



Pine Brook Press

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

WINTER 2013



THE GRAND CANYON

“The Hero’s Journey in the Grand Canyon”

Presented By Charly Heavenrich

Please join us for an inspiring and entertaining presentation by PBH’s own Charly Heavenrich.

stories of ordinary people who do extraordinary things and go where they never imagined possible.



During his presentation, Charly will also hold a question and answer session regarding all aspects of the Grand Canyon. Besides being a guide, he is also a life coach supporting people in exploring and discovering where they want to be and how to be there, an author of two books, a photographer offering large format images of the Inner Grand Canyon, and the producer of today’s DVD slide show.

Wednesday, Jan. 30, 2013, at the PBH Community Center.

6pm for potluck and refreshments, 7pm for the Presentation. Stay for 8pm and hear from the PBH Board on the plans for 2013 and what happened in 2012.

As a raft guide in the Grand Canyon with 115 trips in 34 years, Charly Heavenrich has worked with many people whose lives have been dramatically changed as a result of their time in the Canyon. Charly has a very compelling DVD slide show and inspiring



PINE BROOK HILLS HOLIDAY PARTY

At Pam and Marshall's home

Photographs By Judy Smith



COMMUNITY CALENDAR

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

HOA MEETING, Wednesday, January 30, 6 P.M.
 6 P.M. for potluck and refreshments, 7P.M. for the talk by Charly Heavenrich on the Grand Canyon. Business meeting at 8 P.M. on plans for 2013 and recapping 2012.

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ARCHITECTURAL REVIEW COMMITTEE - Meets the 2nd Tuesday of every month at 7 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 7 P.M. Call 444-9851 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

Well another year gone. It was quite a year what with extreme fire danger, "superstorms," and the local and national elections. Thank goodness it is over.

So how did we do at the Pine Brook Hills HOA? Well some good and some not so good.

The overall spending by category is shown in the financial report from Jim Woodruff on page 5 of this issue.

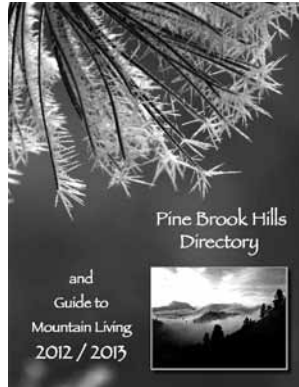
The *good* included raising more than \$30,000 despite the economic climate and spending just about 50% of it on **Fire Mitigation**. We used our own BMFPD Mitigation crew led by Steve Lynn with the PBH Anchor Point fire study as our guide. Steve also was able to double the amount we spent with matching government grants. We also instituted a program to trim the verges of the PBH arterial roads of heavy vegetation growth to prevent cars from igniting it. We plan on even more of that in 2103.



We also continued to tackle the **mountain pine beetle infestation** with hundreds of volunteer hours, more detail on the program is also elsewhere in this issue. It will take continued vigilance on the beetle problem for several more years unless we get the deep, cold freeze needed to kill the beetles. Unfortunately, we are not likely to see that again.



We issued the **2012/13 Directory** and were able to do most of it with electronic data collection, a first for us. We also were able to add to the PBH-wide email list so now we have well over 700 active email addresses that we use for communication.



We had **Quarterly Meetings** that were very well attended,



with events ranging from an Ice Cream Social to talks on local weather. The County spoke on how to fire proof your house and we had one of the best turn outs in recent

history to hear the candidates for 2012 County Commissioner. We ended the year with the Holiday party that exceeded expectations with such a good attendance that I was forced to go out and get even more wine than planned.

Every one of the meetings and socials had more than 100 people in attendance. In addition, our **newcomer welcome team** (the Wiedemanns!) met with dozens of the many people who moved into PBH in 2012. Thanks to ALL of our volunteers who put in so much effort.

Your HOA also strongly supported the effort of **BMFPD** to increase the mill levy rate for Fire protection. We were very glad that PBH residents supported this by a wide majority.

In addition, the PB Press team put out four excellent issues of the **Pine Brook Press**, and advertising revenue collection picked up dramatically with collections coming close to the costs as we picked up the deficit from last year.

SO what was the not so good?

Well, our Roads Committee put in hundreds of hours on the issue of **PBH Road Maintenance**, including meeting with local government people, attending and presenting at County hearings, analyzing options, stating our case, etc. We recommended a limited



scope, Local Improvement District (LID). The County, however, opted to propose a PID, a Public Improvement District. The difference is that the LID has a finite end and limited scope, the PID is a continuing tax. This will likely be on the ballot next November, stay tuned!

We also tried to get the County to do something about **speeding in PBH**, without much success to date. There were a few attempts to monitor the level of the problem and it did indeed show that people speed both up and down Linden, but as of yearend nothing was done by the County.

We are proposing that the 2013 budget have an allocation so we can perhaps fund some proactive measure here. However, this is not without controversy and will be debated before being implemented. Note that even though the County has reneged on PBH road maintenance it still “owns” the roads. Therefore, we have work with the County on any implementation. We also tried to get interest in a PBH **Eco Pass** program but did not get much response, perhaps because we are too far from the nearest bus route.

The HOA also supported an effort to add **Fire Hydrants** in some critical areas not served right now. Despite support from the BMFPD and the Water Dept., we did not succeed in getting full local homeowners approval. We will try again in 2013.

The HOA Architecture Review Committee (**ARC**) met monthly and reviewed and approved a variety of projects. However, we have to find a way to emphasize the need and purpose of the ARC. Additionally, we need to find a protocol for enforcement that is effective without being punitive. The ARC is working to define this as the year starts.

The proposed 2013 budget is elsewhere in this issue; you will see that we plan on spending more than we expect to take in. We have a decent surplus in the bank and think it is appropriate to use it for PBH’s benefit.

In conclusion, the board of the HOA and its several committees and related task forces all work on an unpaid volunteer basis. Thankfully, almost everyone has promised a continued effort for 2013, but we need some **additional volunteers** for several roles. Contact me at **davedavies.pbh@gmail.com** if YOU want to help keep PBH the wonderful place it is.

In conclusion--thanks to all the existing volunteers, PBH is a special place and we intend to keep it that way.

TREASURER'S REPORT

By Jim Woodruff

The Treasurer is pleased to report that 251 homeowners responded to our plea's to contribute to the association, and their average donation of just over \$100 made it possible to continue our activities in 2012. The coming year promises to provide even more challenges and while the proposed budget outlays exceed expected income, we feel that a portion of our current surplus can best be utilized as proposed.

Expect to receive reminders to contribute in 2013 and as always you can beat the rush either by mail to HOA at 1907 Linden Drive or in the HOA box in the community center parking lot. Suggested contribution of \$75 continues and more is always appreciated.

| Budget | | | |
|---|----------------------|--------------------|--------------------------|
| 01/01/2012 Through 12/31/2012 Using PBH HOA 2013 Budget, Proposed | | | |
| Category Description | 01/01/2012 Actual | Proposed Budget | 12/31/2012 Difference |
| INCOME | | | |
| ARC Fees | 750.00 | 500.00 | 250.00 |
| HOA Dues | 25,495.00 | 25,500.00 | -5.00 |
| Interest Inc | 48.46 | 50.00 | -1.54 |
| Pine Brook Press Ads | 4,238.50 | 2,500.00 | 1,738.50 |
| TOTAL INCOME | 30,531.96 | 28,550.00 | 1,981.96 |
| EXPENSES | | | |
| ARC Related | 0.00 | 1,000.00 | 1,000.00 |
| Beetle Busters | 1,121.35 | 3,000.00 | 1,878.65 |
| Fire Mitigation | 16,989.00 | 15,000.00 | -1,989.00 |
| HOA Meetings | 3,188.49 | 3,200.00 | 11.51 |
| Insurance, Bus | 1,465.00 | 1,500.00 | 35.00 |
| Legal-Prof Fees | 0.00 | 1,000.00 | 1,000.00 |
| Miscellaneous, Bus | 0.00 | 0.00 | 0.00 |
| PB Press | 4,261.11 | 4,500.00 | 238.89 |
| PBH Directory | 2,082.20 | 0.00 | -2,082.20 |
| Road Spding Mit (if home owners approve | 0.00 | 10,000.00 | 10,000.00 |
| Supplies and postage | 584.46 | 600.00 | 15.54 |
| Web Hosting | 155.40 | 300.00 | 144.60 |
| TOTAL EXPENSES | 29,847.01 | 40,100.00 | 10,252.99 |
| OVERALL TOTAL | 684.95 | -11,550.00 | 12,234.95 |

| Net Worth | |
|-------------------------------------|-----------------------|
| As of 12/21/2012 | |
| Account | 12/21/2012 Balance |
| ASSETS | |
| Cash and Bank Accounts | |
| Business First Flex Savings | 35,620.21 |
| Business NFP Chk | 21,987.05 |
| TOTAL Cash and Bank Accounts | 57,607.26 |
| TOTAL ASSETS | 57,607.26 |
| LIABILITIES | 0.00 |
| OVERALL TOTAL | 57,607.26 |

NEWS FROM YOUR BEETLE BUSTERS

Where did all the mountain pine beetles go?

You may well ask where all the mountain pine beetles (MPB) went in 2012. Certainly not too many appear to have stopped in Pine Brook Hills.

- 2012 was a very quiet year, with approximately 30 property inspections which resulted in about 30 trees identified as infested with mountain pine beetle.
- In 2011, slightly more than 100 property inspections resulted in approximately 140 trees being identified as being infested with mountain pine beetle.

The significant difference in the number of inspections and infested trees between 2011 and 2012 is not only due to a change in the level of beetle activity but is also due to a change in our scope of work. The data for 2011 included figures for neighboring areas, whereas the data for 2012 are for PBH only. (Note: None of the work done by the BMFPD mitigation crew is included in these figures.)

So what did happen to the beetles?

We suspect several things happened:

- The Fourmile fire to the west of us destroyed habitat.
- Our PBH residents were more concerned with fire than beetles, so we may have seen under reporting.
- The reported shift to two breeding seasons per year may have backfired.
- The BeetleBusters are more than the beetles want to mess with!

Is the beetle problem over?

No, not at all, particularly if we continue in a drought situation. Stressed trees are ripe targets capable of producing large broods of beetles. And as this photograph shows, the beetles are still out there and hungry. We plan on meeting with our forestry consultant early in 2013 to determine what our best course of action is for the next couple of years.

Any other news?

We've had our forestry consultant and forest pathologist look at a number of firs that are exhibiting untypical behavior. The unconfirmed opinion is the problem is due to the drought conditions--serious but



This photograph was taken on the Ceran St Vrain trail near Jamestown. The trees in that area are heavily infested. There are also recent hits on Ponderosa Pines to the south of us in the Chautauqua area.

not an insect issue, although again, stressed trees are vulnerable. Stay tuned, a full report is coming.

---The BeetleBusters



ON THE WATERFRONT

With Bob de Haas

Freezing Temperatures?

As most of you may have noticed, winter and the cold temperatures associated with the season have taken their time getting here.

Do not let these mild temperatures lure you into not taking the normal precautions against freezing temperatures. Suggestions for how to protect your home's pipes are available on our website, pinebrookwater.com. These suggestions include:

- Open the cabinet doors under your sinks to allow the warmer room air in.
- Some homes have to have heat tape on certain sections of their pipes.
- If you have hot water heat, don't turn down the heat during these cold spells because the time it takes for the house to cool down can be the time it takes for the pipes to freeze since the hot water heat pipes are typically run along outside walls, where it gets the coldest.
- If you're going to be gone from your home you may want take the above precautions even if the weather isn't bad when you leave. The weather is not that predictable. Make sure you have someone check your home daily, if a pipe freezes, bursts, and defrosts, it can flood your home and cause even more damage.
- Please, please call us when you have no running water because of frozen pipes. We need to make sure that there is water at your meter pit and take some precautionary measure to protect the rest of the water system. If your pipes freeze, it can travel all the way to the main

water lines in the street and to your neighbors.

When will the reservoir be full again?



We have finished moving the water that we could legally move in during November and December and have had to stop filling. This does not mean the reservoir will not get filled. Later this winter, we should be able to move some more of our water. Then in the spring, we will begin moving our water rights in earnest with the goal of having the reservoir full by June 30, 2013. The District should be able to meet that goal no matter what type of winter we have, but obviously if the winter should finally turn very snowy it will make it that much easier.

That's all we have for now, and remember you can find information about the District on its website at pinebrookwater.com.

GRANITE GARDEN

By Jay Markel

Winter is a nice time to look back. I've spoken about terracing--building walls and planter beds that optimize the water that falls on or travels across your property.

I've also discussed amending the soil to retain moisture and to help release the nutrients from our decomposed granite, and of course plant selection. Now is the time of the year to see and understand how all the pieces come together.

We are in the midst of one of the most difficult circumstance for our gardens. The last moisture we had was in October as snow. This cold and small amount of moisture was perfect for telling the plants



it's winter and to begin root growth. To have some dryness after this can help push the roots down further as it should.

Then however, when we should be in winter, frozen ground and the sound wintering of perennials, we get warm, dry conditions. This is a recipe for disaster. When conditions bring eight weeks, or more, of no precipitation you must be on guard. In the twenty years of building custom gardens, I know that winter droughts kill more plants than summer. Having just received a small bit of precipitation on Dec. 19 we have a small respite, but remain on guard!

As unfortunate as this dry fall/winter weather is, it is an opportunity to understand just why the leveling of beds with walls, and retaining moisture in the soil with amendments, is so important.

I regret that in my own garden where I planted a weeping Alaskan cedar simply doubling the size of the planting hole and mulching wasn't nearly enough. I'd watered twice, but probably for more recent plantings, once every two weeks if winter weather is sunny and 40's to 50's would be a minimum. Once a month of watering was not sufficient.

You should use weather forecasts to guide your winter watering. A week of 40's to 50's with only moderately below freezing night time temperatures are fine. If you have a deep watering devise then this is the ideal time of year to use it. They are basically just a length of pipe, possibly pinched at the delivery point, with a hose connection and valve control at the hose connection. Five gallons should be fine for a new tree and half gallon for perennials.

Remember, this amount is just for the maintenance of the roots, and we are not supporting any flowers of plant growth. Even well-established trees with harsh exposure conditions are vulnerable. It can sometimes take a year or more for an older evergreen to show that it has died, so a visual inspection is not sufficient.

For your perennials, just continue to cut them back if they start to produce new growth.

Best wishes for a wonderful holiday season and a healthy spring garden.



VOTERS APPROVE BOULDER MOUNTAIN FIRE MILL LEVY INCREASE



Overwhelming Support by District Voters

The mill levy increase proposed for Boulder Mountain Fire Protection District that was on the ballot in November passed with 85% of the votes cast for this measure. This is wonderful support from district residents, and the BMFPD Board, Officers, firefighters, and emergency responders are very appreciative of your support.

The BMFPD Board of Directors interpret this voter approval as a strong message that people in our fire district very much desire that the current level of excellent services should be continued. The approval of the mill levy increase means that – even with the significant increases in the number of emergency incidents to which our department responds – we will be able to continue to:

- Meet the increased costs for fuel, maintenance, insurance, and other operating costs
- Replace and maintain our fire engines, vehicles, and equipment in keeping with our capital equipment plan in order to ensure that our firefighters and emergency responders have safe and functional equipment appropriate to the services they provide
- Attract, train, equip, and retain an appropriate number of qualified personnel for the department
- Provide our Emergency Response Team services and mitigation work that have served district residents so well in recent years

The increase to the General Property Tax Levy rate for BMFPD is 8.912 mills; this tax increase will generate \$150,000/year for BMFPD. For an individual property owner, the new mill levy rate will increase the annual tax bill by about \$108 per year for homes with a market value of \$500,000; \$217 per year for homes with \$1 million market value.

The bottom line is that the support of district residents has enabled BMFPD to continue to provide the level of emergency services as well as safety and emergency preparedness that is proper

and appropriate for our wildland-urban interface neighborhoods.

It is a happy circumstance indeed that the level of service that the BMFPD Officers and Board believe to be appropriate and necessary coincides so closely with the level of service desired by BMFPD residents.



GARAGE SALE 2013 IS ON!

Please mark your calendars for May 17, 18 & 19. We've had a few neighbors offer additional help (Thank You!) but can still use more.

Big ticket items are always a huge help so think about that older car, ATV or other item for donation in May. What might you have to donate? We do need you to keep it until the sale as storage space is slim right now. It's all your "good stuff" that raises the money.

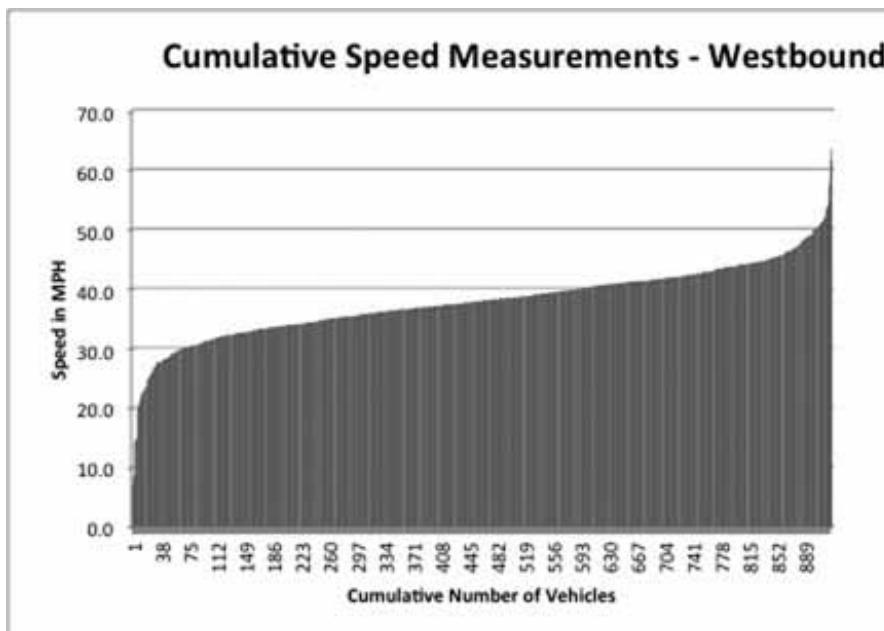
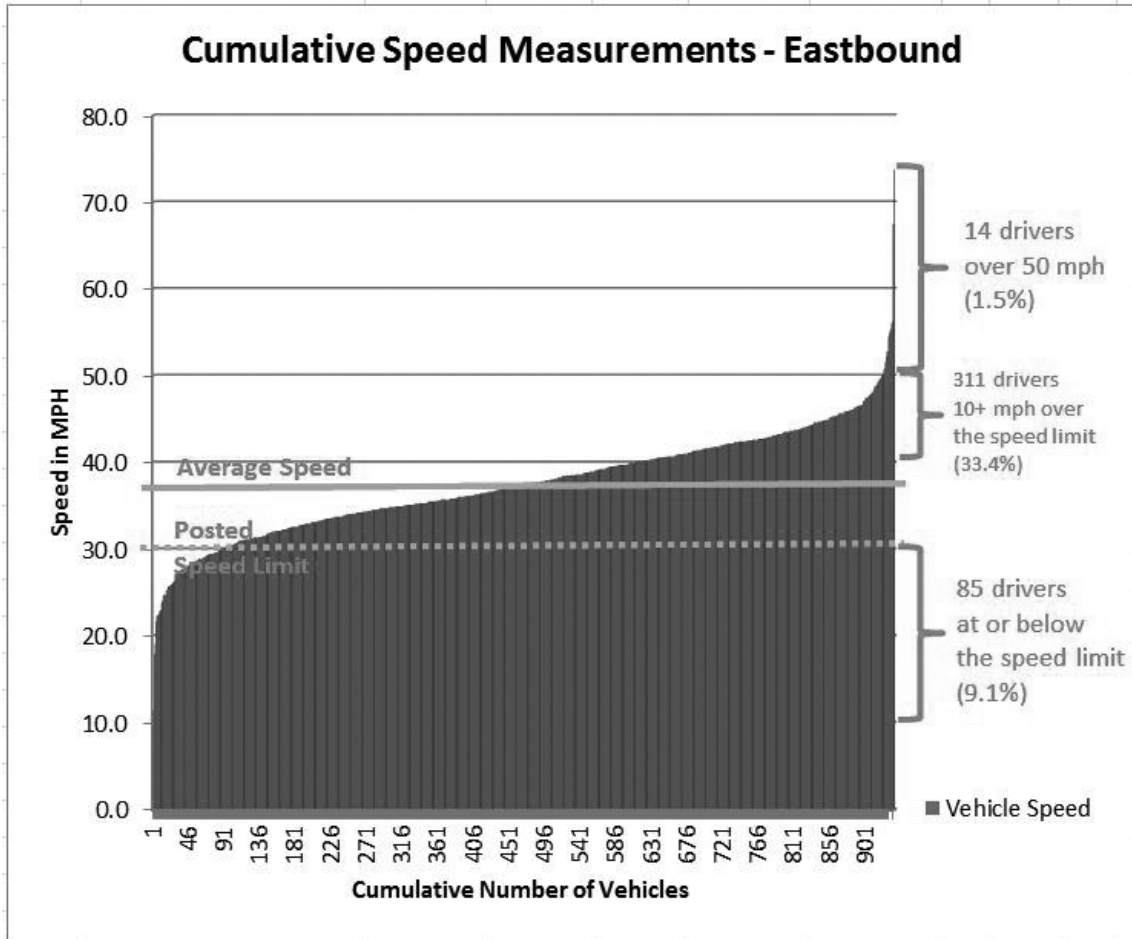
Thank You
Art & Babette Markey

ROADS

The PBH Roads Committee is on hold until Boulder County begins meetings on their plans for a 2013 county-wide PID vote on road rehabilitation. Look for updates in the new year.

In an effort to determine speeds on Linden, the Roads Committee requested that the county collect speed data. On November 7 – 8, a sensor was placed on Linden in the straight-away. The raw data collected can be found on the PBH website under Roads. A summary of the data is shown on the next page. As expected, the Eastbound (downhill) traffic reached higher speeds versus the Westbound (uphill) traffic. More than 90% of the vehicles going downhill exceeded the posted speed limit of 30 mph!

| Linden Speed Study Eastbound - Nov. 7 - 8 | |
|---|---------------------|
| Average Speed: | 37.6 mph |
| % at/below speed limit: | 9.1% (85 drivers) |
| % 30.1 to 39.9 mph | 56.0% (521 drivers) |
| % 40.0 to 49.9 | 33.4% (311 drivers) |
| % 50.0 to 59.9 | 1.3% (12 drivers) |
| one person at | 67.5 mph |
| one person at | 73.7 mph |





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PBH'S OWN FRED ASTAIRE

Move over, Fred, you have some stiff competition from PBH's own Art Rancis.



On Oct. 18, Art and seven other Boulder executives danced their way to stardom during the annual "Dancing with the Boulder Stars" event. Held at the Boulder Theater, more than 500 people gathered to cheer them on including many PBHers due to the efforts of Pam and Marshall.

Similar to the popular TV show, the participants were paired with dance professionals and given only three months to prepare. Art partnered with Allison Barto, a competitive ballroom dancer and instructor. She is also a Program Manager at Ball Aerospace.

Art practiced daily for the dance competition. "I had no choice—I'm a novice at best, but I had the most wonderful teacher you can imagine! Allison inherited someone with two left feet—possibly three. She was absolutely amazing in terms of not just teaching me dance steps but the proper technical form."

Art and Allison cha-chaed and tangoed their way through Justin Timberlake's song "Sexy back." Audience members were able to vote for their favorites with their dollars!

Art's smooth moves were to help a good cause--all

proceeds went to support the programs and services of the YWCA.



Art's passionate about supporting YWCA Boulder. "I'm involved with a lot of nonprofits, but YWCA's career counseling, co-parenting, and technology training really help meet the needs of young women trying to break through the glass ceiling in tech and other industries," he explains.



If you didn't catch Art's dazzling performance, you can watch it at:

<http://www.youtube.com/watch?v=9aIVYwARRJA&feature=channel&list=UL>



ANOTHER GREAT YEAR FOR BOULDER MOUNTAIN HANDMADE

By Ann Carr

Despite an early snowfall, this year's Boulder Mountain Handmade sale proved another great success, attracting a record 500 shoppers. It seems the cold turn in the weather was good for attendance!



Ann Carr and Susan Maxwell

Held at the Station 1 firehouse on November 10 and 11, the annual event, previously known as Mountain Expressions, brought together dozens of the finest artists, crafters, and bakers from all neighborhoods across the district.

From paintings and photographs to quilts and scarves to cookies and cakes, shoppers had an abundance of quality merchandise to choose from at the sale. They also had the satisfaction of knowing that their purchases would benefit our Boulder Mountain Fire Protection District.

The BMFPD Auxiliary's craft table proved the biggest moneymaker this year, bringing in more than \$2,200. Twenty percent commissions from the art sale totaled \$1,900, sales of baked goods added \$1,800, and sales of donated arts and crafts topped \$1,000.

In addition to the artisans and bakers who exhibited and donated their works, Boulder Mountain Handmade benefited enormously from a large crew of volunteers.

They publicized the sale, made signs and decorations, set up tables, manned the cash register, parked cars, and kept the walkways clear of ice. All in all, about 120 people came together to make Boulder Mountain Handmade 2012 happen. As always, the good cheer of these enthusiastic individuals added a festive atmosphere to the proceedings.

The Auxiliary sends particular thanks to everyone who came out to shop at the sale and provide such generous support to our local artisans and our emergency responders. We'll see you again next year!



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Cindie Maita Baker

A rare leucistic (white) hummingbird visited PBH this summer