

Pine Brook Press

A quarterly journal for, about, and by Pine Brook Hills residents | Winter 2022



HOA MEETING: APRIL 26

IN THIS ISSUE

A Word from the President-3

Architectural Review Update -4

From the Treasurer-4

Auxiliary Update-6

Water Updates-8

Wildfire Crew-10

Art of PBH-12

Roads-14

New Residents-16

Meet Some of Your Neighbors-18



**PINE BROOK HILLS HOA
BOARDS & COMMITTEES**

PRESIDENT

Kevin Smith, 301-641-8415

VICE PRESIDENT

Ethan Lake, 832-524-0063

SECRETARY

Kristin Gafric, 415-867-4372

TREASURER

Bob Loveman, 303-926-0204

MEMBER-AT-LARGE

Sylvia Andrejczuk, 303-386-4457

ARCHITECTURAL REVIEW

Rob Mohr, 303-442-2606

Natasha Bodorff, 425-457-9002

NEWCOMER WELCOME

Heather Fenity, 303-955-5739

SOCIAL CHAIR

Emelie Griffith, 303-304-0676

FIRE CHIEF

John Benson, 303-440-0235

FIRE BOARD PRESIDENT

Bob Loveman, 303-926-0204

FIRE AUXILIARY PRESIDENT

Susan Schiff, 719-250-5890

WATER BOARD PRESIDENT

Mel Beauprez, 303-444-1968

WATER DISTRICT MANAGER

Robert de Haas, 303-443-5394

**PINE BROOK PRESS
EDITOR**

Dave Mason,
press@pinebrookhills.org

LAYOUT & DESIGN

Jo Scoville, 303-638-0549

PROOFREADERS

Mark Cronshaw
Lisa Halperin
Gail Loveman

ADVERTISING

Param Singh, 303-417-0373
ads@pinebrookhills.org
press@pinebrookhills.org

WEBSITE: www.pinebrookhills.org

**INTERIM WEBMASTER/
TECHNOLOGY CHAIR:**

Peter King-Smith, 303-442-7698

2022 Community Calendar

HOA MEMBERSHIP MEETING - TUESDAY, APRIL 26

Please watch for further information regarding time and nature of meeting (in person, we hope, or Zoom if we must). See website: www.pinebrookhills.org

*Meetings are held at the Community Center/Fire Station
(1905 Linden Drive) unless otherwise noted.
All residents are welcome to attend.*

BOULDER MOUNTAIN FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

Meets the second Monday of every month at 4:00 P.M. Call 303-440-0235 for specifics.

BOULDER MOUNTAIN FIRE PROTECTION DISTRICT AUXILIARY

Meets quarterly on Sundays. Please check www.bouldermountainfireauxiliary.org/calendar-1 for the next meeting or contact aharsh@comcast.net.

PINE BROOK HILLS WATER BOARD

Meets the third Thursday of every month at 12:00 P.M. The next meeting is scheduled for April 21. Call the Water Office at 303-442-5394 for more information.

ARCHITECTURAL REVIEW COMMITTEE

Meets the second Tuesday of every month at 7 P.M. by Zoom.
Contact arc@pinebrookhills.org for the link.

SHARE YOUR PHOTOS!

Email your high resolution PBH images to press@pinebrookhills.org



Thanks to Susan Schiff
for sending this
beautiful image
of a deer
in the snow.

On the cover: Bobcat.
Photo by Brian Ridley

A Word From the President

By Kevin Smith



We are all fortunate to live in Pine Brook Hills – a unique neighborhood so close to Boulder. Living in Pine Brook Hills means being able to live in nature while being only minutes away from a vibrant community with great amenities and cultural opportunities.

Pine Brook Hills is more than a collection of houses. It is a community where we share the desire to be good neighbors and make it the best place to live that we can. Pine Brook Hills is a great place to live because of that community spirit and willingness to give ourselves and our time to improve the community.

Many of the initial roads were done by volunteers. Volunteers did most of the work to put in the water system. And today the Fire Department volunteers keep us safe and are ready to assist any time there is a safety emergency. There are several other areas where volunteers make the difference.

In addition to the Fire Department, here is a list of areas where you can volunteer to help keep Pine Brook Hills the vibrant community that it has become:

- Roads committee
- Pine Brook Hills web site
- Forest Maintenance (previously known as Beetle Busters)
- Newcomers committee
- Social committee
- Enhancement committee
- Pine Brook Press
- Homeowners Association
- Architectural Review committee
- Neighbors helping Neighbors
- Fire Department auxiliary
- Pine Brook Directory

All these benefits we enjoy require effort from volunteers. Your contributions to one of these committees gives everyone a chance to make Pine Brook Hills a better place to live as well as an opportunity to meet your neighbors and perhaps make new friends.

There are two HOA volunteers I would like to thank for their efforts over the past few years – Rob Quinn and Sylvia Andrejczuk. Rob has finished two years as member-at-large after serving as President and Vice President and has a wealth of knowledge about our community. Sylvia completed her two-year term as President and kept the HOA going through the COVID times overcoming many challenges along the way. I learned many lessons from Sylvia and none was more important than helping resolve issues by having neighbors talk to neighbors. This is a philosophy we should embrace, and it will form the foundation for resolving issues in the future.

Since we have so many committees, there will inevitably be turnover and the need for new community members to step up and help to fill those vacancies. Currently we need people to fill these critical roles:

- Enhancements Committee Chair
- Pine Brook Press (Editor)
- Webmaster

All committees and the Fire Department are always glad to receive extra help. If you are interested in contributing to Pine Brook Hills, please email me at president@pinebrookhills.org.

Thank you to everyone for your efforts in keeping Pine Brook Hills a great place to live!!

Kevin Smith
HOA President

Architectural Review Committee

By Rob Mohr and Natasha Bodorff

Winter is the least busy time of the year for the the Architectural Review Committee, but we look back on 2021 as an active year with lots of exterior improvement projects being done on homes in PBH. As of early December, the ARC had reviewed 41 applications during the year for such things as additions, detached garages, fences, deck replacements and repainting. The fall season saw a large number of roof replacements as the result of a June hail storm. Most roof replacements, as well as simple repainting or residing projects, were approved in about one day after the applications were received.

During the winter, many of us are making plans for work to be done on the exteriors of our homes in the spring. As you put together your plans, remember that the PBH Unified Covenants of 2010 call for any changes to the outside of houses to be submitted to the ARC for approval. It is a simple and usually quick process, which you start by going to the ARC web page at pinebrookhills.org/hoa/architectural and then completing an application. Most applications are addressed on a “fast track” basis in a day or two, with new homes and house additions being reviewed at the committee’s monthly meeting.

There were changes to the committee itself during the year. We said goodbye to Jim Eyster who has moved out of the district and welcomed Eric Miska to the committee in November. Continuing their service to the committee are Sylvia Andrejczuk, Rob Gordon, and co-chairs Natasha Bodorff and Rob Mohr. We are grateful for the service of Kevin Smith who, as the current Vice President of the HOA, has been a voting member of the committee. We look forward to welcoming a new Vice President of the HOA to our committee in January.

We also look forward to helping PBH homeowners with their home improvement plans in 2022.

Thank You From the Treasurer

Thanks to all of you who remitted your HOA dues for 2021! And extra thanks to the many who paid more than the suggested \$75 – we’ve used those funds wisely to enhance safety via mitigation and weed whacking. Watch your mailbox for both your 2022 dues notice and information on how to enter/update your Directory information.

Robert B. Loveman, Treasurer
Rloveman47@gmail.com
303-926-0204



A better agent.
A better experience.



You can't overestimate the influence of a real estate professional when buying or selling a home. I promise to be that agent, expertly guiding you through every step of the process and making the road to your new home a smooth one.

OUR BETTER APPROACH:

Market Shine	Staging	Photography
Exposure	Negotiation	Market Education



Heather Groff | Broker Associate, REALTOR®
303.736.9919 | heather.groff@porchlightgroup.com
porchlightgroup.com





Lauren Smith L.Ac,
MSOM, MS



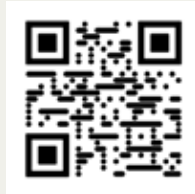
Joaquina Cante,
L.Ac., MSTCM

We Specialize in Treating:

- Women's Health • Stress Reduction • Emotional Issues •
- Weight Loss • Needle-Free Acupuncture for Kids
- Digestive Complaints • Pain • Energy Balancing

De-Stress & Relax
Say "YES" to Yourself

Book Online or
Call: 303-447-0443



LANDSCAPE DESIGN  BUILD  MAINTAIN



303.447.2282 *Caring for your land... Naturally!* EcoscapeDesign.com

Auxiliary Update

By Kelly Brown

Resiliency in Mountain Homeownership

What struck Garry Sanfaçon, a disaster recovery expert, most about the 2020 Calwood Fire was where and who the fire impacted: an entire, luxury, high-end subdivision. And yet, with Calwood, like most other regional and national wildfires, too many homes were underinsured. (Over 60% of Fourmile Canyon fire survivors were underinsured.) Not being properly insured has impacted homeowners' ability to recover and rebuild. We can learn from this experience.

In September 2021, the Auxiliary hosted Garry, who is a manager with Boulder County Disaster Recovery, as part of our Outreach and Education programming. Auxiliary member Sue Brundage moderated this discussion on how we can be resilient mountain homeowners, with a focus on properly insuring our homes.

“If you have adequate insurance, it will change the whole approach to recovery,” Garry said.

Why is it that Boulder County homeowners are perpetually underinsured? Garry explained that insurance agents typically use software that estimates home rebuilding costs. This software does not take into account key aspects of Boulder County: a strict, pricey, green building code, as well as higher building costs in general. (To say nothing of the sky-rocketing prices we see lately!) Thus, even a well-meaning agent may say you are adequately insured, without considering what it would truly take to rebuild in our mountain neighborhood.

One big takeaway was that the estimated cost to rebuild that Garry has previously relied on—\$350 - \$400 per square foot—is now too low. Garry recommends having a builder estimate the cost to rebuild your home to get an accurate estimate. Then ask your agent to increase your coverage, if needed but likely, and keep pushing even if they seem doubtful. He also recommends having a 25% code upgrade coverage to cover the County's stricter green building code.

“It's an impossible process, to be honest,” Garry said about replacing contents of your home following a disaster. So Garry strongly recommends you inventory all your home's contents with photos, videos and/or spreadsheets so you have an accurate record. He also stressed the need to scan and store all important documents off site. (The “fireproof” safes we often store our documents in do not withstand the heat of wildfires.) Routinely review and update your homeowners insurance policy and inventory.

The good news is, with a little bit of effort, properly insuring your home and contents can make a huge difference should a wildfire occur.

COVERAGE A: (COVERS DAMAGE TO YOUR HOME'S STRUCTURE)

The dwelling limit should be very close to what it would cost to replace your home if it burned to the ground.

- Not the assessed value.
- Not how much you could sell the house.
- Not the appraisal.

HOW TO DETERMINE EXISTING COVERAGE?

Coverage A ÷ by number of square feet of living space (exclude unfinished garage)

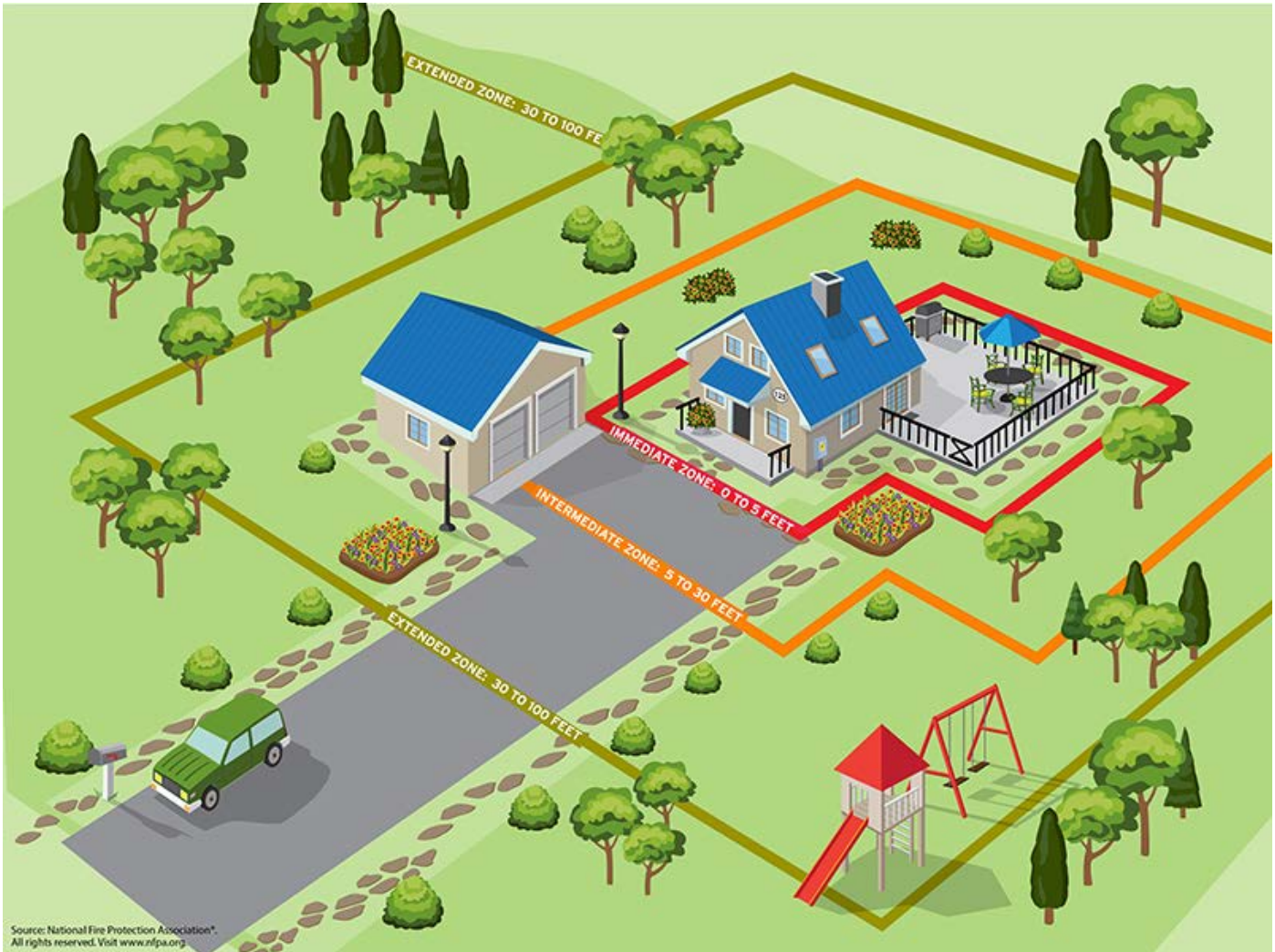
EXAMPLE:

$\$400,000 \div 2,000 \text{ sq. ft.} = \200 per sq. ft.
to rebuild

DID YOU KNOW?

Calwood fire recovery efforts included aerial mulching with burnt logs from the fire, creating a new model for recovery efforts.

HOME IGNITION ZONE



GARRY'S INFORMATIVE PRESENTATION IS AVAILABLE AT:

<https://www.bouldermountainfireauxiliary.org/resources1>

PASSCODE r*YIOYE3 (note that 0 is zero and not the letter O)

This presentation is just one of the ways the Auxiliary supports Boulder Mountain Fire and its mission in our community. The Auxiliary accepts new members year round. Join us! Find more information and calendar at bouldermountainfireauxiliary.org.

Despite strong leadership and volunteer efforts, **Boulder Mountain Handmade—the flagship fundraiser benefiting Boulder Mountain Fire**—was cancelled due to COVID-19 safety concerns. Organizers had recruited 52 artists and dozens of district crafters, bakers, and volunteers for the annual November event. They plan to host it next year.

Pine Brook Water Updates

By Robert de Haas

	PBW BOARD MEETING
Adopted Budget	January 20, 2022
Service Lines Leaks	February 17, 2022
Board Elections	March 17, 2022

All meetings are at 12:00 P.M.
Contact for updated information.

ADOPTED BUDGET

As of the publication of this edition of the Pine Brook Press, the 2022 budget has been adopted and includes a service fee increase. The Board had long discussions about whether to increase the water rates by tier or whether to adjust the service fee. Averaging two measure of inflation – the Consumer Price Index (6.2%) and the Producer Price Index (8.4%), the Board increased the 2022 monthly service fee by 7.5% or \$7.50 above the prior \$100 level for an increase per household of \$90 a year. The last rate increase was adopted in 2018 and took effect at the beginning of 2019. The \$7.50 increase in 2022 therefore is equivalent to an annual 2.5% increase over the last 3 years, similar to cost of living.

A majority of District costs are fixed, meaning they don't change no matter how much water is sold. Since an adjustment to the service fee is a more predictable income stream, it was generally felt that this was the better solution and has been incorporated into the 2022 budget. This also allows money to be put aside for capital expenditures for major infrastructure needs. The District is studying the long range capital plan to make improvements. The District will keep you informed as these discussions move forward and before any decisions are made.

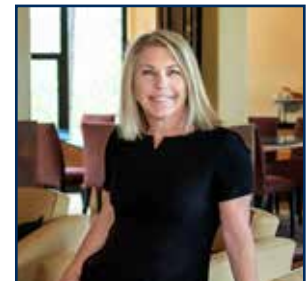
The adopted budget is available for review at <https://www.pinebrookwater.com/budgets>

THE WINTER 2022 REAL ESTATE MARKET IS PREDICTED TO STAY HOT!

Lawrence Yun, chief economist of the National Association of REALTORS®, says, "This winter, there will be more sales compared to pre-pandemic winters going back all the way to 2006."

Don't wait! If you're thinking of buying or selling, contact Barb Silverman today.

LIV | Sotheby's
INTERNATIONAL REALTY



BARB SILVERMAN

BarbSilverman@gmail.com

303.886.5329

barbsilverman.com

SERVICE LINE LEAKS

Recently we have been seeing an increasing number of service line leaks (leaks between the water meter and the house). As a reminder, Pine Brook Water is responsible for the water line from the main to the meter pit, including the meter itself. The line from the meter pit to your house is owned by you and you are responsible for any water lost (though a leak rate may apply), fixing any leak, or replacement if necessary.

Many of the service lines in Pine Brook were installed using improper practices (directly on rock, rock backfill), or with improper materials (sprinkler pipe, PVC, etc.) and with our challenging soil conditions they are reaching their end of life. If you think you may have a service line leak (unexplained high bill), contact us to come check your meter. We'll ask you to turn off the water inside your house and then check for usage at the meter. Usage at the meter with the house shut off may indicate a leak in the service line.

The next step from there would be contacting a company that specializes in leak detection (see PBH Forum). From there, the decision is repairing the leak or replacing the line.

Also consider contacting your insurance company about adding "Service Line Coverage" to your homeowners policy. Many companies have this available for a very reasonable annual cost and a low deductible with coverage that usually includes water line leaks. Check with your insurance carrier as policies vary.

Shown are two images of service line leaks from the summer of 2021.



A section of copper line that shows evidence of being smashed by a rock when it was installed in 1968. This leak lost approximately 70,000 gallons spanning two months.



A poly line that was worn through, likely by ground movement over sharp rocks. This leak lost approximately 78,000 gallons spanning two months. Photo credit to Anthony Robbins of "Waterline Repair & Replacement."

BOARD OF DIRECTOR ELECTIONS

By law, Special Districts in the State of Colorado hold elections to fill board of director positions. As a Special District, Pine Brook Water District will hold an election in the spring of 2022. PB Water is a governmental entity that is required to abide by the laws of the State of Colorado, including the guidelines for elections. The PB Water Board includes five directors. In 2022, there are three positions up for election. Two of the positions are for four-year terms and one is for a two-year term. If you are interested in being on the Board, complete a self-nomination form to be added to the ballot.

The official notice and call for self-nomination forms will be published in the local newspaper in late January and early February. Self-nomination forms are due by February 25, 2022. Write-in candidates must file their forms by February 28, 2022. The official election date is May 3, 2022. The election is conducted by a mail-in ballot. Official ballots will be mailed to eligible voters. If there are no candidates other than the current Directors, the election will be cancelled. Contact Kammy Tinney with Pinnacle Consulting Group (303-333-4380) for more information about the election process. For more information about the Pine Brook Water District or about Board members' responsibilities, contact the PB Water District office at 303-443-5394.

Wildfire Crew



“2021 was a very busy year for wildfire mitigation work and the crew had its hands full with both small and large scope projects throughout the district.”

Happy New Year,

As another year wraps up, I always like to take a moment to reflect on the past year for the Boulder Mountain Wildfire Crew and what the future holds.

I've been saying this for a number of years now, but this past year was yet again the largest wildfire crew that we've ever had at Boulder Mountain Fire. We had 18 crew members, which includes full time personnel, an administrative assistant, seasonal crew members and part-time contributors.

The size of our crew largely varies based on the demand for wildfire mitigation work we receive. In addition, we work to anticipate the number of requests for wildfire response that the crew will receive and verify we have a crew to satisfy those requests.

2021 was a very busy year for wildfire mitigation work and the crew had its hands full with both small and large scope projects throughout the district. For a variety of reasons, the amount of requests for wildfire mitigation in the district has increased significantly over the past few years.

Furthermore, the crew responded to many calls for wildfire incident assistance spanning both local fires and national incidents. The wildfire crew traveled quite a bit throughout the west this past year including: Oregon, California, Wyoming, South Dakota, and throughout Colorado. Most recently the crew assisted agencies in Estes Park on a wildfire near town.

As I pen this article in December, we are very dry locally and the danger of wildfire events still exists. The full time crew personnel, along with BMF's volunteer core, will remain ready to respond to and assist incidents throughout the winter months.

Looking forward to 2022, we anticipate yet another busy year and foresee an even larger crew. We are currently reviewing applications for next year's seasonal crew members and are looking forward to another great year.

We are already beginning to book wildfire mitigation projects into next year and are preparing for an increased workload. Unfortunately, we fear that 2022 will bring another year of increased requests for wildfire assistance as well. We are hopeful for precipitation both locally and nationally, but we are preparing to respond to calls for help in the meantime.

Hopefully this provides a little insight into the ever-expanding BMF Wildfire Crew and as always thank you very much for the continued community support we receive. We could not have grown in the ways we have without the help we get from our district residents.

— Mike Palamara,
Wildland Division Chief
Boulder Mountain Fire



**HOUSE
CLEANING
SERVICE**



PUT YOUR FEET UP AND RELAX...

Since 1986, Corners Too Housecleaning has provided high quality residential and light commercial cleaning services to homeowners, property managers and businesses in the Boulder area.

We are a friendly bunch committed to supporting a clean and safe environment for people, pets and the planet.

Visit our website, then call or email to schedule a free estimate
303-642-0839


marlene@cornerstoohousecleaning.com
www.cornerstoohousecleaning.com

Flexible • Reliable
Insured • Guaranteed


Serving Boulder area residents since 1986

Transition Coaching

Living your Authentic Life



Roger is a personal coach who guides his clients to be present and find meaning while working through the opportunities and stress of career or retirement transitions.



Roger J. Henderson
168 Meadowlook Way
Boulder, CO 80304

303-448-0046
hender.coach@outlook.com
www.hendersoncoaching.com



Green Girl Recycling

We Make Recycling Easy!

- ★ Residential Recycling
- ★ Paper Shredding Services
- ★ Electronics Recycling

303-442-7535
greengirlrecycling.com



The Art of PBH



Barbara Froula - from Architecture to Art and Back

by Caren Paul

In December, on a visit with Barbara Froula at her home/gallery/studio on Fountaintree Lane, I was struck by the beautiful integration of art and architecture. She has always been an artist, but thinking about career, Barbara was attracted to architecture in college. She grew up in the south and chose to attend Auburn University in Alabama for a five-year architecture program that was a bit more artistically skewed than others.

She spent the fourth year of the program on a Rotary scholarship to The Royal Danish Academy of Fine Arts in Copenhagen.

While there, she developed a deep interest in the art of buildings. The program strongly promoted travel and on-location (plein air) watercolor painting. Barbara really caught the travel bug - and explored and painted in many European cities. This love of travel continued to play an important role in her life, and she has continued to paint while traveling. She has published seven books featuring her paintings and illustrations.

Although Barbara stayed in Auburn to teach architecture for a year after graduation, she had always loved visiting family in Denver. She knew someday she was going to land here in Colorado.

In the 80's, she lived and worked in Denver - mostly for a couple of small firms where she was doing architectural renovation work. By the time she was a fully licensed architect, the economy here was taking a downturn, so Barbara decided to turn to art as a career. After a few years, she opened the Barbara Froula Gallery, and for 28 years featured her own art as well as the unique digital artwork of her son, Jonathan. Of course she specialized in architectural art and did a lot of work for Historic Denver, Inc. Her dozens of poster art projects for tours and events still sell well today. She was also commissioned by Historic Boulder for a number of art projects, including the 2011 Bolder Boulder.

Always interested in energy efficient housing construction, in 2017 Barbara and her husband Tim attended the Solar Decathlon and fell in love with an innovative sunroom. They purchased that room on the spot, and then began the search for property on which to build their dream house to go with it.

By 2018, Barbara had designed their home, and the couple began construction at the top of Fountaintree Lane. The inspirational sunroom is now a beautiful feature of the main living space, while also providing passive solar heating to most of the net-zero house. A separate floor is devoted to Barbara's gallery/studio space (open by appointment) where she showcases a wide array of her beautiful artwork. Barbara is so taken by her new Pine Brook Hills setting that her painting has shifted from cityscapes to landscapes. Barbara says, "I am so inspired by the views here - the light, the colors, the nature - I just have to paint it all!"

Barbara and Tim met on a gourmet backpacking trip in Colorado and were married in 1983. They have two adult sons - Jonathan and Dan. For them, living in Pine Brook Hills is simply "a dream come true."

For more information about Barbara's art, please visit her website at www.barbarafroula.com.



Physical Therapy
House Calls

SANITAS
PHYSICAL
THERAPY

A mobile physical
therapy clinic
serving the seniors
of Boulder County

303-828-6863
www.sanitaspt.com

Medicare Certified



Roads

By Peter King-Smith, Chair
PBH Roads Committee.

The Roads Committee has been actively involved in meetings this year with Boulder County Commissioners and Public Works, both actively supporting our plan to include a ballot measure to fund subdivision roads with the November 2022 election. Since changes were made to the Boulder County Master Plan in 1995 there has been no funding for rehabilitation of subdivision roads in Boulder County. The price tag to resolve this issue for all BoCo subdivision roads after more than a quarter century of inaction is now approaching \$100 million, so this is now a very difficult problem to solve!

While we continue to negotiate with Public Works and Road Maintenance Departments for as much ongoing maintenance as possible for our PBH roads, our main goal for years has been to secure permanent funding to maintain and rehabilitate all subdivision roads throughout Boulder County. As we get more clarity regarding the ballot language, we will provide updates and as time gets closer will ask for your support to help get the measure passed. Funding will potentially include a combination of a modest county-wide 1-2mil property tax increase (around \$100-200 per \$100,000 of assessed value) with some additional contribution from the county. Federal and state infrastructure funds are likely not available for use to maintain local subdivisions roads but further investigation is being undertaken.

Locally we have been able to get new striping completed in PBH. Our priority was for Linden which was approved late last year and we were pleased to see that in addition to Linden most of the other major PBH roads had their lines freshly repainted by the county at the same time.

Adding new sections of roadway to the approved striping map is a challenge but after several years of negotiation, Pine Tree Lane from Timber to Balsam, now has new double yellow lines. There have been a number of accidents on the tight curve at Balsam and this is also a school bus stop, so having these new lines should provide a much needed safety upgrade.



Another challenging section on Timber Lane below the Pine Tree intersection has been a topic of discussion with the county for a guardrail and other possible solutions for quite some time. Chief Benson has assisted us by providing a letter detailing his concerns as well as a record of accidents that BMFPD has responded to over the years at this location including several cars sliding over the edge.

After several meetings with county engineers on location an engineering study has been initiated and should be completed in January. We have asked them to investigate signage, a regrade of the road to slope towards the bank and not the drop-off, and a guardrail. A final report and review with us should happen in the near future.

We all agreed that a warning sign was needed, no matter the outcome of further discussions, and this has now been installed prior to the worst of our winter weather this year.

The PBH Roads Committee continues to actively lobby for services to keep our roads as well maintained and safe as possible.

Pine Brook Hills isn't just a place to call home,
living here is an experience
that I translate into the highest value for your sale.



Sold on Linden



Sold on Ridge



EMELIE S. GRIFFITH | REALTOR®



WWW.EMELIESGRIFFITH.COM

C: 303-304-0676 O: 303-733-5335

Top 100 Club

New Residents



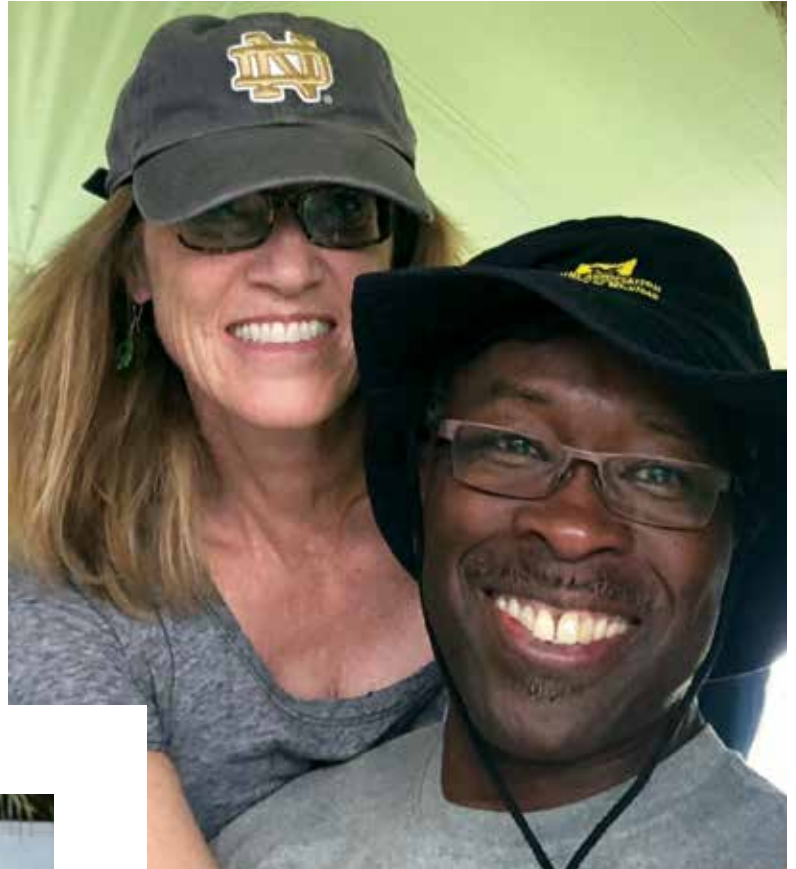
The Benham Family ▲

Brian and Stacey Benham, their two sons Toby (14) and Rory (10), and their fluffy sister, Penny (11), moved to Pine Brook Hills in August. Brian and Stacey are longtime Boulder residents. Brian is originally from Connecticut and moved here in 1994, after graduating from the Culinary Institute of America in Hyde Park, NY. Stacey moved here from New Jersey in 1995 to attend the University of Colorado. They opened Dish Gourmet, a sandwich shop and catering company in 2006. It's located on 20th and Pearl Street. Stacey has worked in marketing in the natural foods industry for almost 20 years. The Benhams love the outdoors and enjoy their free time floating down a river, skiing, and camping. They're also die-hard CU Buffs fans. They're loving the peace and quiet of Pine Brook Hills.



The LeMaire Family ▼

Hello! We are the LeMaires, and so very happy to be members of the Pine Brook Hills community! We are a family of 6 including myself, Will, my wife Jen, our three daughters, Lucette (16), Violet (13), and Marlowe (10), and our trusty canine, Reggie. As our family continues to grow, so does our need for some additional space, which is what has brought us to beautiful PBH. Originally from the Philadelphia area, Jen and I moved to Boulder 25 years ago to pursue an obsession with rock climbing, and the great outdoors. We now mostly share those passions with our kids and can be found spending our weekends somewhere in the hills either sliding down snow, climbing up rocks, or relaxing in between. We are glad to be here and look forward to meeting more of the community.



Erin Hoag ▲ & George Hoey

Hello Neighbors! George and I moved to PBH in September 2021, and we are so excited to live in this wonderful community. George is retired from Career Services at CU Boulder. He graduated from the University of Michigan, served in the National Guard, and played in the NFL for six years. George loves golfing and racquetball. Erin is a graduate of Notre Dame (in-house rivalry) and Vanderbilt and is co-owner of an online services company for higher education. Erin loves traveling and hiking, so PBH is perfect for morning walks. We love entertaining (so drop by any time), all sporting events, travel and our grandbabies (ages six months to four years). We have two wonderful sons, two amazing daughters-in-laws, and three beautiful grandsons.

Meet Some of Your Neighbors



Golden Eagles
Photo by Gail Loveman



Great Horned Owl
Photo by Kevin Smith



**Listing and selling real estate
in Pine Brook Hills since 1998**



Craig Peterson BROKER ASSOCIATE, GRI, E-PRO

720.564.6008 | craig@petersonhomes.com | www.petersonhomes.com

WK Real Estate | 4875 Pearl East Circle, Ste 100 | Boulder, CO 80301



Buck and Magpie
Photo by Susan Schiff



Foxes at Play
Photo by Susan Schiff



Squirrel
Photo by Susan Schiff

PINE BROOK PRESS
1907 LINDEN DRIVE
BOULDER, COLORADO 80304



Black Fox Photo by Lucas Wik