



Pine Brook Press

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

Winter 2017



PBH ENHANCEMENT PROJECTS: TURNING PROBLEMS INTO OPPORTUNITIES

Pine Brook Hills and BMFPD residents recently participated in two Community Work Days that exemplified the spirit of volunteerism that is alive and well in our communities...and significantly improved the site where the PBH Community Center, PBH Water Department, and BMFPD Fire Station 1 reside.

Recent construction on the site to increase the size of the Water Plant, resulted in a need to redo the outer parking area. Creative thinking and lots of hard work on the part of water and fire department leaders, HOA volunteers, and residents of PBH and the entire fire district, resolved this issue as well as a number of other maintenance issues that had arisen over the years.

The paving on the interior parking areas immediately around the station had deteriorated and the concrete aprons just outside the truck bays had exposed rebar. Significant erosion was taking place along several areas of the pavement and drainage was so poor that ice formed in front of the main entrance. Fortunately, this group of community leaders saw these issues as opportunities to enhance the site.

Funding for the projects came from a number of sources. Bob de Haas obtained grants to repave the outer parking lot with asphalt rather than replacing the crushed asphalt that was previously in place. The Fire Department provided much of the funding to repave the parking area around the Station with the help of a generous donation from a resident. The Auxiliary provided some of the funding for much needed replacement of Self-contained Breathing Apparatus to free up funds in the Fire Department budget for the paving. The PBH HOA provided funds to excavate and enlarge the outer parking area and to provide

materials and supplies for the projects completed by volunteers. Doing all the work at the same time and using volunteers for much of the labor, kept the costs down.

In addition to the paving and maintenance projects, an emergency exit was added. This



was made possible by an agreement between Adam Jackaway, the new owner of the property to the

east of the site, and the Water Department, the Fire Department, and the HOA. Adam generously agreed to easements on his property for improving drainage and an additional exit for emergency vehicles. Rob Quinn donated his time to work with all parties to develop the agreement. Allen Saville, Bob de Haas, Jim Eyster, and John Benson all contributed their expertise to the development of the agreement.

The work began in August with excavation and paving completed by EZ Excavation at discounted rates and with all parties determined to complete the projects quickly to avoid interference with the operations housed at the site. The width of the outer lot was increased to 60 feet to accommodate parking on both sides. This required excavation of some of the hillside on the west side of the lot and the creation of a retaining wall.

After the old paving on the inner lot was removed,

the site was graded to improve drainage and prevent ice build-up. The inner parking area was paved with five inches of asphalt...a much more appropriate depth for use by our large fire equipment. New concrete aprons were poured outside the truck bays. Two openings in the berms to the east were excavated to create the new emergency exit and to improve drainage. Once all that work was done, teams of volunteers got busy on two Community Work Days to complete a number of additional improvements that have further enhanced the site.

Volunteers...

- power washed, primed, and painted the concrete barriers used to create a retaining wall along the west edge of the outer parking area.



- planted vines above the concrete barriers so they will grow over and soften the look. They will be watered regularly by a volunteer.

- cleared debris from the berm on the east side.

- pruned existing trees.

- extended the underground drainage pipe from the new water plant addition to the edge of the new asphalt to eliminate erosion and the deposit of soil on new paving.



- constructed a wood timber retaining wall north of the building entry to prevent erosion onto the new paved area



- built a concrete block retaining wall at the southeast corner of the truck ramp.

- constructed a wood timber retaining wall around trash dumpster on the south edge of the paved area.



- cleared the existing drainage culvert and reinforced the catchment area with stone at the new emergency exit drive.

- placed and spread 36 tons of gravel on the new emergency exit drive.



- installed two private drive signs on the emergency drive.

- cleared old deteriorating timbers from the site.

This team of volunteers exemplified Margaret Mead’s comment “Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it’s the only thing that ever has.” In this community we live by that philosophy. If you would like to get involved with meaningful project like these, join the Enhancement Team or be an “on call” member. This group of dedicated volunteers will complete the Flood Memorial Plaza at the intersection of Linden and South Cedar Brook next Spring now that the road construction is complete. A number of other great ideas have been proposed for future consideration. Contact Mike Von Hatten (mvhconsultant@earthlink.net) to participate. Time, materials, labor, and funds are all greatly appreciated.

2017 COMMUNITY CALENDAR

HOA MEMBERSHIP MEETING - JANUARY 31

6:00 PM Potluck Dinner

7:00 PM Presentation: Mountain Gardening with Chris Blue

HOA Business: Budget Approval and other updates

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

2017 HOA MEMBERSHIP MEETINGS - May 16, September 5 and November 7.

HOA BOARD MEETINGS are open to all residents. Attendance is welcomed and encouraged. Meetings begins at 7 PM. 2017 Meetings: January 12, April 25, August 22 and October 17.

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 or Boulder Heights Firehouse. Call 440-0235 for specifics.

BMFPD AUXILIARY - Meets quarterly. Next meeting: January 15, 3:30 - 5:30 PM. Email auxpresident@bouldermountainfire.org for details.

WATER BOARD - Meets 3rd Thursday of every month at 4:30 PM. Call Water Office at 443-5394 for dates.

Special thanks to this issue's photographers: Jim Adams (front cover), Jim Maynard (back cover) and Allen Saville (Enhancement Projects).

PRESIDENT'S PATTERN

By Brian Wahlert

Happy New Year! I hope you all had a fantastic holiday season and are enjoying winter in our wonderful community. Some of my favorite times in Pine Brook are the bluebird days, when the sun shines down on a blanket of snow. What a glorious place we get to call home.



With the new year comes a request for HOA dues, so I wanted to take some time to outline all the ways your annual contribution benefits our neighborhood. The HOA funds three main areas: Fire Mitigation and Forest Health (roughly half of our budget), Connecting the Community (a quarter), and Enhancement Projects (the other quarter).

Fire Mitigation and Forest Health

Pine Brook is unique among Boulder County foothills communities in our multi-pronged approach to fire mitigation. Individual residents mitigate their own homes, but we also protect the community as a whole with projects that span property boundaries. With funding

<p>PINE BROOK HILLS HOMEOWNERS ASSOCIATION BOARDS AND COMMITTEES</p> <p>PRESIDENT Brian Wahlert, 425-242-8746</p> <p>VICE PRESIDENT Rob Quinn, 447-0970</p> <p>SECRETARY Mike Von Hatten, 997-8319</p> <p>TREASURER Bob Loveman, 926-0204</p> <p>MEMBER-AT-LARGE Allen Saville, 442-1682</p> <p>ARCHITECTURAL REVIEW Eric Erickson, 447-0671</p> <p>NEWCOMER WELCOME Jo Wiedemann, 447-2569</p> <p>SOCIAL CHAIRS Veronique Foster, 444-9892 Sarah Wahlert, 425-242-8746</p>
<p>FIRE CHIEF John Benson, 440-0235</p> <p>FIRE BOARD PRESIDENT Duke Snyder, 443-0777</p> <p>THIRD ARM Bob Loveman, 926-0204</p> <p>FIRE AUXILIARY Ann Blonston, 720-295-2660 & Catherine Von Hatten, 997-8319</p>
<p>WATER BOARD President, Mel Beauprez, 444-1968</p> <p>WATER DISTRICT Robert de Haas, Mgr., 443-5394</p>
<p><i>PINE BROOK PRESS</i></p> <p>EDITOR Catherine Von Hatten, 997-8319</p> <p>LAYOUT Param Singh, 417-0373</p> <p>STAFF Nancy Tamura, 919-961-8184</p> <p>ADVERTISING Ads@pinebrookhills.org</p> <p>E-MAIL: press@pinebrookhills.org</p> <p>WEBSITE: www.pinebrookhills.org</p> <p>WEBMASTER: Brian Wahlert, 425-242-8746</p>

from the HOA and matching grants secured by Boulder Mountain Fire, and with the permission of individual property owners, we contract with Boulder Mountain Fire to create and maintain large shaded fuel breaks – basically, swaths of forest that are significantly thinned. These fuel breaks help firefighters prevent fires from getting into Pine Brook, and reduce the spread of fire within Pine Brook. This past year saw great improvements to our protection on the east and south sides of the community. In 2017 we plan to better protect the north side, with work in the Anne U. White Trail area.

Connecting the Community

Ever since we moved into Pine Brook just over five years ago, my family has felt so welcome here, more than in any other place we've lived. That experience seems consistent across the community. We wave to each other as we drive, and we stop to chat as we walk the neighborhood. We get together for drinks on the deck on summer evenings, and our kids sled and build snowmen together in the winter. Even in the difficult time of the 2013 flood, some residents cherish memories of joining neighbors for potluck dinners cooked over propane stoves.

The HOA doesn't take credit for the magical sense of community we have in Pine Brook, but we do support it in a variety of ways. You receive the Pine Brook Press four times a year and the Pine Brook Directory every other year. We host social events twice a year and membership meetings four times a year. We have a website that we regularly update. And our welcome committee greets new residents as they move in. Each of these activities contributes to the community spirit that's so special in Pine Brook.

Enhancement Projects

The HOA also works to maintain and improve the facilities and infrastructure of our community. The past two years have seen substantial activity on this front. Our beautiful new entry sign was installed in 2015 and lighted and landscaped in 2016. The area around the Fire Station/Community Center was significantly improved in 2016 through a joint effort of Boulder Mountain Fire, Pine Brook Water, and the HOA. The parking area was paved and expanded, and an

emergency back way in and out of the community center was constructed, along with numerous other improvements highlighted in the article on page 1.

And that's not all. The Architectural Review Committee meets every month to review and assist residents with their construction projects. The HOA advocates for our neighborhood with Boulder County leadership, and keeps residents aware of issues that affect us.

The HOA collects no tax dollars and has no paid employees. We do everything that I've listed here with voluntary contributions of money and time. I hope you see the value that the HOA provides and will take a minute to make your 2017 contribution right away. Our HOA Treasurer Bob Loveman outlines how to pay your dues in his article on page 5. We're always looking for volunteers, so if you have ideas for how you could contribute, please send me an email at president@pinebroohills.org.

Roads

Thanks to everyone for your patience with the construction this summer as Linden was rebuilt and a new culvert was installed at the intersection of Linden and North Cedar Brook. The payoff for a few months of inconvenience is greatly increased safety along Linden, and much improved resilience to future weather events with the increased carrying capacity of the new culvert.

Boulder County ballot measure 1A would have repaved all public paved roads in unincorporated County subdivisions, including Timber, North and South Cedar Brook, and the rest of Pine Brook's public paved roads. Within Pine Brook's precinct 911, voters overwhelmingly approved measure 1A by a 64% to 36% margin. Voters in the city of Boulder also narrowly approved it, but those votes were not enough to overcome opposition elsewhere in the County. The measure ultimately failed by a 54% to 46% vote. With the election behind us, discussions continue with Boulder County officials on how best to repair our aging roads.

History

Finally, with 2017 marking the 50-year anniversary of the Pine Brook Hills HOA, our

neighborhood has a lot of stories to tell. I'd like to thank Kevin Smith for volunteering to take on the role of Pine Brook historian! We have some early history on our website at <http://www.pinebrookhills.org/history.html>, but through research and interviews with residents, Kevin plans to expand our recorded history. If you have stories to share or would otherwise like to help with this effort, contact Kevin at historian@pinebrookhills.org.

I hope to see you at our first HOA meeting of 2017 on Tuesday, January 31 at the Community Center! Bring a dish to share for the potluck at 6 and stay for the meeting at 7, or come for just the potluck or the meeting as your schedule allows. I hope you have a wonderful new year!



HOA TREASURER'S UPDATE

By Bob Loveman

With the New Year, it is time to pay your voluntary 2017 HOA dues! While the official request is for \$75, many of us contribute \$100-\$250 in order to fund as much mitigation work as possible to protect our homes and the community.

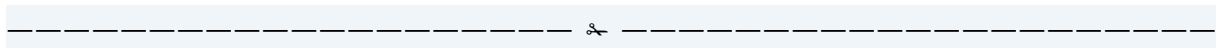
Here are a few facts to consider:

- About half of our approximate \$30,000 annual budget funds mitigation work via Boulder Mountain Fire's ERT team – creating and maintaining fuel breaks, thinning overgrown areas, and performing weed whacking beside the roads to reduce risk of fires igniting due to vehicles.

- We actually get matching funds from grants, so your dues can achieve double the amount of mitigation work.
- When winter conditions permit, BMFPD safely burns wood piles created during annual work, reducing fuels that might feed future fires.
- Your dues also fund a variety of enhancement projects (PBH entry areas and the Community Center building and parking lot) that make our subdivision more attractive to visitors and potential homeowners. Realtors tell us that your home value is enhanced by these projects!
- Quarterly issues of the Pine Brook Press provide you with current news, social opportunities, and briefings from Chief John Benson, Water District Director Bob De Haas, HOA Board Members, including President Brian Wahlert, and numerous committee chairs.
- HOA meetings and social events both inform you on topics of interest to us all and provide opportunities to meet new neighbors and reacquaint ourselves with veteran homeowners.

To pay your 2017 dues, either mail a check using the form below and the enclosed envelope or visit the HOA website at <http://www.pinebrookhills.org/dues.html> to pay via credit card. Either way, provide your current email address. To save a stamp, you can drop off your check in the HOA mailbox as you enter the Community Center parking lot.

Checks are payable to Pine Brook Hills HOA. Thanks for your support.



Name of owner: _____

Address of property: _____

Email address: _____

Payment amount: \$75 _____ \$100 _____ \$250 _____ Other _____

ON THE WATERFRONT

By Bob de Haas

The PBH Water District welcomes Andrew Churnside to its staff. He began working on December 1, 2016. Andrew has been associated with the Boulder Mountain Fire Department for 15 years as a volunteer and brings a valued sense



of community with him. His knowledge of water hydraulics and a real “can do” attitude will make him an asset to our team.

As was discussed in the last issue of the Pine Brook Press, the number of overtime hours and the inability of the current employees to use their vacation time had become critical. Various options were given serious consideration by the Board with comments from members of the community taken into consideration. The problem was also discussed at the last Home Owners Association meeting. The final decision by the Board was that the best course of action for the District and the community was to add a third employee.

Water Rates: Whatever option was chosen to remedy the employee issue, the Board determined it is necessary to change the water

fees, a move not taken lightly. Various options were considered, including adjusting the base service fee, adjusting the water rates, or a combination of both. The Board researched the effects of each type of adjustment and whether it would produce the needed revenue. The bottom line was that the most reliable adjustment was to change the service fee by increasing it from \$30.00 to \$50.00. The capital fee remains \$10.00. Water rates per thousand will remain at their current levels.

The Board felt this approach was the fairest for the community as a whole. The District actually produces less water now per month that we did in the ‘80s and ‘90s for fewer homes. The amount of water used by each home in PBH continues to track down because the majority of residents here believe that natural resources should not be wasted and use water conservatively. Additionally, every new toilet, dishwasher, washing machine, etc. purchased uses less water than the fixture it replaced, reducing the “water impact” of our home usage. Adjusting the water rates themselves was determined not to be the most reliable course of action to produce the increased revenue needed, nor was it the fairest, as the need to make a change had nothing to do with the amount of water a home used. The need for the additional employee is a direct result of the changes in regulations and the increased complexity of our system, combined with the District’s desire to provide the best and most reliable service it can.

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ARCHITECTURAL REVIEW

by Eric Erickson

Thank You

On behalf of the Architectural Review Committee I want to thank each and every one of you who in 2016 supported and complied with the Land Use Restrictions in our Unified Covenants.

Forty-eight individual property owners made applications for either Fast Track or Committee reviews. Forty received final approvals before year end and eight are currently under review. Of the eight under review, four are for the construction of new houses which means that 2017 will be a rather busy construction year.

Remember that you can stay up-to-date on new projects in Pine Brook Hills that have been approved by the ARC by accessing our webpage at www.pinebrookhills.org/ARC/projects.html.

Accessory Structures

If you visit our ARC web page you will find a new link for "Accessory Structures." After two years of community and HOA input, we have written and, hopefully, clarified our guidelines for reviewing any application to construct an accessory structure. Those guidelines can be found at www.pinebrookhills.org/ARC/accessory.html.

Briefly, any accessory structure that does not

require a Boulder County building permit, except for temporary or permanent fences, does not require prior ARC review or approval.

All other accessory structures require prior ARC review and approval. With the exception of a one-car garage and/or a guest house in Units 1-3, any approval would require a specific waiver by the ARC of the Land Use Restrictions in our Unified Covenants.

To that end, for any given parcel on which a house already exists or is under construction, the ARC is willing to consider a **waiver** for 1) a single greenhouse and/or studio that does not exceed 200 square feet and is not equipped with utilities that would support the conversion of the studio to a personal dwelling unit, and 2) a single, one-car garage or car port that does not exceed 300 square feet and is equipped only with electricity and, in the case of a garage, a permitted heater.

In all other cases, the standard for granting a waiver will be considerably higher. In particular, with the exception of a single guest house in Units 1-3, any application to construct an accessory structure that could be readily converted to an illegal, functional use or a personal dwelling unit **will not be approved**.

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Community Work Day, Sept 25



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 John Benson
 Mark Cronshaw
 Bob de Haas
 Tim Farrell
 Art Markey
 Babette Markey
 Susan Schiff
 Scott Schiff
 Cindy Baker Maita
 Allen Saville
 Marla Saville
 Mike Von Hatten
 Brian Wahlert
Auxiliary Provisioners:
 Art & Babette Markey



Retaining Wall Washing/Painting:
 Eric Erickson, Allen Saville, Mike Von Hatten

Cleaning Station 1 carpets: Shawn Roberts
Publicity & Sign Up: Catherine Von Hatten

Community Work Day, Oct 1



Jim Adams
 John Benson
 Joyce Colson
 Eric Erickson
 Kathy Eyster
 Jim Eyster
 Don Hassler
 Pete Lillydahl
 Paul Munding
 Rob Quinn
 Allen Saville
 Param Singh
 Mike Von Hatten
 Brian Wahlert



Auxiliary Provisioners:
 Jean & Joel McCormack



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**Barbara (Bobsie) Schmidt Donahue, November 12, 1925 - December 1, 2016:
Boulder once and then again**

Bobsie transferred from a teacher's College in Kentucky to CU Boulder and never looked back. She was a biology major starting in 1944 moving into her sorority where she made friends for life. After graduating she moved back home to Hinsdale in the Chicago area and met her husband to be, Tom Donahue. She liked Boulder and returned for her honeymoon. She had three sons Scott, Jim and Brian. After living in New Jersey, her husband unexpectedly died in his 40s and she decided to return to Boulder to the delight of her sons. She bought a house with a barn in Pine Brook Hills just north of town. Horses were a regular part of life. Her home became a temporary stopping point for a large volume of nieces and nephews and her sons' friends. Guests also included the molecular cellular biology faculty and post-docs. There were lively discussions on all subjects with dogs interrupting always. She became a valued member of the Pine Brook Hills community and was a fire truck driver for the volunteer fire department. Only after her doctor told her to move closer to sea level did she leave Boulder again in 2005. Her ashes are coming back to Boulder and the mountains. She is survived by her sons and three grandchildren.

A memorial service was held on Saturday, Dec. 17 at Bronswood Cemetery in Hinsdale, where some of her ashes were buried. The remainder of her ashes will be scattered over the mountains of Colorado. The family asks that in lieu of flowers, donations be sent to the Nurses' Study Fund at King Bruwaert House, 6101 County Line Rd, Burr Ridge, IL 60527.

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SOCIAL COMMITTEE UPDATE

By Veronique Foster and Sarah Wahlert

SAVE THE DATE: JULY 22, 2017 will be the best PBH Gala ever! This is our annual party and a chance to get to know each other! Mary Lou and Cameron Peterson will host the gala in their beautiful home at 417 Wild Horse Circle. There are some truly extraordinary views in PBH and the Peterson's home has one of them!! Plan on joining your neighbors for a festive evening.



GET INVOLVED IN PBH!

Volunteering is a great way to meet your neighbors and contribute to the community.

The HOA Needs...

- **Enhancement Committee Members** – Enjoy working with others to enhance PBH? Interested in landscaping or gardening?
- **Directory Layout Understudy** – We all love our PBH Directories! They help us stay in touch and communicate with neighbors. The Directory team is looking for someone to help with the layout on the next volume to be created later this year.

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. Most ads are already lined up so you would be managing them.
- **Layout and Editorial Support** – Interested in learning about putting the paper together? Like to write? Want to learn how to use layout software? Join our team.

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.



Gardening in January You've got to be kidding me!

By Allen Saville

Come to the HOA general membership meeting in the cold of January (the 31st) and start getting your gardening plans ready for spring.

HOA meetings are held at the PBH Community Center and Fire Station (1905 Linden Drive) Pot luckdinner starts at 6:00 PM – bring a dish and socialize with neighbors. Program starts at 7:00 PM.

Chris Blue, an experienced and passionate mountain gardener (and fantastic photographer), will be with us to share her tips on having wonderful gardens particularly well-suited for our mountain topography and climate. Chris



will share some fantastic pictures of some of her gardens and flowers, share her recipe for deer

repellant, and discuss some of the steps in preparing to achieve great gardening results. As is the custom at the January HOA meeting, the HOA budget will be presented, and a few business items will be covered (these items can be covered very quickly). You may also expect to hear about winter fire safety tips and what's going on in the Pine Brook Water District. 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

WELCOME TO PBH NEWCOMERS

With Jo Wiedemann

Greg and Casi Gerber moved to Pine Brook Hills from Los Angeles, CA in November 2016. The move was initiated by a three-month road trip around the western United States. Greg and Casi stopped to explore new cities and eat good food. Of course they stopped in Boulder and just fell in love with it. A few weeks later they were back to live full time.



Greg is an entrepreneur and web developer. He is always up to date on the latest and upcoming technology, loves to travel, and is Casi's #1 food fan. Casi is a chef who also loves to travel, read, and host a good dinner party with plenty of wine. They are expecting a third member of the family soon (of the four legged type). You will see them all hiking around Pine Brook Hills.

They're both so happy to be here in Boulder and can't wait to do even more exploring. If you see them walking around please say hi and give them your favorite restaurant, coffee, and hiking recommendations.

A year into PBH living and plenty of renovations later and the **Griffith family** is ready to say "Hello!" after moving from North Boulder. Wade is a 20-year firefighter veteran working with wildland and structural fire and is in the process of becoming a local volunteer. Emelie is a realtor with a true passion for the unusual character of mountain homes and lifestyle. She loves all aspects of design and has a jewelry line, LALA, on the side. Their twin seven-year-old daughters

Mila & Sierra like to "party," dance to disco lights and lose teeth. Everyone loves family camper



adventures to places unplanned and remote. The family is complete with Jasmine the chocolate lab and with the recent new member Ginger the tailless kitty.

Katie King and Ryan Hay recently moved back to Colorado, and fortunately into Pine Brook Hills, so Katie could pursue graduate studies at the University of Colorado after being named a James Madison Fellow. Originally from Colorado Springs and Canon City respectively, Katie and Ryan are excited to be back around family, sunshine, good snow, hot springs, and genial Coloradans after living in Washington State for 12 years. Before returning to CU, Katie taught high school social studies and she looks forward to teaching locally beginning next fall. Ryan



owns Keithly Barber Associates, a consulting firm specializing in mechanical and electrical commissioning services with offices in WA and CO. When they are not remodeling a home, Katie

Allen Saville Receives BoCo Strong 2016 Resilience Award



BoCo Strong recognizes the complexities of building resilience, and the importance of working across sectors on key issues by encouraging community members to nominate groups or individuals who are making an impact on resilience in our area. This year's award for Community Resilience went to PBH resident Allen Saville. He was selected from a field of 10 nominees representing community leaders and community-led projects from across the region.

The award's citation recognizes Allen as an organizational and intellectual force in our mountain community, as well as an individual example of someone who fosters and exemplifies resilience. BoCo Strong noted that Allen took the helm of the PBH HOA just after 2013 flood helping other residents cope with the disaster while he personally experienced a landslide at his own home. He found time during that emergency to set up a monitoring system and advocate for the installation of soil-moisture gauges for early warning of similar hazards.

As a firefighter, Allen has maintained a level of community dedication and call response that is among the highest on BMFPD's team. He maintains his Red Card for arduous duty for the most strenuous wildland situations. He has trained through State and Federal programs to serve as a Public Information Officer for the Department. In his professional life, he is a business analyst and attorney specializing in solving complex multifaceted problems and in corporate training. He has used his many talents to strengthen the communication systems in the community and in the Fire Department, including designing an iPhone emergency medical response app used by EMTs, Paramedics, and Emergency Medical Responders.

Congratulations, Allen!

and Ryan enjoy running and hunting with their two German Wirehaired Pointers, Fritz and Greta. They look forward to being part of this community and welcome all to their doorstep.

The Howard Family recently moved to the neighborhood and are thrilled to become part of the Pine Brook Hills Community. Benjamin and Michele are both from the Midwest and moved here from Chicago. After Benjamin came here for graduate school, he knew it was the place he wanted to raise a family. It didn't take too much convincing before Michele fell in love with the beauty of the mountains and the amazing way of life in Colorado. They love to hike and run with their Rhodesian Ridgeback, Riley. They love being outdoors and eating really good food. After almost five years of marriage, they are expecting their first child in April 2017. Benjamin works in Longmont as an Oral and Maxillofacial Surgeon and Michele works at The Dailey Method as an instructor. They are so grateful for this move to Boulder and to be able to join this community!



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Jim Maynard

Swooshing through the snow.....