

# The Settling of Pine Brook Hills

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A story of Courage and Perseverance



Compiled and composed by Dave Davies

- ❑ The pioneers
  - ❑ Maxwell, Erni, Wagner, Stasick, etc.
- ❑ Why here?
  - ❑ The **blue line** – water
- ❑ Timing & growth
  - ❑ Financing, Building
- ❑ The struggle
  - ❑ Roads,
  - ❑ Mail,
  - ❑ Water, Gas,
  - ❑ Fire Protection,
  - ❑ Law Enforcement
- ❑ Today – Where we are.

# Maxwell – The Beginning

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- James Philip Maxwell (born: 1840)
  - A Colorado civil engineer and pioneer, held positions as State Senator, Boulder County Treasurer and State Engineer. Built wagon roads. Prospected for gold.

*“His home is in the lovely city of Boulder where he enjoys the respect and confidence of his neighbors His name is widely known as that of an efficient public servant in every office entrusted to him as that of a pioneer who had done much service for the State in return for the many honors that have been bestowed upon him “*

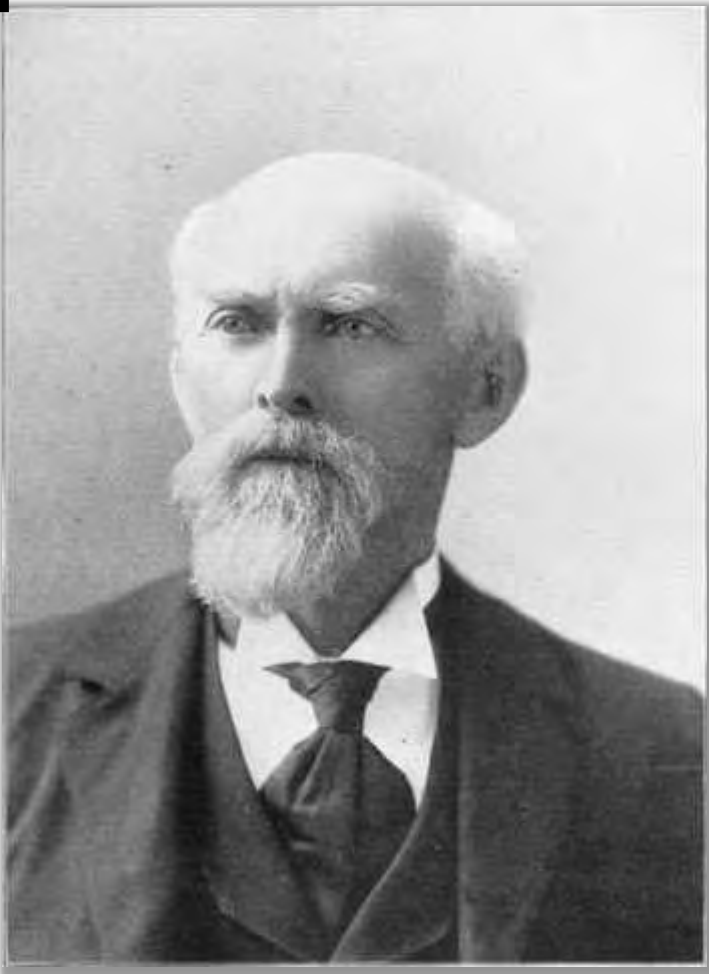


- Owned about 1600 acres of land up the Two Mile canyon. It was called the Maxwell Ranch and is the land that today encompasses PBH, Spring Valley Estates and Boulder Heights. He had two sons Clint, who ran cattle in the Ranch, and Marc who was a pharmacist in the City



# Hon. James P. Maxwell and his home

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Originally 3737 Broadway—  
but surrounded now by  
Wonderland Hills.



# Genealogy

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- ❑ Marc Maxwell
  - ❑ Son of James P Maxwell,
  - ❑ Died in 1960
- ❑ James M Burger (b 1923) was executor of the Marc Maxwell estate and sold the land to **Joseph Erni, William Wagner and William Stasick** in 1960.
- ❑ Burger stayed on and was a founding member of PBH Inc and a member of the original ARC. Developed Spring Valley Estates.
- ❑ James Burger was the son of Ray M. Burger (b 1897)
- ❑ Ray M. Burger was the son of Marie M. Burger (b 1871)
- ❑ Marie Burger was born Marie Orville Maxwell, daughter of James Philip Maxwell and Francillia Smith.
  
- ❑ So the Maxwells had CONTINUITY in PBH: 1860s –1960s

***Joseph Erni, William Wagner and William Stasick formed Pine Brook Hills Inc,***  
the direct corporate ancestor of the current “HOA”

Originally:

- ❑ Wagner was the President,
- ❑ Stasick the Corp Secretary
- ❑ But within a year Erni had taken over as President
- ❑ and his wife Betty was Corp Secretary

# William Stasick

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- ❑ Original Corporate Secretary of PBH Inc. (born 1916, died 1993) in Las Vegas
- ❑ Described as “MOGUL OF THE MOUNTAINS”
- ❑ Developed Boulder Heights, Pine Brook Hills and Eagle Ridge
- ❑ Deputy sheriff & fire chief of Boulder Heights.
- ❑ Originally from Patterson NJ & was a tool & die maker



## . . . a bit of a mystery

- ❑ Original President of PBH Inc
- ❑ 1940 Chemist at Great Northern Sugar Longmont
- ❑ 1950 Supervisor at Great Northern Sugar
- ❑ NOTE connection to Ray Burger—Ray also worked in 1930 at the Great Northern Sugar as the agronomist.
- ❑ Reputedly worked as contractor for the others and was given several lots near the end of Pine Needle, he sold them to the Open Space
- ❑ WAGNER CIRCLE named after him



- ❑ The developers of PBH
- ❑ Born in Switzerland
- ❑ Lived on Spruce (#1011) in 1956
- ❑ Joe worked as Engineer at Metron Instruments
- ❑ Built first house in PBH on Timber Lane
- ❑ Memories of them are that he was “ebullient” & she kept him on the ground

# Joe & Betty Erni

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Joe Erni with wife Betty, Nancy and Ken  
at their new home construction on Timber Lane in 1961

- ❑ A right-of-way was bought to the property on May 12, 1961 for \$3,200. An escrow account of \$36,800 was established with Great Western Savings and Loan Association for an exclusive option to purchase the land. The escrow was then used as a down payment with a first mortgage of \$147,052.69, which made the average cost per acre, \$196.12.
- ❑ Typical selling price for a 5 acre lot in 1961 was \$3,000 with \$250 down
- ❑ Paul N Dawson, Exec VP of 1st National bank was on the first Board and likely was the key financier. Burger worked in his building.

# Evolution in the 1960s

## Pine Brook Hills . . .

*a boom year*

Year:	Lots Sold:
1961	10
1962	49
1963	25
1964	43
1965	132
1966	86

The Erni's developed PBH  
The SALES shack was on Linden  
Where the fire house is.

Dawson went on to develop  
Brittany Place in Breckenridge

Original Board:  
Erni, Dawson, Stasick  
Burger, Wagner

Burger went on to  
develop Spring Valley

Stasick went on to develop  
Boulder Heights

# The lots started to sell

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## *Some early residents:*

- ❑ Seward – 478 Wild Horse, paid \$3000 for the lot in 1961
- ❑ Athearn – 65 Wild Horse, bought the lot in 1962
- ❑ Eberle – 1959 Timber
- ❑ Van Loon – 1390 Timber
- ❑ Rheinhart – 574 N Cedar
- ❑ Hendricks – 67 Wild Horse
- ❑ Gleason – 381 Timber
- ❑ Erni – Timber
- ❑ Edith and Marshall Coon – 1788 Timber bought in 1963

by 1963 – 35 resident homes  
(85 lots sold, many on hold until there was water)



# Lots for Sale

PBH - HOA



# Problem #1 – Water

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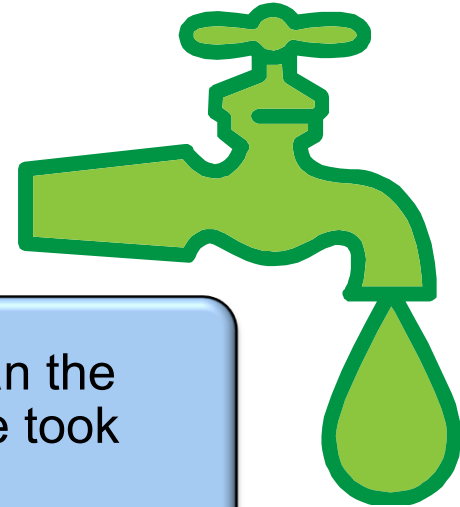
- ❑ Erni promised water ( Lake Erni) but initially could only provide water from a hose from his own well and went around the residents with a water cart. PBH was and is above the “Blue Line”
- ❑ The banks would only close on loans if the owner could demonstrate that water was coming out from the faucets ( sourced from a well)

By 1963 it became obvious that the developer was not going to put in a central water system, so the 35 or so homeowners in Pine Brook decided to form the Pine Brook Water District. They voted for a bond issue of some \$1.5 million (in 1963-64) and proceeded to install a central water system in all seven units of Pine Brook Hills. Several 25,000-gallon water tanks were built on high points for a gravity feed system.



# Water – (Continued)

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1966 Trudy deHaas moved in to PBH and soon ran the PBH Water District, it was in deep debt before she took over. Bob deHaas is her son.

1970's the District knew that it had to have additional water

1980 the District purchased surface water rights outside of the District, which it then treated and pumped into the District to serve the residents.

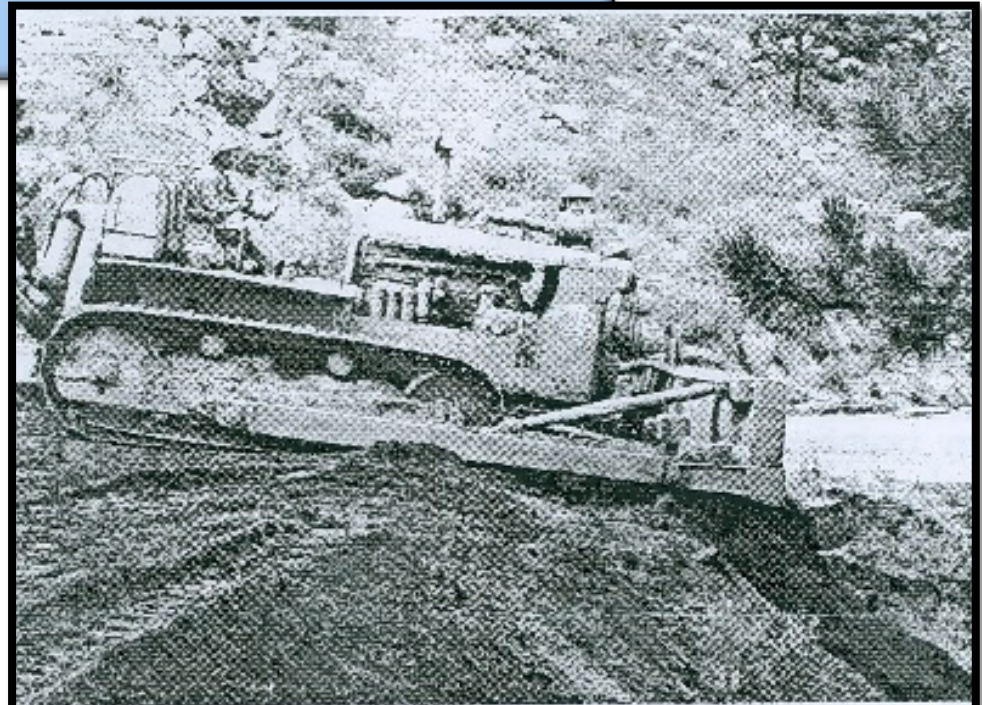
2004 the District held an election for the residents to approve the funding of the DAM project (and therefore the project itself). Approximately 75% of the eligible voters voted and passed the measure by a 3 to 1 margin.

# Problem #2 – Roads

- The major roads network (gravel) were developed as follows;
  - Linden to Fire house (Erni) 1961
  - Timber /Pine tree (Hendricks) 1962
  - N Cedar (Erni / Ed Van Dyke) 1963
  - S Cedar/ Fir to Acorn (Erni / Dietrick) 1963
  - Wild Horse (Erni) 1969
  - Alpine /Balsam (Hendricks / Gleason) 1964
  - Hawk (Rinde) 1964

*BUT the County did not accept until 1970s (except original Linden-1963)*

Most were made by the residents themselves with Jack hammers, blasting and old graders.



Road Grader, Photo by Rick Atheam

# Problem #3 – Mail

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- ❑ The USPS would not deliver mail until the roads were adopted.
- ❑ All residents had to go down to the bottom of Linden where the mail boxes were lined up.
- ❑ Finally set up the current system in the mid – late 1960s when the roads were improved. Needed road signs – County made them pay !!



NOTES Attached is a check for \$50.00 from John Seward of the Pine Brook Hills Homeowners Association for the erection of road signs by Boulder County.

( from Boulder County Records)



# Problem # 4 – Gas

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There was no natural gas system in Pine Brook Hills in the early days. Either oil or propane fired your furnace. My father had an oil-fired furnace installed and then put two 1,000-gallon tanks behind the house. He complained about the high cost of oil, then 15 cents a gallon, and wanted natural gas because it was cheaper. He and several other homeowners went to Public Service and inquired about installing a natural gas system. They were told that a rather large bond would be required before Public Service would put in gas. So, the homeowners raised the money for the bond, and Public Service then installed the natural gas system that is in Pine Brook Hills today. My father's oil tanks



# Problem # 5 – Law Enforcement

- ❑ Sheriff would not come into PBH as the roads were private
- ❑ So initially Erni & Seward were deputized, Joe toured the roads nightly
- ❑ Many problems in the 1960s with Marijuana growing (nothing has changed)
- ❑ Many problems in the 1960s with “keggers” (not so much anymore)



Marvin D. Nelson  
Sheriff 1966-1970

# Problem #6 – Fire Protection

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- ❑ In the early 1960s almost all the residents were fire fighters
- ❑ Fires were common but less destructive ( few trees)
- ❑ First fire fighting vehicle was the used 1948 GMC Pumper from Lafayette
- ❑ First fire house built by the residents from used timber & cinder blocks from a blown down building in Boulder



**Korean War vintage 4x4 Power Wagon  
Photo by Rick Athearn**



# So where did it all get to?

## □ Today

- 430 lots with about 400 homes – PBH Population 2010 – 983
- Area 2.9 square miles – 1900 acres
- Average house sold in PBH in 2014 to date – \$1.1 Million
- Some homes for sale with worth >\$10 Million per home
- So on average the worth of PBH property – about one half **Billion**
- We have water, gas, electricity, mail, fire protection, sheriff services



*But we still have issues with the roads!!*