



Pine Brook Press

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

Winter 2015



LIVING WITH WILDLIFE

The abundance of wildlife in Pine Brook Hills is for many residents one of the reasons they choose to live here. On most days we can look outside our windows and see birds and squirrels. On other days turkeys, bears, wildcats, deer, coyotes, or mountain lions may grace us with their presence. While beautiful, that abundance of wildlife and close proximity can sometimes cause problems: woodpeckers pecking holes in the siding, squirrels making nests in the chimney, bears feasting on the trash. So what can mountain residents do to co-exist peacefully with their wild neighbors?



Colorado Parks and Wildlife notes that the key to successful co-existing is respecting the “wildness” of wildlife. According to the CPW, most dangerous and potentially harmful encounters occur because people fail to leave wild animals alone. “Wildlife should not be harassed, captured, domesticated or—in most cases—fed. Intentional or inadvertent feeding is the major cause of most wildlife problems.” Other than birds and squirrels, it is actually illegal in Colorado to feed most wild animals.

Tips for Avoiding Problems

Fortunately, there are lots of strategies for peaceful co-existence with wildlife.

Don't feed wild animals... on purpose or inadvertently. Wild animals are good at finding their own food and people food can be harmful to them. Feeding them contributes to their losing their natural fear of us and puts them at risk for negative

encounters. Put bird and squirrel feeders where they cannot be reached by other animals.

Cover window wells. Use grates, hardware cloth, or chicken wire.

Close holes around the foundation of your home. Anything larger than ¼ inch should be sealed to keep out rats, mice, bats, and snakes.

Take care with your garbage and recycling containers. Store them in a secure place where wildlife cannot access and/or use containers that don't allow access. Put your trash out the morning of pick-up...never leave the cans out overnight.

Keep pet food inside and feed your pets inside.

Screen chimney flues, attic and dryer vents, and keep dampers closed.

Slow down when you see a deer near the road. When you see one deer, there are likely others nearby who may venture into the road unexpectedly.

Watch your pets. Don't let them roam on their own. They may attack wildlife or be attacked by wildlife.

Leave the babies alone. Don't assume that just because you don't see the parents, the young have been abandoned. Watch for a while to determine that. If you are absolutely certain the parent animal is gone or dead, record the location and contact CPW.

Don't try to make a wild animal into a pet. They are cute. They are intriguing. But they don't make good pets and often can't survive on their own if kept in captivity even for a short while. It is actually illegal in Colorado to possess most species of wildlife. Contact CPW or a local rehabilitative agency for help.

Pick up any litter that may blow on to your property or be left there by someone else. We all know that discarded plastic six-pack holders can be deadly for birds, but many other kinds of litter are potentially lethal for wild animals.

Resources for Additional Help and Information

Pine Brook Hills website: <http://www.pinebrookhills.org/Living/Wildlife.html>



Colorado Parks and Wildlife website: <http://cpw.state.co.us>

Thanks to CPW for much of the content used for this article. You will find additional information and suggestions on their site.

Colorado Parks and Wildlife Headquarters in Denver: 303-291-7227

Greenwood Wildlife Rehabilitation Center. www.greenwoodwildlife.org; 303-823-8455

The Humane Society: http://www.humanesociety.org/animals/resources/tips/feed_wildlife.html

Other State Agencies:

<http://www.sanjuanjournal.com/opinion/49528867.html>

<http://www.azgfd.net/wildlife/educational-news/feeding-wildlife-continues-to-create-problems-game-and-fish-reminds-public-of-dangers/2009/03/30/>

Welcome PBH Newcomers

With Jo Wiedemann

Scott and Susan Schiff met in Boulder in the late 1980s while working as young attorneys. They later married and began raising their children, Kate and Adam. Circumstances took them away from Boulder for 20 plus years, but they have now happily returned. Their children are just finishing undergraduate school back east and their careers are allowing them to semi-retire from the law. They started to look around for a retirement community/home and what better place to come to than Pine Brook Hills? So here they are. Their hobbies include hiking and tennis, and with more free time that list will expand. Scott and Susan look forward to meeting their neighbors and sharing this beautiful community.



Nancy and Rob Mohr recently relocated to Boulder from St. Louis, Missouri. They were drawn to Pine



Brook Hills because of its scenic beauty and serenity. Rob retired from a career in commercial real estate and also runs a small film restoration business. In

St. Louis Nancy was involved in several charitable organizations and was the co-chair of the challah baking committee at their synagogue. They have two daughters: Bailey is a senior at The George Washington University and Chelsea is a sophomore at Colgate University. They also have a little Havanese named Maggie who has already become friends with the neighborhood deer. Nancy and Rob have wanted to move to Colorado for many years and are very excited to get involved in the Pine Brook Hills community.



Resources for "Aging in Place" in Pine Brook Hills

By Dave Davies

As we found out recently, Pine Brook Hills residents average several years older than the rest of Boulder County residents. Many of us hope to continue to live in our homes as we get older and may be alone. While the external "assisted living" resources in Boulder are excellent, there are many who prefer staying in the home they have come to love and in which they feel secure. Unfortunately, it gets more difficult as we get older. Coping becomes harder, especially with children who are far away and who have busy lives in other states and even other countries. In particular getting out becomes a special issue in PBH, since we have no public transportation and often have icy roads.

There are however many resources out there that can help, and at a reasonable price or even free.

Boulder County Care Connect (BCCC) is a 40+ year old organization run by volunteers that provides senior services to help those in need, generally at no cost. For example, BCCC's volunteers

- can provide escorted transportation to medical appointments.
- will remove snow and ice from senior's sidewalks.

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**PINE BROOK HILLS
HOMEOWNERS ASSOCIATION
BOARDS AND COMMITTEES**

PRESIDENT

Allen Saville, 442-1682

VICE PRESIDENT

Brian Wahlert, 425-2428746

SECRETARY

Meghan Miller, 720-320-0026

TREASURER

Peter Gaal, 720-287-2426

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& Catherine Von Hatten, 997-8319

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WATER DISTRICT

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COMMUNITY CALENDAR

Upcoming HOA Dates for 2015.

PBH Mardi Gras Party
Saturday, February 7, 2015
6:30 - 11:00PM
125 Meadow Look Way
(home of Art and Sue Rancis)

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

March 24

June 23

September 22

HOA Membership meetings begin at 6PM with a potluck dinner followed by a presentation and/or business meeting at 7PM.

April 28

July 28

October 27

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

BMFPD BOARD - Meets the 2nd Monday of every month at 6:30PM. 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. Next meeting March 1 at 3:00PM. Email auxpresident@bouldermountainfire.org for confirmation.

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

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



PBH Notes: Pine Brook Hills – UNDER CONSTRUCTION . . .

By Allen Saville, HOA President

In the past year and a quarter, the PBH infrastructure has been sorely tested. The number of pick-up trucks, vans, and other larger vehicles traveling up and down our roads has significantly increased. More than that, the number of pieces of heavy equipment working in our neighborhood has probably broken some kind of record. The lingering effects of various types of flood damage, repairs to flood damaged roads, and other types of construction affecting our roads have all conspired to complicate neighborhood navigation.



Add to this the increased level of remodeling and building activity that comes with a bounceback in real estate values in our area and the normal property maintenance activities—certainly, it has been a period of high construction activity.

This level of construction activity is a very healthy sign.

If you are a person who chooses to believe in science, we know that nothing actually stands perfectly still and remains unchanging. Everything is constantly changing—things are either growing or dying. Left to their own devices, without the application of any positive energy or effort, entropy takes over and things erode, disintegrate, wilt, and generally fall apart. This process can take place very quickly, more slowly, or at the glacial pace of geological time—but it is always happening.



This happens to neighborhoods too. Without the changes that we make by applying energy and effort, any property, structure, or neighborhood will fall apart. We struggle against entropy to make

improvements in our neighborhood. Improvements include repairing flood damage, dealing with erosion, maintaining and improving the infrastructure, home improvement, general maintenance, remodeling, even redecorating. Viewed in one way, we are constantly combating the forces of gravity and decay.

So, actually all of the heavy equipment and construction activity is evidence of a healthy neighborhood, continuing its maintenance and improvement efforts. On behalf of Pine Brook Hills in general, thanks to all those who are making efforts to maintain, improve and enhance. You are the engine of change; you are the folks that keep our community vibrant and healthy. Your investment in your own property also contributes to the overall value and appeal of Pine Brook Hills in general.

Of course and unfortunately, not all human efforts to change things are well planned or well executed. Sometimes we make mistakes, even when well intentioned. In order to limit the number and severity of mistakes, we try to put things in place to protect public safety, preserve the beauty of the place in which we live, and enhance the pleasant residential character of our neighborhood. That is why the County has rules about the manner in which roads, bridges, culverts, houses, etc. must be engineered and constructed. That is why Pine Brook Hills has restrictive covenants and building guidelines that are enforced by the Architectural Review Committee.

One might argue that “There is only one basic human right, the right to do as you d--- well please. And with

it comes the only basic human duty, the duty to take the consequences.” (P.J. O’Rourke – author and comedian) That is all well and good (and sometimes funny) unless and until those consequences are also visited on other people. When folks live close together, even relatively close, what one person does with a driveway, or a house, or fireworks may well have adverse impact on others. Keeping those untoward consequences at bay is what gives validity to the rules, building codes, and regulations that help us to be the caring, considerate, and responsible neighbors that most of us truly want to be.

Striking the balance between allowing absolute, unfettered freedom and establishing and enforcing rules that protect public safety and provide for the general welfare is not easy. By definition there are competing interests. It seems that there is always someone who just doesn’t think things through and feels entitled to build a house, or a driveway, or a septic field in any way they want to and/or conduct any activity at that location that they desire. In such situations, they momentarily lose sight of the need (actually obligation) to fulfill their responsibilities to others living close by. Generally, all of the building codes, noise regulations, other rules and guidelines require and/or encourage us to maintain a neighborhood that is safe, healthy, secure, and in keeping with the quiet, peaceful, and attractive residential character of Pine Brook Hills.

Once again, THANK YOU to all of you who are making investments in our PBH community. I realize that there are usually hurdles to be cleared and hoops to jump through in your undertakings, but there is usually a good reason for these. If you need some help with all of this, start by contacting the PBH Architectural Review Committee. The folks on the ARC have a lot of knowledge on these subjects and really do try to be helpful and balanced in their approach.



It’s That Time of Year: HOA Dues Are Due!

By Peter Gaal, HOA Treasurer

Everyone in Pine Brook Hills is a part of the Home Owners Association (HOA)—the covenants that are part of every real estate property title specify our membership. The HOA is run by a Board of Directors that is elected by dues-paying members. In addition to the Board, a number of active HOA committees work hard on behalf of the community.

Dues to the HOA in Pine Brook Hills are voluntary. Most other HOAs levy substantial mandatory dues—

our recommended annual dues are \$75.00. Many Pine Brook Hills residents contribute more than that—sometimes substantially more—because they really value what the HOA does for them and our community and want to provide a more significant level of support.

What do your dues buy you?

The work of Board members, HOA Committee members, and everyone else who helps out with HOA activities is all volunteered time. This leverages your HOA dues to be used for materials, supplies, equipment, etc. in activities and projects that benefit PBH. Some of the activities and projects that HOA dues support are:

- Community-wide fire mitigation projects.
 - The Pine Brook Press—our excellent quarterly newsletter (printing, postage, mailing, etc.).
 - The work of the Architectural Review Committee (ARC) that reviews and approves plans for new construction and exterior remodeling, helping to enforce our restrictive covenants.
 - Neighborhood “enhancement projects” (also undertaken by the ARC) to identify, design and construct small projects that will beautify and enhance our neighborhood. A new sign at the entrance to Pine Brook Hills on lower Linden is in the works.
 - The Community Center—keeping it fit for community activities (tables, chairs, carpet, cleaning, etc.).
 - The New Resident Welcome program—providing information and materials to new residents moving to PBH.
 - The Pine Brook Hills website (www.pinebrookhills.org) provides information useful to all PBH residents.
 - Materials and supplies for the Beetle Busters who provide free property inspections, climbing steep terrain to check for the presence of beetles to protect our trees.
 - Beverages and a bit of food here and there to support both social and volunteer activities that benefit our community (e.g., the summer Ice Cream Social; the “spurge purge” last spring; etc.).
- In addition to budgeted activities, the HOA sponsors committees that keep us informed and safe.
- The Roads Committee keeps abreast of, reports on what’s happening with our roads, and serves as a liaison to Boulder County.
 - The Safety and Security Committee works with Boulder County Sheriff’s Office and other

departments to improve safety and security within our neighborhood.

For more information about HOA activities go to the PBH website (<http://www.pinebrookhills.org>). The current budget and the proposed budget are posted there.

The goal for 2015 is to have 100% of households in Pine Brook Hills make their voluntary HOA dues contribution. Use the form below to send your check.

HOA Dues

Name(s): _____

Address: _____

Amount Submitted: _____

(The recommended HOA voluntary dues amount is \$75. Residents are welcome to submit more than that if so desired.)

Enclose this form with your check made payable to **Pine Brook Hills HOA**. Mail this form and your payment to
Peter Gaal, PBH-HOA Treasurer
1907 Linden Drive
Boulder, CO 80304



The Long Road to Road Repair

By Brian Wahlert, HOA Vice President

The most significant economic issue facing our community today, to the tune of many thousands of dollars per household, is our roads’ state of disrepair and efforts to finance repairs. In the judgment of the courts, Boulder County is guilty of “neglect of its dedicated subdivision roads... While it clearly had the duty to maintain those roads, the County did not perform that duty” (Judge J. Robert Lowenbach’s July ruling overturning the LID). To date County policy is unchanged, though, and repair costs continue to mount. What follows is a brief history of the issue with a focus on the two court rulings during the second half of 2014.

In 1995, the Boulder County Comprehensive Plan was updated to state that going forward, upkeep of arterial and collector roads would be prioritized over subdivision roads. By 2009 many subdivision roads that had been starved of routine upkeep like chip sealing now required full reconstruction at a much higher cost. A Subdivision Paving working group

was formed to advise the County on how to finance this needed work and several attempts were made to get residents of county subdivisions to pay for rehabilitation of their roads via special assessments over and above their regular property taxes:

- In 2010 a county-wide local improvement district (LID) was voted down, 58% to 42%. (Within Pine Brook Hills, however, the vote was 62% to 38% in favor of the LID).
- In 2011 a PBH-specific LID was voted down, 83% to 17%.
- In 2013 a county-wide public improvement district (PID) was voted down, 57% to 43%.

After the failure of the 2013 PID, the County enacted a LID to do what voters had rejected—increase subdivision residents’ property tax bills by a total of \$58 million over 15 years to reconstruct subdivision roads. In response, an opposition group of subdivision property owners formed, calling itself Boulder County Fairness in Road Maintenance (BoCo FIRM). This group has mounted two lawsuits against the County with the goals of overturning the LID and compelling the County to repair our roads using existing funds.

BoCo FIRM’s first lawsuit asserted that Boulder County did not have the authority to impose a LID to fund road repairs. In his July ruling, Judge J. Robert Lowenbach stated:

“It is clear that the County faced difficult financial issues that caused the neglect of its dedicated subdivision roads. Roads that are not chip sealed and resurfaced will deteriorate. If deterioration is severe enough, the road will have to be reconstructed. These maintenance activities are necessary to the upkeep of the roads and to keep them operative, and are included in the term ‘maintenance’. Property owners whose roads were accepted for maintenance understood that term to include all activities necessary for upkeep of roads. While it clearly had the duty to maintain those roads, the County did not perform that duty.”

Because the LID funding structure can only be used for improvements and not for maintenance, Lowenbach found in favor of BoCo FIRM. “The Boulder County Board of County Commissioners exceeded its jurisdiction and abused its discretion in authorizing and forming the Subdivision Paving Local Improvement District.” As a result, the County refunded your 2014 LID payment to you with interest.

Although Lowenbach was asked only to rule on whether the County had the authority to impose a LID for road maintenance, he went further in his ruling, citing Colorado state statutes that obligate

the County to maintain its roads. He stated, “Title 43 of the Colorado Revised Statutes establishes that construction and maintenance of county roads is a county responsibility, and provides funding for that responsibility.” Citing specific sections of Title 43, he went on to clarify that while roads can be classified as primary or secondary, the counties are responsible for the upkeep of all roads. The state statutes provide no basis for the County’s attempt to redefine subdivision roads as a separate class of roads, with a lower level of maintenance.

Despite this finding that the County not only acted illegally in imposing the LID but has also been guilty of neglect of our roads for nearly two decades, the County maintained its position. In an August Daily Camera editorial, the commissioners stated, “While we respect the judgment of the court, we are disappointed with the ruling, as it removes an important tool from the tool kit to fund the repaving of subdivision roads and is a setback in implementing a fair, shared solution to the needed reconstruction of these roads.” The County was able to secure FEMA funds last summer to repair specific areas – for example, Linden between North Cedar Brook and the fire house. However, the commissioners maintain that the funds needed to fully repair our roads do not exist, so their priority must be to “focus available funding on those roads that serve the most people and connect communities.”

As a result, BoCo FIRM filed a second lawsuit with the goal of obtaining a specific court order to force the County to repair subdivision roads, using existing funds. This lawsuit alleged that Boulder County has a contractual obligation to maintain our roads, and that the County breached those contracts. Boulder County filed a motion to dismiss this lawsuit, and in his December 30 ruling, Judge Dave Williams granted this motion, handing a defeat to BoCo FIRM. Consistent with the July ruling overturning the LID, Judge Williams found that:

- “The County is statutorily obligated to maintain the subdivision streets and roads.”
- “Proper maintenance of subdivision streets and roads requires periodic resurfacing, chip and seal, and overlay work. The County performed such maintenance until the mid-1990’s, at which time it stopped doing so. Subdivision streets and roads consequently deteriorated.”

However, on the specific legal issue of whether a contract exists to maintain our roads, Judge Williams sided with the County. “No consideration can exist for an alleged contract between the County and the Plaintiffs, because the County would thereby become

obligated to perform something that it is already bound to do.” In essence, specifically because the County’s neglect of subdivision roads violates Colorado state statutes, this neglect cannot also be a violation of contract law. Therefore, Judge Williams granted Boulder County’s motion to dismiss BoCo FIRM’s claims regarding breach of contract.

Although he rejected the breach of contract claim, Judge Williams invited BoCo FIRM to amend its lawsuit to pursue road repairs under a different legal theory. One such theory, Williams stated, would be that “the County acted unreasonably or arbitrarily in light of all the circumstances.” He went on to caution, though, “the burden of proving such unreasonableness and arbitrariness appears to the Court to be more difficult to meet than the burden of proving a failure to perform a contractual duty.” Such a lawsuit would be “complex” and “time and resource consuming.” BoCo FIRM does plan to file an amended suit in February 2015.

So here we are, with our roads continuing to deteriorate after two decades of neglect. Over the past six years, many subdivision property owners, your Pine Brook Hills Roads Committee, the County transportation department, County commissioners, and many others, have put in countless hours of hard work trying to find a way to fund road repairs as repair costs rise and safety deteriorates. Stay tuned for the results of BoCo FIRM’s amended lawsuit. If you’d like to learn more, you can find additional resources on this critical issue at <http://www.pinebrookhills.org/Roads>

On the Waterfront

By Bob de Haas

It’s been a busy late fall and winter already! With the wild temperature swings and high ground water levels, we have had numerous water main breaks from the ground shifting. The breaks have been in areas where we rarely have breaks. Most don’t happen at convenient times for Water Department staff or those affected by them, so we really appreciate the patience and understanding residents have shown while the breaks are repaired.

Please remember, if you see water running where none should be (or at least you don’t think it should be), CALL the office! If it is a known problem the recording will tell you that. If it is not a known problem, then it will give you an emergency number to call. CALL that number and let us know about it! Sending an email does not work when we are not in the office. A phone call does. If we can’t answer our phone for

some reason, leave a message and that will come through to us. BUT you need to call the emergency number provided by the office phone recorder to be sure we will get the message.

We are still repairing the damages from the flood and slowly getting the number of repairs and projects done. The good news is that almost all of the costs of these repairs/projects are being paid for by FEMA funds or State grants.



Want to Get Involved?

For those of you who would like to get to know more neighbors, find out more about what’s going on in the neighborhood, and help get things done, there are many ways to volunteer with the HOA or the Fire Department.

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

An Advertising Manager—Our advertisers help defray the cost of the quarterly publication. If you like talking to people and finding out about their work, this is the job for you.

A Layout Understudy—We have a fabulous layout staff member with lots of experience. If you have graphic design experience and would like to help with

Henderson Personal Coaching



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Roger J. Henderson
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Boulder, CO 80304

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hender.coach@outlook.com



Self-Awareness
Emotional Intelligence
Communication



the PBP while learning from one of the best, let us know.

The HOA Needs You...

PBH Directory Layout—The PBH Directory won't be published again for another year, but we are looking for someone with graphic design skills to work on the Directory team.

Roads Committee—As the article on p.5-7 outlines, road repair and maintenance in PBH are vital concerns. This committee keeps residents informed, helps to prioritize work in PBH, and serves as a liaison to the larger Boulder community.

Historian—The neighborhood has been around long enough to have a history and we would like to record some of that.

BMFPD...the Fire Department has lots of volunteer opportunities

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.



Spotlight on Firefighters

Cindie Baker Maita joined the fire department in 2006 as a member of the Third Arm and led the Scene Support division for several years. Wanting to be more involved in the department, she completed Rookie Academy in 2012 and is now a red card



certified wildland firefighter and an emergency medical responder. She also serves as one of the department's public information officers. Cindie and her husband, Dominick moved to Pine Brook Hills 11 years ago from New York City for the nature, the outdoor lifestyle, and the peace and quiet. In January she resigned from her position as a senior marketing manager for a Fortune 500 company to start her own consulting business, Baker Content + Marketing LLC. Her hobbies and interests include cooking, baking, cycling, skiing, hiking, fly fishing, and taking long walks around the neighborhood with her dog Ginger.

Ryan Hughes is in his second year volunteering with BMFPD as a firefighter. He moved to Colorado from Atlanta, GA in 1998 to attend the University of Colorado at Boulder and knew he wasn't heading

back. Since graduating, he's lived and worked in Boulder for the past 13 years and moved to the Boulder Heights area about 2 1/2 years ago. He's a professional engineer by trade, but was a semi-professional cyclist for a large portion of his post-collegiate life (when he had time) as well as an active rock climber and outdoor sports enthusiast. Ryan and his wife Yelena have two golden retrievers (Stella and Georgia), a cat (Karma), a chicken (Professor McGonnagal) and hope to have a healthy baby boy (name TBD) in April. He is really thankful to be part of this great community and enjoys his wonderful neighbors.



Duke Snyder has been a Boulder Heights resident since 1993 and an Auxiliary member since the Fourmile Fire. He currently serves as president of the BMFPD Board of Directors. Duke is a retired nuclear submarine commander. He assisted with the Rocky Flats environmental cleanup. He has three kids and four grandkids and is an avid fly fisherman.



Wishing you and your family a joyful, bright, healthy, prosperous, and happy new year!



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BMFPD Awards 2014

Firefighter of the Year

Rick Waters

Medic of the Year

Mike Head

Third Arm Member of the Year

Wendy Acheson

Life Saving Award

In recognition of your contribution to the team's outstanding life-saving efforts made on October 25, 2014

Kirk Bach, Andrew Churnside, Terry Donovan, Tim Farrell, Nina Griffin, Mike Head, Cindie Maita, Paul Mundinger, Allen Saville, Rick Waters.

Customer Service Award

John Benson

Since the 2013 flood, you have stepped up by reaching out to the community, working with individuals in need and letting them know they are not alone. You have done this in a myriad of ways, for example by doing welfare checks on our seniors, snow plowing their driveways, and by being friendly and approachable.

Your work navigating FEMA's requirements in order to reclaim expenses that the district incurred due to the flood can not be measured, but is felt every day as we move forward.

Bob de Haas

As we recover from the 2013 flood, you have tirelessly worked to ensure that Pine Brook Hill's water supply is always there when we need it. Looking for ways to get grants, FEMA recovery funds, improve delivery and patch an aging system is something you have done all day (and often all night).

Your work leading the charge to keep things moving when our roads were impassable made all the difference in getting the community back on its feet. We depend on you around the clock and you never let us down.

Special Recognition Awards

Greg Anderson

For your leadership as Logistics Captain, department I.T., for being an organizational visionary, your great attitude, and as a mentor.

Andrew Boersma

For your role as Emergency Response Team leader, your excellent customer service to the community and the department, and Mitigation Crew leadership.

Andrew Churnside

For your leadership as Operations Captain, for planning and leading the BMF Mini Structure Academy, work on high rise packs, Call Response and Training Hours, EMT, and being a mentor.

Andrew Colfelt

For your roles in BMF I.T., for managing our Call Response and BMF Website, for completing the BMF Mini Structure Academy, all the while dealing with the effects of the 2013 flood.

Terry Donovan

For your roles as PIO, Carriage Hills liaison, for managing and getting 4333 online, your great attitude and for getting BMF up on Twitter.

Tim Farrell

For your roles as Training Officer, Incident Commander, EMR, high Call Response and Training Hours, work on the BMF Mini Structure Academy, Mit Crew work, as a mentor and your dedication to the fire service.

Bob Olliver

For your leadership organizing, inspiring and motivating the department, and for your roles as Assistant Chief, Pension Board, Rosters, and as a mentor.



Mike Palamara

For your role as Emergency Response Team leader, your excellent customer service to the community and the department, and Mitigation Crew leadership.

Allen Saville

For high Call Response and Training Hours, attending the majority of the BMF Mini Structure Academy, becoming a heavy driver, all while dealing with the side effects of having to rebuild your house.

Rick Waters

For your effort, learning and success at the Communications Officers role, completing the BMF Mini Structure Academy, your high Call Response and Training Hours, and for your work on 4321.

Honorable Mention

Rob Bozeman

For being ISO Coordinator and Third Arm Liaison, as well as your wildland refreshers, for representing BMF in the wildland community, and being a mentor.

John Covele

For being BMF's Rookie Coordinator, Incident Commander, EMT, CPR instructor, your calm demeanor and mentoring our new members.

Nina Griffin

For your role as Medical/Safety Captain, being a Paramedic, Incident Commander and mentoring our medical responders.

Greg Huckabee

For your role as our Water Supply Coordinator, Incident Commander, your calming demeanor, willingness to help and stepping into bigger roles.

Kenny Johnson

For completing the BMF Mini Structure Academy, your work as 4321's manager, the work you do at Station 2, training and call response and a great attitude.

Carl Loven

For your work creating the trailer for our UTVs, being truck manager for 4343 and your continued support for our devastated neighbors in Jamestown.

Earl Perry

For taking on the Public Information Officer role and bringing us into the social networking age, for being an EMT, training hours and your sense of humor.

Kathy Ramberg

For all your work on our mapping systems and Geographic Information Systems and keeping them current and for all the years of service you have given to BMF.

Shawn Roberts

For your role as Apparatus Director and keeping all of our apparatus ready to roll when needed and managing Station 1.

Colin Schaffer

For all the work you do overseeing our three stations, for managing 4332, for your call response and training and your helpfulness when things need to be done.

Top Training Hours

Dave Kabal – 685, Tim Farrell – 464, Ralph Burns – 336, John Benson – 303, Allen Saville – 292, Andrew Churnside – 291, Rick Waters – 258, Colin Schaffer – 230.

24 members with over 100 hours of training.

Years of Service Awards

Terry Donovan – 5, Don Hassler – 10, Dave Kabal – 10, Gail Loveman – 10, John Covele – 15, Tim Farrell – 15, Greg Huckabee – 15.

Top Call Response

Tim Farrell – 151, Allen Saville – 128, Rick Waters – 120, Mike Head – 112, 17 members with over 50 calls.

BMFPD Auxiliary: Spotlight on Provisioning

When firefighters respond to an early morning chimney fire in sub-freezing temperatures, they get cold, hungry and dehydrated while on duty. BMFPD Auxiliary members make sure they are fed and hydrated with hot drinks to help them maintain a high performance level during a long incident.



Since 2011, members of eight households from all areas of our District have taken responsibility for providing food and drink to our volunteer

responders—during flood and fire incidents, during day-long training, and during critical maintenance sessions that fill the responders’ calendar.

The BMFPD Auxiliary maintains caches of food and drink supplies at all District stations, and works with area restaurants and grocers to provide nutritious meals in a hurry to responders whether they are working at the stations, parked in a fire vehicle observing flood and weather conditions, or actively combating a house or wildland fire.

Members of the Provisioning team receive text message alerts on their smartphones so they are in the know on all calls, and receive their instructions from the Incident Commander on any emergency that will require food and drink.

Members of the Provisioning team meet annually for

orientation, training and debriefing on recent incidents, and to review their procedure manual. During the year, they work in teams to cover scheduled work events that help them practice for food and drink service during emergencies. Some members are retired, some have day jobs and some have kids at home. With a large group of trained volunteers on the roster, the Auxiliary can assure that food and drink service is always available to our volunteer responders.

If you’re looking for a way to support your volunteer responders, provisioning may be the right assignment for you. The Auxiliary is looking for four more households to join the team this year. If you think this might be a good fit, please contact Ann Blonston to learn more:

auxpresident@bouldermountainfire.org (303-641-3038). Training will be held in February for new and continuing provisioners.



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PBH's Top Ten

By Mike Von Hatten, ARC Chairperson

The ARC fields many complaints from residents about various and sundry issues. You would be surprised (or maybe not) how often the following issues are raised.

1. Let there be night.

*"My neighbor shines lights in my windows."
"I can't see the stars."*

Check your property at night and ensure that your lighting doesn't throw light onto adjacent properties. Consider using motion sensors on the exterior of your home rather than leaving your lights on all night. Many of our homes have large windows to capitalize on our great views and interior lights can create disturbing light levels at adjacent properties. Pull the shades down, lower interior light levels, or turn the lights off when not essential. Boulder County's Outdoor Lighting Requirements (the "Dark Sky policy") severely restricts the type and number of light fixtures on the exterior of homes and addresses lighting issues such as sky glow, light trespass, and glare.

2. I can't hear myself think!

*"I can't sleep; it's too noisy."
"The crew started work at 6AM and did not quit until 9PM."
"I can't relax on my deck—my neighbor's music is annoying."*

PBH/ARC has Construction Requirements that limit noise pollution. Be sure your contractor signs off on them as part of your contract and that they are followed. The Requirements specifically limit work to 7AM through 7 pm on weekdays, 8AM through 7PM on Saturdays, and 9AM through 7PM on Sundays and holidays.

The PBH Community Standards suggest residents monitor themselves and their guests regarding excessive noise. Sound carries in our hills and valleys. Most noise is more tolerable when it occurs at reasonable hours. We all need to make some noise when mitigating our properties against fire. Just be reasonable about the times you choose for the work.

3. Hey, dude—this isn't a racetrack!

"People drive crazy...too fast, in the wrong lane, on their phones..."

Driving in PBH can be a challenge on the best days. When snow, ice, and gravel are tossed into the mix, it's particularly difficult. While the ARC is really not the group that handles roads in PBH, we do get many

comments. What to do? Slow down. Stay in your lane. Don't drive and use your cell phone. Watch for and proceed cautiously around pedestrians and wildlife.

4. We love 'em, but...

"Is there something wrong with that dog? It barks all the time."

"I took my dog for a walk and was attacked by a neighbor's dog that was outside unattended."

We are a dog-loving community, but constant barking can try even the most patient person and being confronted by an unknown dog is frightening. PBH Covenants and Community Standards require homeowners to monitor their pets and prevent them from barking unnecessarily, chasing wildlife, or running loose. Boulder County requires pets to be on a leash except in designated areas and with appropriate tags. Common sense tells us that we put our pets at risk when we let them roam unattended in an area where bears, mountain lions, and coyotes are common.

5. Whack those weeds!

"I'm worried about the fire danger from my neighbor's property which has high grass and dead trees."

"Who is supposed to mitigate the right of way by my house?"

Mitigation protects all of us. Not mitigating creates a hazard for individual properties, as well as the rest of the community. BMFPD does a great job of helping us understand the advantages of mitigation. PBH Community Standards ask that all residents keep their property free of dead trees, limb trees, and cut down tall grasses on the property and the right of way adjacent to the property. If you need help, BMFPD provides services through the Mitigation Team...give Steve Lynn a call (303-440-0235) and have him help you identify what needs to be done and an estimate for services.

6. Where's the parking lot for this place?

"I almost hit a car on a blind curve because of a parked car."

"I hope the fire trucks can get to my house with all those cars parked on the street."

Let's face it, we don't have a lot of available parking. Our streets are not designed to handle on-street parking. If you or your guests must park on the street for a short time, ask your guests to stay off the grass (the car can set a fire), avoid parking at blind spots and corners, and avoid parking that restricts emergency vehicle access.

If you need to park near the street in a snow event to

ensure that you aren't stuck in your drive, make sure you aren't in the street. Park at the end of your drive. The plows will be able to get through and other drivers won't have to venture into the other lane to get around you.

7. NIMBY

"There is a strange smell coming from my neighbor's home."

"Why do they need a guard dog?"

"Hope the place doesn't burn down or blow up."

Marijuana can be legally sold in Colorado and the law allows people to grow only six plants per adult in their homes. One would assume that commercial grow houses or related drug operations would not be permitted in PBH since County zoning and PBH Covenants prohibit most commercial operations. If you find yourself in the "not in my back yard" situation, contact the PBH Safety and Security Committee (Paul Shippey) for information.

8. Business as usual?

"Where are all these cars coming from and who are these people?"

"Why are there always commercial vehicles in that driveway?"

Boulder County zoning and PBH Covenants permit single-family occupancy of homes in PBH and exclude most commercial businesses. Our covenants permit the parking of one commercial vehicle on our properties. Our covenants prohibit using our homes for short-term rental (less than one month) which rules out bed and breakfasts and short-term vacation rentals. Multi-family occupancy is prohibited. Therefore renting a portion of our homes or property to others while simultaneously occupying the property ourselves is prohibited.

9. Out of sight, out of mind

"My neighbor's yard is unsightly and it's affecting my property values."

"All that stuff in their yard is a fire hazard."

PBH Community Standards suggest locating exterior storage of construction materials, recreational vehicles, trailers, etc. in inconspicuous locations not visible from adjacent roads and properties. Boulder County Ordinances outline other restrictions on outdoor storage. Storage of combustible materials (firewood, etc.) require special consideration due to our woodland environment. Common courtesy suggests storing unused items in locations out of sight of the neighbors to keep the area looking neat and clean.

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10. It's Wednesday!

"My neighbor put her trash can out last night and this morning there is trash all up and down the street."

Whichever trash and recycling service you use, take your cans out on the day of service and bring them in on the day of service. If you are out of town, make arrangements with a neighbor. Trash is a danger to wildlife. Animals eat things they shouldn't, not to mention it encourages them to come close to your home. The trash the bear spread all over the street is unsightly and should be cleaned up immediately—by you not your neighbors.

PBH is a very special place...it's not your typical suburb or subdivision and it's not "out in the country" either. PBH provides the best of both, which is one of its draws. This same uniqueness makes it difficult to define exactly what the "guidelines" should be. The PBH Covenants state that unsafe, unhealthy, and unsightly activities and conditions are not allowed. The Community Standards further define these activities and conditions.

With that in mind, here are a few tips to help us be good neighbors and avoid problems and complaints.

- Read the Covenants, Community Standards, and Construction Requirements. (PBH website)
- Respect your neighbors.
- Respect and live in harmony with the environment.

Aging in Place.....Continued from page 2

- can, under certain circumstances, provide minor home repairs and wheelchair repairs.
- can perform grocery shopping and delivery to the homebound.

See www.careconnectbc.org or call 303-443-933

Via Colorado is a private, nonprofit, well-known local resource. For a very modest fee (usually about \$2 or so) Via will pick you up and take you where you need to go in the close-by county & city area. You do have to register so they can assess your need for mobility and generally you have to be 60 or older. You register usually through a simple phone call and once registered can call on them as needed.

See www.viacolorado.org or call 303-447-2848

Boulder County Aging Services is the County agency set up to support older adults. Its mission is to promote the health and well-being of older persons by building on individual family and community strengths. Their services include:

- Respite care
- Long-Term Care Ombudsman
- Medicare Counseling
- Project Visibility
- Project HOPE
- Wellness and Nutrition

See bcaaa@bouldercounty.org or call 303-441-3570

The Caregiver Initiative of Boulder County Area Agency on Aging offers a variety of services for family caregivers. Funded by the National Family Caregiver Support Program of the Older Americans Act, the Caregiver Initiative serves Boulder County residents who provide unpaid care for a relative, partner, or friend who is 60 or over (or any age if the person has dementia).

General Information: 303-678-611 or ecooper@bouldercounty.org

Boulder County Health and Human Services Old Age Pension (OAP) program provides financial assistance to residents ages 60 or older with little or no income, and may provide medical assistance for eligible applicants. Eligibility and the benefit amount are based upon the individual's income and resources.

<http://www.bouldercounty.org/family/financial/pages/oap.aspx>

Or call the County Housing and Human Services organization at 303-441-1000

Boulder County Aging Services - Nutrition Services supports nutrition services for older adults, including congregate meals at senior centers

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and meals delivered to persons who are homebound. The Nutrition Services serve healthful meals that meet one-third of the recommended daily allowances and provide opportunities to socialize. The program also offers nutrition screening, education, and counseling by a registered dietitian. You can call for more information to 303-441-4995

Or take Via to the Café Classico Boulder Senior Center West, 909 Arapahoe Ave. 303-441-3148. The meals there are excellent with a choice of entrees, dessert, and a beverage at a cost of only \$5 per meal.

And don't forget Boulder Meals on Wheels 303-441-3908

Boulder Parkinson's support group was founded to support residents with Parkinson's disease and related neurological syndromes. The local Parkinson's support organization offers much help, and in particular sponsors many local exercise groups, usually at the Mapleton YMCA. Take Via and get exercising. It is now well-established that regular exercise can delay the development of many neuro-related conditions.

Email the coordinator Paul Browne, paul@pbrowne.com, or call me at 303-938-0522.

City of Boulder Senior Centers are run by the City rather than the County, but they

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are available to Boulder County residents for a small fee—about \$5-7 per visit, or if your medical insurance (Medicare Advantage, for example) offers “Silver Sneakers” services, it is free.

The Senior Centers have such a wealth of services it is better to go visit and see for yourself. For example, Senior - based exercise classes come in a variety of formats and levels and are accessible to older persons at a variety of skill levels. Also offered are organized trips to local (Boulder and Denver) arts and entertainment events, book clubs, bridge (duplicate and contract), massage services and much, much more. Call Via, they will take you there and pick you up.

<https://bouldercolorado.gov/seniors>

East Senior Center 5660 Sioux Drive, Boulder, CO 80303 303-441-4150; Open 7:30 a.m. to 4:30 p.m., Monday through Friday

West Senior Center 909 Arapahoe Ave., Boulder, CO 80302 303-441-3148; Open 8 a.m. to 4:30 p.m., Monday through Friday

Commercial Services...Last but not least, there are also many organizations providing PAID, in-home senior services. See for example;

www.seniorhelpers.com/Boulder 303-452-6500

www.comfortkeepers.com/ 303-447-2008

www.caring.com/find/home-care

But take note these are PAID services. For example Comfort Keepers is a private pay service. They charge an hourly rate of about \$16+ per hour for companion services and about \$20+ per hour for personal care services.

To Conclude...Staying in your well-beloved home is often a viable option as we age – it takes a little effort,

but is important to get out as much as possible. The above listing is just a sampling. There are many other services out there to help. And don't forget to call on your neighbor. They might be glad to help, but are embarrassed to ask you.



Obituary

Former PBH resident and firefighter, Cort Nagle, died in July 2014. The following is a portion of the obituary published in The Atlanta Journal-Constitution on July 20, 2014.

Cort Travis Nagle, 66, of Cross Hill, SC, formerly of Atlanta died on Sunday, July 13, 2014, at Emory University Hospital in Atlanta. Cort, a real estate developer and builder, was born February 28, 1948, the son of Stanley Ashmore Nagle and Beryl Margaret Smith Nagle. Cort attended the University of Georgia on a Basketball Scholarship, graduating with B.A. in business. He began his career in Atlanta, representing Sherrill Upholstering Co. of Hickory, N.C., and subsequently managed real estate development projects and sales as an executive with Tenneco Oil Co., Phipps Land Co., The Landmarks Group, and Brandon Goddard. He was a partner with Trammell Crow. In South Carolina, Cort created Nagle Consulting LLC, which handled commercial brokering, residential building and real estate consulting. He was a principal with Harmony Builders, a residential developer and an associate with Avison Young in Greenville. A gifted athlete, Cort ran in the Boston Marathon, New York Marathon, Marine Corps Marathon from 1991 through 1996 and participated in the Ironman Canada competition in 1991 and 1994. Cort took particular pride in his volunteer work as a Fireman and EMT when he lived in Colorado. He was an active Volunteer for the Boulder Mountain Fire Authority, the Nederland Fire Protection District and the University of Colorado.

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