

Pine Brook Press

A quarterly journal for, about and by Pine Brook Hills residents | SUMMER 2017

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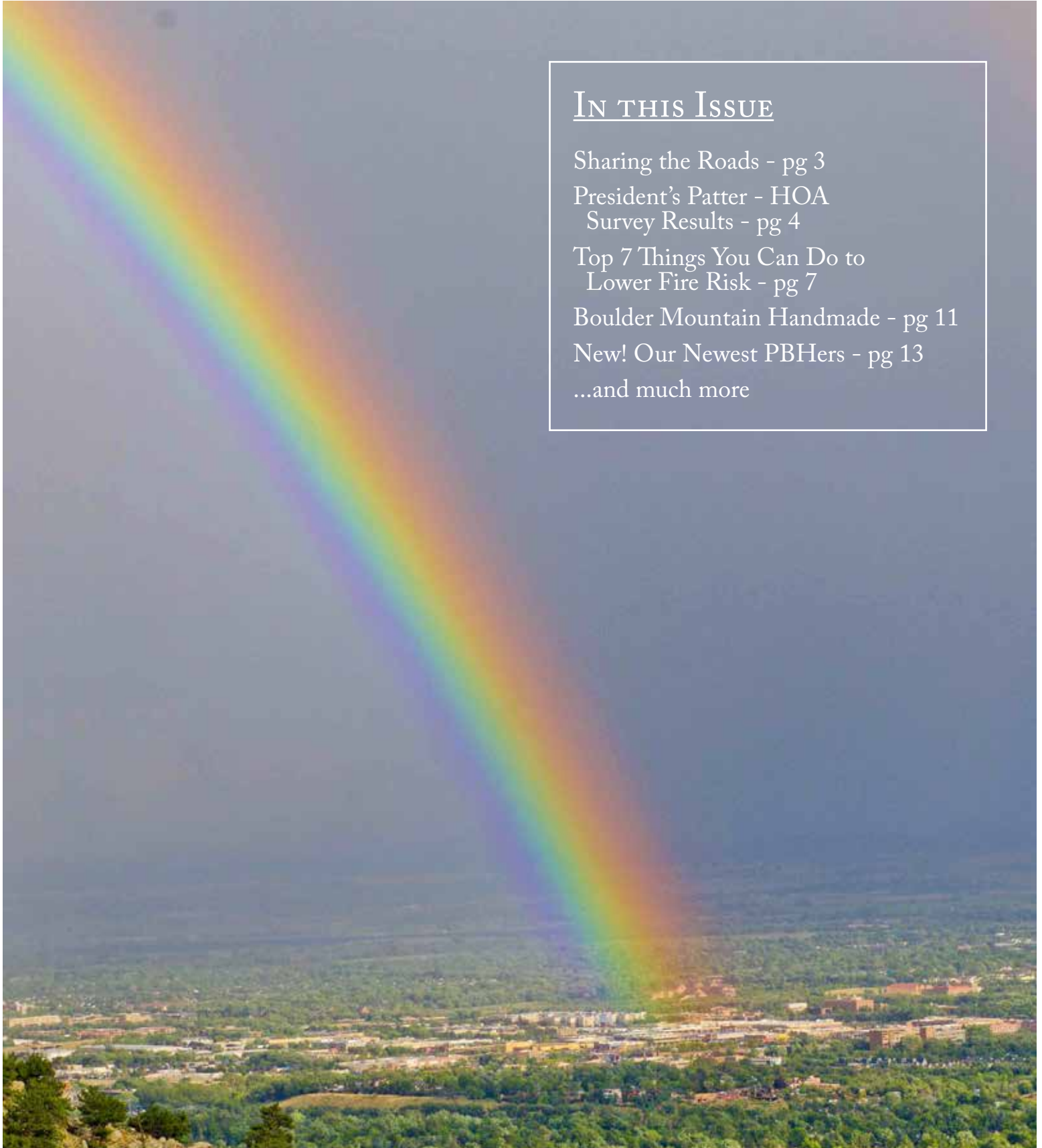
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ON THE COVER: A rainbow over Boulder taken from Allen Saville's home.

2017 COMMUNITY CALENDAR

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425-242-8746

HOA MEMBERSHIP MEETING - TUESDAY, SEPTEMBER 5

6 PM - Come and enjoy the potluck dinner

7 PM - Presentation on living with wildlife in PBH

MEETINGS ARE AT THE COMMUNITY CENTER/FIREHOUSE UNLESS OTHERWISE NOTED.

2017 HOA Future Membership Meeting | November 7.

HOA Board Meetings | August 22 and October 17.

HOA Board meetings are open to all residents. Attendance is welcomed and encouraged. Meetings begins at 7 PM.

BMFPD AUXILIARY | Meets quarterly on Sundays from 3:30 - 5:30 PM.

Next meeting Sunday, August 27. Email auxpresident@bouldermountainfire.org for more information.

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

BMFPD BOARD | Meets the 2nd Monday of every month at 6:30 PM at either the Pine Brook Firehouse or Boulder Heights Firehouse. Call 303-440-0235 for specifics.

WATER BOARD | Meets the third Thursday of every month at 4:30 PM. Call the Water Office at 303-443-5394 for dates.

BOULDER MOUNTAIN HANDMADE MARKET | November 11 and 12
Mark your calendar now for this year's event at the Boulder Elks Lodge.

Send us your photos!

Email your PBH images to press@pinebrookhills.org
Thanks to Jim Adams for capturing this sweet twin deer image!



SHARING THE ROADS IN PINE BROOK HILLS

By Kevin Smith

As someone who bikes, walks with and without my dog, hikes, and drives a car, I am keenly aware that sharing the road courteously and respectfully allows us all to enjoy this important resource safely. Following a few commonsense rules and regulatory ordinances helps to keep us all safe no matter the means of transportation.

Automobiles

Having and using a car is an everyday requirement when living in PBH. Cars provide our primary mode of transportation and are the main users of the road system, but operating them comes with significant responsibility. A moment of carelessness or inattention can be disastrous.

Awareness of the other users on the roads is important. Given the curvy roads and many sharp turns you never know what potential hazard may be just around the next bend, thus the 20 mph limit set in most of PBH. Adhering to the speed limits (especially when going downhill) is particularly important in our mountain environment. The road study done in 2013 checking the speed of drivers eastbound on Linden (Pine Brook Press Spring 2013) would seem to indicate that we are a community that likes to drive faster than the posted limit. If we all slow down, we will all be safer.

The beauty and uniqueness of our neighborhood brings a host of other dangers: wildlife, stopped delivery and construction vehicles, rocks, school buses, pedestrians, bikers, cars stopped to get their mail. Take blind corners slowly enough that you can stop on a moment's notice. Leftover grit on the road after the snow has melted makes corners especially hazardous.

Cars should always stay in their lane on the appropriate side of yellow lines. Cutting across the center line anywhere is problematic, but on a curve it's dangerous and can result in significant injury to others. While it is a pain to slow down significantly for "Yield" signs, it is important. Traffic coming up the hill has the right of way.

With school beginning soon, we need to be particularly careful around the buses running in the neighborhood before and after school. Be extra attentive for stopped buses and children on the roads from 7:00–8:30 in the morning and from 3:00–4:30 in the afternoon.

Be patient if stuck behind a slow-moving vehicle or other obstacle. Everyone would like to drive at a speed that is comfortable for them, but not everyone has the same comfortable speed. Passing safely on the roads around PBH is nearly impossible, so take it easy if someone is ahead of you. It is more important to get home safely than to get home quickly.

Finally, be courteous to walkers, runners, and bikers.

Pedestrians (including runners)

Pedestrians are the second largest user of our roads behind automobile traffic. Since pedestrians move at a much slower rate than cars, it is important for walkers and runners to be aware of what is happening on the road and be prepared to take evasive action if cars encroach on their space. Although pedestrians have

the right of way over cars, it is better to avoid an accident with a car than to risk injury just because you have the right of way. And again...an attitude of politeness and courtesy to the cars and bikes that share the road with you goes a long way to keeping us all safer.

Other important considerations for pedestrians are:

- Walk on the left side of the road, facing oncoming traffic. (This is a NHSTI recommendation as well as a Colorado statute.) You can acknowledge oncoming traffic so drivers know you are aware of them. In some instances you may consider walking on the left around a sharp curve as dangerous, so cross the road well before the curve to be on the safe side and then cross back to the left as soon as it is safe to do so.
- Don't hog the road. Many roads are not heavily traveled and it is okay to walk multiple people abreast when there is no traffic, but be prepared to walk single file if approached by an oncoming car. Walk single file around dangerous corners.
- Days are short in the winter months. Wear a reflective vest or other reflective apparel if you are out on the roads in the dark. Alternatively, carry a flashlight, headlamp or blinking warning light. Just before sunset can be an especially dangerous time, as the low sun temporarily blinds uphill drivers.
- Wearing headphones or earbuds is dangerous. You may not detect oncoming traffic (especially around corners).

**PBH IS A GREAT PLACE TO LIVE.
BE CONSIDERATE OF OTHERS WHEN USING
THE ROADS. USING THE GUIDELINES OUTLINED
HERE WILL HELP MAKE THE ROADS SAFER
FOR EVERYONE.**

Pedestrians with dogs

- The same rules apply for people walking dogs as noted for pedestrians. Walk on the left facing traffic. This rule is even more important with a pet as it can prevent most inter-dog conflicts when dog walkers meet walking on the opposite side of the road.
- It's highly advisable to keep dogs on leash. (Note that PBH Covenant 3.6 (b) specifically states that dogs are not allowed to run at large outside the lot boundaries of their property.) Dogs on leash are safer and more predictable for drivers, who know the dog can't outrun the length of the leash. Drivers cannot predict what a dog will do when it is not on a leash.
- If walking multiple dogs, be sure they are all under control. Otherwise consider walking dogs one at a time.

Bicyclists

In general bicyclists are required to obey all traffic rules that apply to cars. This includes stop and yield signs, as well as speed limits. As with the other road users, politeness and respect towards drivers and walkers contribute to the safety of all.

Some other things for bicyclists to consider are:

- Stay on the right side of the road and as far to the right as possible without risking one's safety. It's good to remember that when going uphill cars can go much faster than a bike, and it is not fair to the auto drivers to block them from getting up the hills at the posted speed limit. On the flip side, car drivers should recognize that the shoulders of the roads are sometimes

CONTINUED ON PG 15



PRESIDENT'S PATTTER

By Brian Wahlert

We're coming up on six years in Pine Brook now, and every day we're overjoyed that our family found such a wonderful place to live. We awake every morning to birds chirping and gorgeous mountain views. We're outside much of the day and have pleasant chats with neighbors as they walk by. Boulder is just a few minutes' drive away with great schools and plenty to do. I can't imagine a better place to live.

THE PBH SURVEY:
400 HOMES
111 RESPONSES
93% SATISFACTION!

Even in a great place like PBH, it's possible to improve. The HOA Board decided to survey our residents this year to find out what we should focus on to make Pine Brook even better. We ran the survey for a couple of months with 111 people responding from 100 different addresses. In a community of about 400 houses, that's a pretty good turnout. Big thanks to everyone who took the time to fill out the survey. I wanted to share some highlights with you...

The folks who responded to the survey agree that we live in an amazing place. Over 90 people took the time to provide a response to the question

"WHAT ARE THE BEST ASPECTS OF LIVING IN PBH?" A FEW PHRASES CAME UP TIME AND TIME AGAIN.

Beauty	30
Nature	21
Close to Boulder	21
Quiet & Peaceful	19
Wildlife	17
Privacy	17
Sense of Community	17
Views	12
People / My Neighbors	10

Wow! What a perfect description of my ideal place to live. Of course, that sets a high bar for the HOA, whose mission basically amounts to taking an amazing place and making it even more spectacular. We're an all-volunteer organization, funded by voluntary dues. Since we can't do everything, survey responses gave us feedback on how you think we're doing and what would you like us to focus on.

WE ASKED, "HOW SATISFIED ARE YOU OVERALL WITH THE PBH HOA?"

Very Satisfied	65%
Satisfied	28%
Neutral	7%

No one chose "dissatisfied" or "very dissatisfied." Thank you for those high marks. It's great to get that recognition for the work that we're doing.

We asked about specific HOA committees, Boulder Mountain Fire, and Pine Brook Water. You applied a five-point rating scale to evaluate their importance: (5 = absolutely important, 1 = not important at all) and performance (5 = excellent, 1 = poor).

HOA COMMITTEES, BOULDER MOUNTAIN FIRE, & PINE BROOK WATER

ORGANIZATION / COMMITTEE	IMPORTANCE	PERFORMANCE
BMFPD (Fire Department)	4.99	4.95
Pine Brook Water	4.85	4.67
Community-Wide Fuel Breaks	4.67	4.65
BMFPD Mitigation Crew	4.64	4.80
Roads Issues Committee	4.24	3.93
Forest Health Committee	3.98	4.15
Safety and Security Committee	3.91	3.75
Pine Brook Press	3.72	4.47
PBH Directory	3.66	4.49
Enhancement Projects	3.61	3.96
Covenant Enforcement	3.58	3.48

BMFPD's performance is off-the-charts outstanding (100 ratings of "excellent" and 5 of "good," with nothing lower). Pine Brook Water is not far behind, and all organizations and committees are in the "good" to "excellent" range. Thank you again for the high marks for the work of your community organizations.

Even in a place you rank as great to live, there must be something that could be improved. We brainstormed potential issues and asked you to rate them in terms of your level of concern using a five-point scale (5 = extreme, 1 = insignificant).

ISSUE	LEVEL OF CONCERN
Wildland fire	4.62
Road pavement condition	3.92
Sustainable water supply	3.75
Lack of fire mitigation on neighboring properties	3.33
Dangerous driving	3.19
Floods / landslides	3.16
Utility outages	3.11
Marijuana grow house operations	2.86
Noise	2.74
Dangerous cycling	2.72

QUESTIONS: president@pinebrookhills.org

WE ARE ALWAYS OPEN TO SUGGESTIONS FOR OUR NEXT SURVEY!

Wildland fire, not surprisingly, rated “extreme” for most respondents. “Road pavement condition” and “sustainable water supply” rated “high” on average. Nothing else averaged out to more than “moderate.” With the notable exception of wildland fire, Pine Brookers are a fairly unconcerned bunch.

The HOA annual budget reflects this prioritization, with the majority of our HOA funds allocated to community-wide fire mitigation. Homeowners are responsible for mitigation to protect their own houses, but to protect the community as a whole, a broader focus is needed. The majority of your HOA dues fund community fuel breaks—thinned areas of the forest spanning across multiple properties in strategic locations that allow firefighters to stop a fire from getting into Pine Brook or spreading from one part of Pine Brook to another. This community-wide approach to fire mitigation is unique among Boulder foothills communities and a key benefit of living in Pine Brook. Your dues also fund social events, the Pine Brook Press, the Pine Brook Directory, and many other services provided by the HOA, but the majority of your dues go to fund these fuel breaks that protect us from wildfire.

88% of those responding said you “always” pay your dues, and 9% said you “often” pay. We recommend at least a \$75 annual contribution per household, but many contribute more. We’ve considered for several years whether the recommended amount should increase, so we asked, “Would you favor an increase in HOA dues to provide additional services?” 39% said “yes,” and 43% said “maybe,” with only 18% saying “no.”

We also asked, “If there were a vehicle for making tax-deductible donations to benefit PBH, would you contribute more?” 82% said “yes” or “maybe,” with only 18% saying “no.” You will hear more about a new tax-deductible Pine Brook Hills Community Fund very soon.

We included the question, “What are the aspects of living in PBH

that need improvement?” Overwhelmingly, the #1 issue cited was road conditions. Three people mentioned dangerous driving, and three mentioned barking dogs. Three said it would be great if more people volunteered. In comparison 41 people mentioned road conditions!

The deterioration of roads is a county-wide, state-wide, and even national problem. Roads are chronically underfunded at all levels of government, but the underfunding is especially inequitable at the county level, where neighborhood roads like ours are allowed to deteriorate. Against that backdrop, Pine Brookers like Peter King-Smith have had an incredibly positive influence, getting full maintenance restored to Linden. We will continue to look for opportunities to increase the funding available to maintain county roads, and fairly and equitably share that funding among all county residents.

Pine Brook is a rarity in foothills communities in that it has covenants intended to protect the quality of life and property values of all residents. 94% of respondents said they were “extremely” or “somewhat” familiar with our covenants and community standards. When asked if the covenants and community standards create value for residents, 96% said “yes” or “somewhat.” When it actually comes to enforcing the covenants, though, there are a variety of opinions. 46% of residents said the HOA should interpret the covenants “strictly,” while 50% said “loosely.” A few residents argued for a looser approach in their narrative responses and an equal number argued for stricter.

Thanks again to all of you who took the time to fill out the survey. If you would like a complete copy of the survey results, let me know. The quantitative data is useful, but the 26 pages of answers to the free-form questions were what I found most illuminating. Your love for our incredible community and desire to make it even better came through loud and clear in your thoughtful, insightful comments. I really enjoyed reading them, and the HOA will use your comments to guide our future priorities.



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Making PBH Even Better through Enhancement Projects

By Mike Von Hatten

IN THE LAST FEW MONTHS SEVERAL PBH ENHANCEMENT PROJECTS HAVE BEEN COMPLETED.

- A dumpster enclosure for recycling receptacles at the Community Center.
- Iris planting at the Community Center.
- New signage at the Community Center building entry: J. Kirk Hendricks Community Center (approved at a recent HOA Membership meeting and funded by Pine Brook Water District).
- Removal of deteriorated wood structure on North Cedar Brook (structurally unsafe and unsound; labeled as an illegal structure by Boulder County).

Several additional projects are happening in the next couple of months. If you would like to participate, donate materials, or donate funds to support these projects, contact Mike Von Hatten at 303-997-8319.

- Refurbish the street sign for the Community Center to include the new name: J. Kirk Hendricks Community Center and list Pine Brook Water District, Boulder Mountain Fire Protection District, and Pine Brook Hills HOA.

- Refurbish existing directional street signs throughout the neighborhood by replacing sign faces and refinishing sign standards. Eric Erickson is managing this project.

- Flood Memorial Garden...finally. After significant delays due to road construction, infrastructure changes, and resulting changes to the site itself, the plan for the plaza has been redesigned and the first work event is planned for August with throughout the fall.

Memorial Garden Conceptual Site Plan



IF YOU HAVE AN IDEA FOR AN ENHANCEMENT PROJECT AND WOULD LIKE TO GET INVOLVED PLEASE CONTACT US.

WE ARE LOOKING FOR PROJECT LEADERS AND WORKERS TO ASSIST THE HOA IN THESE ONGOING EFFORTS. CONTACT [MIKE VON HATTEN](mailto:mike.vonhatten@pbhills.com) AT 303-997-8319.

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The Top **7** Things You Can Do Today to Lower Your Fire Risk

By Chief John Benson

- 1. Mitigate your property.** Create a defensible space around your home. Remove fuel such as pine needles in gutters or around the base of the house. Keep woodpiles away from the house, not under decks. Contact our mitigation crew for assistance: www.bmfmitcrew.com
- 2. Behave as if we are always under a fire ban.** Fire ban guidelines are very similar to the PBH Fire Codes anyway.
- 3. Have a “go bag” ready in case of evacuation.** Have a plan with your family about where you will meet, if separated. There are many resources on our website: www.bouldermountainfire.org
- 4. Leave when an evacuation notice is issued.** Your safety is our primary concern.
- 5. Sign up to receive emergency notifications.** Register to receive reverse 911 calls at the Boulder Office of Emergency Management: www.boulderoem.com
During an emergency, the fire station in PBH will be staffed. You can call for updates there: 303-440-0235
- 6. Be sure your guests and workers on your property know the rules.** No parking in tall grass or off-road driving. No outdoor smoking. No wood or charcoal fires. No welding, grinding, or torches. No chainsaws, dirt bikes, or generators without spark arresters. No explosives, including fireworks.
- 7. Call 911 if you see or smell smoke.** The firehouse phone is not always staffed. Emergency responders won't see an email on the Forum.

ON THE WATER FRONT WATER QUALITY HARDNESS

By Bob de Haas

OUR LAST TESTING SHOWS THAT THE HARDNESS OF THE WATER IS SLOWLY (AND WE DO MEAN SLOWLY) DROPPING. IT'S NOT BACK TO THE NORMAL LEVELS YET BUT IT DOES APPEAR TO BE HEADED IN THAT DIRECTION.

There's been a lot of discussion on the Pine Brook Forum and we've been contacted by a number of residents with questions about water hardness/softness. A water softening company told one resident that it's not possible to have metal leaching due to water softening systems. This is simply not true. Soft water can and often will leach lead and copper from your home's piping. Soft water leaching has been documented by a number of EPA studies and other experts. We recommend having your water tested, if you want peace of mind, using an independent lab (not someone selling you the water softening system). The Pine Brook Water District uses Colorado Analytical in Brighton.

Hardness has its problems. The most common complaint is spotting on dishes, glassware, and fixtures. Hardness has benefits, as well. It keeps the water neutral and lowers the risk of leaching. Without hardness, we would be required to add corrosion control chemicals to our water. While these are deemed safe, most residents would probably prefer to have fewer chemicals in our water.



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ARC UPDATE!

By Tim Triggs, Rob Quinn, Rob Gordon, Jim Eyster, Eric Erickson, Tom Anglewicz

As of the end of July, the Architectural Review Committee (ARC) had received 20 applications for an ARC review this year. This is approximately half of the number of applications submitted by this time last year. The 20 applications came from 14 separate property owners compared to 30 separate property owners submitting last year's 40 applications. The support of and compliance with our Unified Covenants has been excellent.

While the ARC and HOA do not patrol the roads of Pine Brook Hills looking for exterior construction projects begun without ARC approval, we usually get word of such projects from nearby neighbors or passers-by. In most instances, the unreviewed project is a result of the homeowner's lack of awareness of the review requirements in our Covenants.

ARC members try to make our reviews as smooth and prompt as possible. Our primary goals are to ensure that:

- The exterior colors and materials are consistent with the intent of our Unified Covenants,
- The location of the proposed structural improvement is in harmony with the natural terrain, existing contiguous properties, and the overall character of the neighborhood,
- The neighboring residents are aware of the upcoming project

and have ample opportunity to express any concerns or, hopefully, support they may have regarding the project.

Committee members are mindful of subordinating our own views regarding the architectural design of a new home, addition or accessory structure so long as it is officially permitted by Boulder County and is reasonably in "harmony with the character of the existing neighborhood." That last phrase is, of course, highly subjective and open to individual interpretation. Pine Brook Hills over the years has acquired something of a reputation among many local architectural designers as an eclectic community open to new ideas while respecting and preserving valued design elements of the past. As volunteer members of the ARC, we do our best to facilitate the resolution of sometimes conflicting design perspectives between existing neighbors and new project owners. That resolution is always enhanced by good faith and rational feedback from all parties.

Again, a sincere "thank you" to all of you who willingly and respectfully support our covenants and work with us every day to keep Pine Brook Hills an exemplary, interdependent, and beautiful community!

Our easy-to-complete, on-line application is readily accessible under the Architectural Review Committee link on our HOA website, WWW.PINEBROOKHILLS.ORG/ARC/APPLICATION.HTML

MANAGING CHEATGRASS

By Jim Adams

“The annual grass cheatgrass (*Bromus tectorum* L.)—or downy brome — is one of the most significant invasive weeds in the western United States because it ... alters wildfire regimes, impacts species diversity, and reduces wildlife habitat.”

The University of Wyoming and Colorado State University published the manual quoted above where you can find photos of this plant. Cheatgrass is common in Pine Book Hills and surrounding areas. Managing cheatgrass on our properties will preserve our environment and make us safer. It burns fast and hot, and barbed seeds can harm animals.

Cheatgrass is an annual plant. It can be reduced by removing seeds. With weak roots, strong stems, small leaves, and seeds that stay attached, pulling and bagging this invasive weed is easy and fun. Send it to the landfill. Cheatgrass near houses is a fire threat. When you can't pull any more, whack dry mature plants to reduce fuel

CHEATGRASS MANAGEMENT HANDBOOK – MANAGING AN INVASIVE ANNUAL GRASS IN THE ROCKY MOUNTAIN REGION
<http://www.wyomingextension.org/agpubs/pubs/B1246.pdf>



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UPCOMING HOA MEMBERSHIP MEETING

By Allen Saville

SEPTEMBER 5 HOA MEMBERSHIP MEETING:

WILDLIFE IN PBH – EVERYTHING YOU NEED TO KNOW ABOUT DEALING WITH WILDLIFE IN THE NEIGHBORHOOD

If you follow the PBH forum and/or other neighborhood on-line groups, you will know that there has been a lot of chatter about bears this year. In years past we have had similar interest in mountain lions, foxes, bobcats, turkeys, deer, and even coyotes.

Kristin Cannon, District Wildlife Manager for our area, from the Parks and Wildlife Division of the Colorado Department of Natural Resources will be our speaker for the meeting. Kristin is familiar with our community and will provide useful information about dealing with wildlife in our area. She will also be able to respond to specific questions about dealing with the wonderful critters in our area.

As usual, the potluck supper starts at 6:00 PM and the program starts at 7:00 PM. Bring a dish to share, your appetite and your curiosity.

You won't want to miss the November 7 meeting when we have Dr. Don Hassler joining us to talk about Space Exploration. Don has been involved with the Mars Rover program, as well as other space exploration programs around the world. He's a Boulder Heights resident and a member of BMFPD.

If you have ideas about a topic of general interest that you would like to have presented and explored at one of our HOA meetings, please share your idea(s) with us.

Email: MemberAtLarge@PineBrookHills.org

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Photo by Allen Saville



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WELCOME EMELIE GRIFFITH



The Press staff is pleased to welcome Emelie to our team. She brings years of experience and background in design work and layout and will be supporting us in refreshing the look of the newsletter to reflect the vibrancy of where we live.

A Realtor by profession, Emelie has a background in real estate marketing and design. Her love of mountain property makes Pine Brook a good match. The team appreciates her willingness to volunteer, providing much needed depth to our staff.

Emelie's family moved to PBH two years ago. Her husband Wade is a firefighter and her identical twin daughters Mila and Sierra are 7. They and their fur babies enjoy the incredible views from North Cedar Brook Road.

YOU WILL NOTICE SOME CHANGES TO THE LAYOUT IN THIS ISSUE. OUR GOAL IS TO PROVIDE A NEWSLETTER THAT GIVES YOU LOTS OF INFORMATION ABOUT PBH IN AN ACCESSIBLE, ATTRACTIVE FORMAT. LET US KNOW WHAT YOU THINK OF THE NEW LOOK FOR THE PAPER AT [PRESS@PINEBROOKHILLS.ORG](mailto:press@pinebrookhills.org).



Save the dates! Nov 11 & 12, 2017

The BMFPD Auxiliary's long-running fundraiser returns to Boulder Elks Lodge over the Veterans Day weekend. The event features an artisan marketplace with the work of over 50 area artists, Boulder's best premium baked goods handmade by your neighbors, and a craft market stocked with gift items created by fire district residents.

The event, now in its 43rd year, is the Auxiliary's key fundraiser with revenue going to support equipment purchases by BMFPD, as well as funding public outreach and education programs, volunteer recognition, and meal provisioning to firefighters during emergency incidents.

Once again, PBH resident Catherine Von Hatten chairs BMH with PBH's Nancy Mohr, Karen Branyan, Ann Harsh, Tom Anglewicz, and Florentina Cruz assuming key leadership roles for the event. The team is rounded out by fire district residents Deb Pixler, Ann Blonston, and Nancy Callis.

All district residents are welcome to join the Auxiliary's programs. Boulder Mountain Handmade welcomes volunteer bakers, crafters, staff, and marketing professionals to promote the market to the community.

If you'd like to get involved, contact Catherine at clvonhatten@earthlink.net

THE HOA NEEDS YOU!

INTERESTED IN GETTING INVOLVED IN THE COMMUNITY? WANT TO LEARN SOME NEW SKILLS? LOOKING FOR A WAY TO MEET YOUR NEIGHBORS? VOLUNTEERING IN PBH IS A GREAT WAY TO MEET THOSE GOALS.

CONTACT ONE OF THE BOARD MEMBERS TO LET THEM KNOW OF YOUR INTEREST.

• **Enhancement Committee** – Enjoy working with others to enhance PBH? Interested in landscaping or gardening? Get involved in upcoming projects—let Mike Von Hatten know you are interested.

• **Directory Layout Understudy** – The Directory team is looking for someone to help with the layout on the next volume to be created soon.

THE PINE BROOK PRESS NEEDS:

• **Authors and Photographers** – If you have an idea and want to submit an article, we'd love to have it. If you snap a good photo in the neighborhood, send it our way. press@pinebrookhills.org

• **Advertising Manager** – Our advertisers help defray the cost of the quarterly publication. Most ads are already lined up so you would be mostly managing, not selling.

BMFPD – THE FIRE DEPARTMENT NEEDS:

• **Firefighters and Medics** – Contact Chief Benson if you'd like to find out more or get involved.

• **Third Arm** – On-scene support with traffic control, evacuation, communication | contact Bob Loveman, if you would like to find out more or get involved.

• **Auxiliary** – Provide behind-the-scenes support for fundraising, community education, provisioning, and recognition Contact Ann Blonston or Catherine Von Hatten for more information or to get involved.

Many of you indicated an interest in volunteering through our recent PBH survey. Leaders in the areas in which you expressed interest will be in touch to get you started.

THANKS FOR VOLUNTEERING!



*I'm not only your local Realtor,
I'm your Pine Brook Hills neighbor!*



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SOCIAL COMMITTEE UPDATE By Veronique Foster and Sarah Wahlert

SUMMER GALA: The PBH 2017 Gala was a success...ask anyone who was there! About 75 residents attended this beautiful party. The Petersons were fantastic hosts with Cam driving guests back and forth on the long driveway, while Mary Lou made everyone feel comfortable. Guests enjoyed the amazing vistas complete with snowy peaks. Many newcomers to PBH got to mingle with old timers and not so old timers!!

CHILDREN'S ART CLASS: In late April a dozen Pine Brook Hills youngsters gathered at the Community Center for a free art class sponsored by the HOA. Led by local artist, Gretchen Skypeck, the young artists, ranging in age from three to ten, created mountain scenes using oil pastels and watercolor paints. You can see their colorful artwork decorating the Community Center.



OUR NEWEST PBHers!

IF YOU HAVE A NEW BABY AND WOULD LIKE TO FEATURE HIM OR HER IN THIS NEW COLUMN,
SEND A SHORT DESCRIPTION AND PHOTO TO PRESS@PINEBROOKHILLS.ORG



CORALINE MASON was born on May 20, 2017 to Dave and Brandi Mason. Cora's big sister Josie (3 years old) and the family are doing great and enjoying summer as a family of four. They would love to meet other families with young children in the neighborhood.



JACE RAO LEVIN, Ron and Kara Levin's first child, was born on March 29. He was 7 lbs, 8 oz and 20.5 inches long. At 4 months now he is doing great! He's a super happy baby who loves his daily walks around Timber Lane. We are currently looking for daycare help on Tuesdays and Thursdays as Kara is going back to work at Boulder Heart this summer.



SAMUEL JOSEPH SANDERSON arrived on April 21 and settled in happily with mom and dad, Rosie Fisher and Ben Sanderson. Sam has been enjoying being carried up and down Mt. Sanitas more times than he can remember, meeting his South Cedar Brook neighbors, growing as fast as is technically possible, and being transported about in various eclectic ways (snow shoes, cable cars, bike trailers, running buggies, etc.). Sam will be occasionally commuting to his daycare in his dad's cargo 'box' bike. His worried mom would like to include a somewhat naked plea for folks to drive patiently up the steep bit of Linden Drive.

It's easy to perfect the *art of living*
when you live within a *work of art*

Pictured: 1985 Bluebell Avenue, Boulder. Listed by Barb Silverman.

Contact me for all of your real estate needs.



Barb Silverman
303.886.5329

barbsilverman@gmail.com
Visit me online at barbsilverman.com

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WELCOME NEWCOMERS TO PBH!

With Jo Wiedemann



STEADMAN AND NANCY WATSON recently moved to Pine Brook Hills from Manhattan. They are originally from New Orleans (Nancy) and Kansas City (Steadman). They like biking, hiking, cats, dogs, yoga (both), photography (Steadman) and gardening and animal rescue (Nancy). Their son Jon lives in Queens, NY. They have two indoor cats named Calvin and Hobbes. Nancy is a retired engineer and Steadman is an investment strategist. They look forward to being part of the Pine Brook community and meeting new neighbors.



CARON AND BENNETT ROBINSON and their dog Bella moved to PBH from Dallas. Their older son Jake is in New York in school. Ari is taking a gap year in Israel and will go to college Fall 2018. Bennett currently works out of their home doing corporate finance. Caron is a teacher, but for now is tutoring and possibly substitute teaching. Caron loves to volunteer at the Homeless Shelter and is a CASA advocate. She loves to cook and will likely join a community garden soon. Bennett's main hobbies are Israeli folk dancing and photography. He is amazing! They both love to hike and be in the outdoors which is why they moved here.



MARGARET DIXON moved to Pine Brook Hills in June and is thrilled to be part of the community. Margaret was born and raised in Northern California (San Francisco, Saratoga), followed by 13 years in Arizona and most recently Des Moines.

Margaret chose Pine Brook Hills for the natural beauty and the proximity to so many wonderful outdoor and cultural activities. She has three great kids working on the East Coast, Thailand and Denver. She loves to travel but when close to home loves to hike and cook for friends. She enjoys photography and other artistic pursuits, as well as cultural and volunteer opportunities. Margaret shares her home with her 17 year-old cat and is hoping to soon replace the dog she lost last year.

Margaret is a life-long entrepreneur currently working part-time with small- to medium- size entrepreneurial leadership teams. She is looking forward to meeting her neighbors—please stop by and say hello!



STEPHANIE HIGGINS & GABRIEL YCAS have lived in Boulder since 2008, but they just moved to Pine Brook Hills at the end of May. Stephanie is originally from Oregon. Gabriel is from Delaware. They met while they were living in Maine and moved to Boulder together to begin graduate school. Gabriel completed his PhD in physics in 2013 and now works as a research scientist at NIST, where he designs laser frequency combs for gas spectroscopy and astronomical applications. Stephanie finished her doctorate in geology in 2014 and now works at Areté Associates, an engineering contractor in Longmont. They are planning to be married next summer in Crested Butte.

They feel very lucky to have moved to this beautiful neighborhood. They admired Pine Brook Hills for many years ever since Stephanie led field trips here for an introductory geology class. (Pine Brook Hills has some lovely strata.) They both enjoy cycling, mountain biking, and downhill and backcountry skiing. Stephanie and Gabriel are big food and drink enthusiasts. They look forward to getting to know the neighbors and enjoying mountain life.

ELISE DIANNE HENDRICKS

1968 - 2017

Elise was among the first children who were born and grew up in Pine Brook Hills. She died peacefully in her sleep after a two-year battle with breast cancer. She joined her father, J. Kirk Hendricks, who preceded her in death in May 2016. She is survived by her mother Jan, her sister Meg, and her brother Cary.

The Hendricks family believes that Elise came to this world to teach them and others about unconditional love and forgiveness. Her gifts transcended her developmental disability label and truly defined her. Those whose life journeys led them to know Elise were transformed because of her mastery of love in its purest form. She taught others to listen, slow down, find the joy in simple details, and to laugh heartily, especially at ourselves. She was adored for her joyfulness, sense of humor, gentleness, and affectionate hugs. Her family and friends were fortunate to be her students and to feel consoled in knowing that she completed her assignment and was ready to leave us.

CONT. - SHARING THE ROADS FROM PAGE 3

should recognize that the shoulders of the roads are sometimes filled with grit or other debris and are not safe for cyclists. Have patience as the cyclists navigate past these sections of roadways until they reach a section where it is safe for them to ride closer to the edge again.

- Ride single file especially going up hills. It is hard for drivers to get by a single bicycle and nearly impossible to pass cyclists riding two abreast.
- Although helmets are not required, they can be lifesavers. The Insurance Institute for Highway Safety shows that less than 17% of bicycle fatalities occur when riders are wearing a helmet.
- If you find traffic lined up behind you when going up Linden or other steep roads, consider pulling over to let the cars pass. The drivers will remember such a courteous action and be less likely to get frustrated with cyclists in the future.

PBH is a great place to live. Be considerate of others when using the roads. Using the guidelines outlined above will help make the roads safer for everyone.

NEWCOMERS - CONT.

THE UYESHIRO FAMILY moved to PBH in mid-March of this year, just up the hill from their old neighborhood near Wonderland Lake. They are so excited to live in this beautiful spot and get to know their neighbors.

Brett and Courtney are the parents and Abby (9), Maile (7) and Mackenzie (4), who recently welcomed their brother Jackson Antoku Uyeshiro to the family. They have a small puggle named Moose.

KEITH WATSON

1930 - 2017



Keith loved the Colorado mountains, spending time backpacking and running rivers with his family and friends. Always a man with a strong sense of humor, he relished the telling of a good story. He grew up in Denver where he developed a passion for exploring the Rocky Mountains as a teenager. He

climbed the high peaks and explored the original narrow gage railroad system through the Rockies on foot and by car. Later, he and his family backpacked and cross-country skied in the Colorado backcountry.

He attended East High School in Denver and graduated from CU Boulder with a dual degree in Civil Engineering and Business. He took a job with a small scientific organization, High Altitude Observatory (HAO) in 1955. He first lived and worked at the HAO solar observatory on Fremont Pass at 11,000 feet elevation and worked in Boulder for HAO, a division of NCAR. During his tenure at HAO he was in charge of site management, operating the coronagraphs and once in Boulder, organized scientific expeditions to lines of totality during solar eclipses in Mexico, Bolivia and Africa.

When he moved back to Boulder, he and his family lived on Olde Stage Road and then moved to Pine Brook Hills where Keith helped with the growing Water Department. He and his wife Jeanie built a house on Hawk Lane, and later moved to Pine Brook Road and where they lived ever since.

Keith enjoyed a lengthy retirement. It gave him time to spend with his family, enjoying grandchildren and great grandchildren, especially teaching the younger generations the pleasures of rafting rivers. Keith realized his dream of following John Wesley Powell's footsteps down the Green and Colorado rivers. In 1997 he and his daughter Mary, rowed their boats from Flaming Gorge Dam to Lake Mead, taking three months and traveling 767 miles by river. Keith led and participated in over 100 trips down the rivers of the American West. At the age of 84, Keith's last river trip was on the Colorado River where he shared rowing duties with his daughter Mary.

In Keith's words, his love of automobiles began at a young age, "by the age of three, I was already driving a friend's car. Looks to be about a 1932 Roadster with pedal power." During his lifetime, he owned 36 different vehicles.

Keith died peacefully at home on February 22.

Brett works at Pandora internet radio and Courtney manages a small business called Milk It as well as managing all the little ones.

Neighbors will see them come and go this year, as they are sprucing up the house. They are excited to move back in by next Spring and settle in to PBH! Please stop by to say hello.

Back page photo by Param Singh.

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