duty for this great nation. The family has two (non-deer-chasing) spoiled Labs, Dante and Athena, and one very old cat, Luvey, who has used at least seven of her nine lives. They are enjoying their return, reacquainting with old and new neighbors.

Janet Ward moved to Pine Brook Hills in June after



being born and raised in Pennsylvania and living all her adult life in Ohio until now. While visiting her son at CU last year, Janet fell in love first with Boulder and then specifically with PBH. Divorced after 21 years, Janet immediately sensed it would be the perfect place for her to get a fresh start and also further her

career as a writer. Janet writes about her personal experiences regarding the impact of children's mental health issues on a family, in the hope of helping other families with similar situations. Janet has three children: twin sons, Kevin and Ryan, who are 19, and Katherine, who is 16. Kevin is entering his sophomore year at Loyola University Chicago; Ryan is a sophomore at CU. Katherine, who endured much trauma before being adopted from an orphanage in Russia, is currently living at a treatment center in Utah which lovingly helps her manage her residual emotional and psychological issues. In addition to cherishing visits with her children, Janet enjoys hiking, music, reading, and spiritual activities. She is elated to be living here, excited to make new friends and discover new places, and in general is thrilled by all the opportunities afforded by this new chapter of her life.

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WHEN? Saturday, August 23, 4 - 6 P.M.

WHERE? Community Center, 1905 Linden

WHAT TO BRING? Friends and Family.

WHAT IS PROVIDED? Boulder Ice Cream sundaes, sorbet, drinks, kiddie games, music.

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Email RSVP's to Veronique Foster at party@pinebrookhills.org by August 20 and let us know how many are coming.