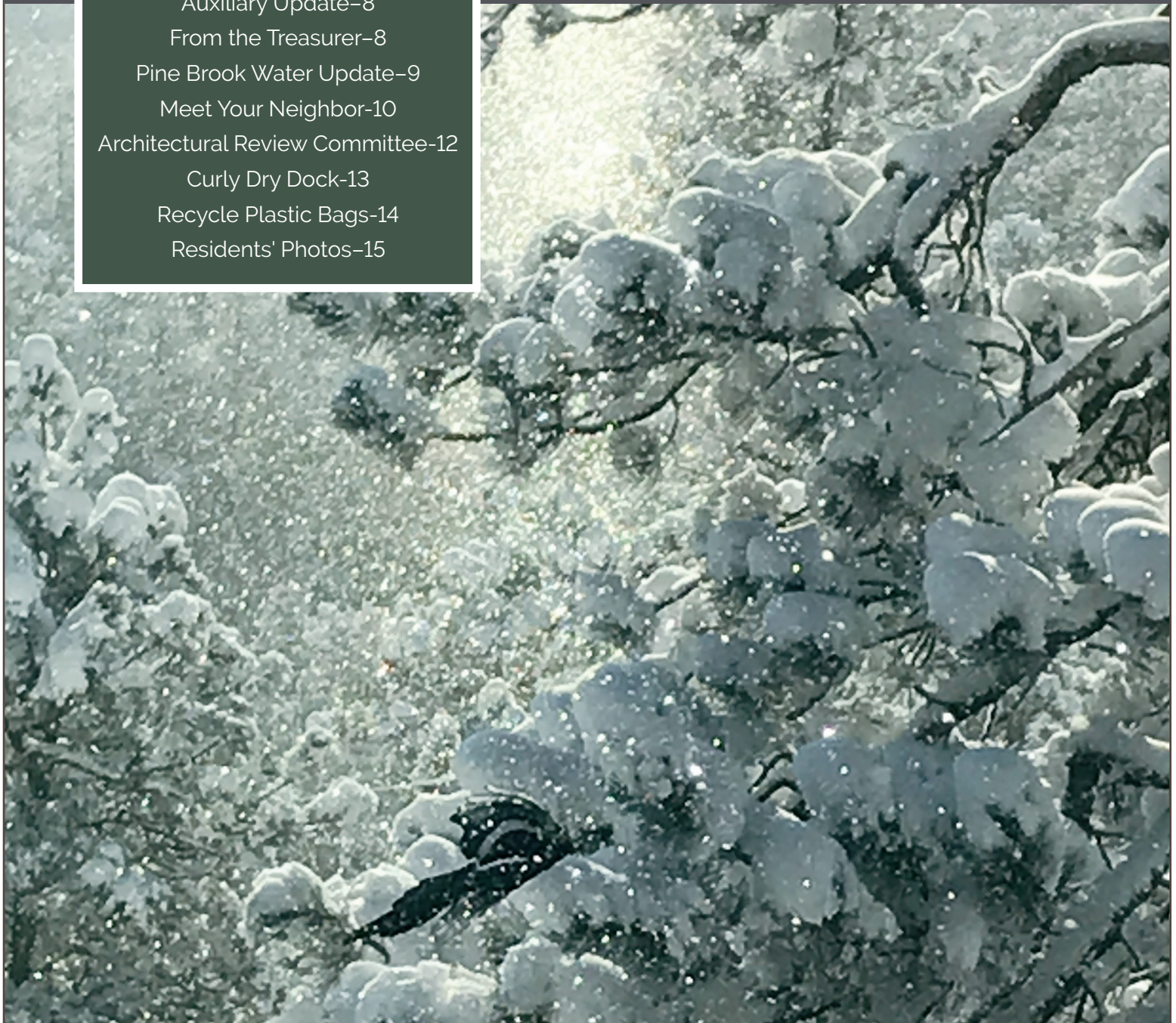


Pine Brook Press

A quarterly journal for, about, and by Pine Brook Hills residents | Winter 2023

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Community Calendar

HOA MEMBERSHIP MEETING

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

See website: www.pinebrookhills.org

BOULDER MOUNTAIN FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

Meets the second Monday of every month at 4:00 PM. 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 PM.

Call the Water Office at 303-442-5394 for more information.

ARCHITECTURAL REVIEW COMMITTEE

Meets the second Tuesday of every month at 7:00 PM by Zoom.

Contact arc@pinebrookhills.org for the link.



SHARE YOUR PHOTOS!

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

Thanks to Carter Hansen
for this photo of a
neighborhood resident.

On the cover:
Snow
by Kevin Smith

A Word From the President

By Kevin Smith



Winter is a wonderful season. The beauty of fresh fallen snow often covers our trees and is a truly spectacular sight. The holiday season arrives with colorful lights, joyous celebrations, and visits with family and friends. And the New Year starts full of promise (and maybe some well-considered New Year's resolutions).

Winter also has many potential hazards that accompany the short days and snow on our roads. Everyone knows that snow is slippery, and packed snow often becomes icy causing dangerous driving conditions. We can do a lot to mitigate the driving conditions by ensuring that our vehicles are equipped with adequate traction devices such as snow tires or chains. My first year in Pine Brook Hills I tried to get by on all-season radial tires and can testify they are often not sufficient for driving conditions on our roads. We should also slow down on the roads as snowy or icy conditions may exist right around the next corner.

When out walking on snowy roads, it is always a good idea to wear or carry traction devices, such as spikes, for our shoes. Many places in Pine Brook Hills are subject to a thaw-freeze cycle which leaves a very slippery surface which can easily result in falls. Additionally, many people may be out on the roads after dark due to the early sunsets. If you are out on the roads after dark, please wear a light and consider using a reflective vest so you are easily visible to motorists. Remember to walk facing traffic as well since this is the best way to ensure you see motorists and that they see you. And motorists, in keeping with the suggestion to slow down above, please be aware that pedestrians can be out at any time.

And we should all do everything we can to help our neighbors during the winter months. When temperatures reach -20 F, as they did recently,

residents may face trouble with cars that won't start, pipes that may have frozen, or have problems keeping their house warm during a power outage (which happens all too frequently here in PBH). So please check on your neighbors frequently during emergency conditions to make sure they are getting through the emergency ok.

Finally, we need to realize that fire is still a danger even if there is snow on the ground. We were reminded of this recently with the fire in Sunshine Canyon and damage to a structure in Pine Brook Hills. This will be covered in more detail in the Fire Department section of this newsletter, but I want to remind everyone to be diligent about fire prevention year-round. Winter is no exception.

In this issue of Pine Brook Press I would like to recognize Peter King-Smith. Peter has worked tirelessly with the County for years to keep our roads maintained. Most recently he has focused on getting a ballot measure on the next election that will allocate sufficient funding for the County to maintain roads in the unincorporated areas of Boulder County. Additionally, Peter has been the webmaster and recently oversaw the migration of our website to a new platform and was responsible for maintenance of the site (Cindie Maita has kindly stepped into this role). Peter and Cindie are two of the key people who make PBH the great community that it is.

Hoping everyone has a wonderful 2023!!



*Linden Drive.
Photo by Peter King-Smith,
who is working to get all our
roads like this.*

Sanitas Fire Close Call

Now is the Time to Prepare for the Next One

By Bob Loveman and Cindie Baker Maita, BMFPD Public Information Officers

Photos by Jon Berdahl

This winter has already brought us a double whammy of wintry conditions and dangerous fires in our District. We're all still recovering from the Sunshine/Sanitas fire, which began as a structure fire on Sunshine Canyon Drive and, due to high winds, jumped across the road and up into Pine Brook Hills as a wildfire.

You all know by now that the home where the fire started was destroyed and that another home on Bristlecone Way was heavily damaged. That fire could easily have burned 200 or more homes in Pine Brook Hills. But we were able to limit the fire's size to around 20 acres because of the extensive mitigation work residents had done in the area. Mitigation kept the fire close to the ground, where it was more easily contained, thanks to the heroic efforts of our own firefighters and a couple hundred responders from other areas of Boulder County.

Then in mid-January, another residence in our District burned in the middle of the night. This time, extensive snow cover and light winds checked its spread to neighboring areas.

Many Pine Brook Hills residents attended a community meeting in January, in which Chief Benson was joined by numerous Fire Department personnel in detailing the quick spread of the Sunshine/Sanitas fire, the rapid call for the evacuation of areas of our District, and the systems in place for notifying residents



about evacuation orders and providing status updates during emergencies. If you were not able to attend, you can playback a video recording of the meeting from the home page of the fire department website: www.bmfpd.org.

Also at the meeting, an updated Evacuation Preparation Guide was distributed to attendees. That guide is also available on our website at this link: https://www.bmfpd.org/s/Evacuation_Preparation_Guidelines.pdf



In addition, the Pine Brook Hills Directory has extensive information and fire safety tips, starting on page 22.

Topics include:

- Emergency Alerts and Communications
- Emergency Preparedness
- Preparing Your Home for Evacuation
- Dealing with Pets & Creating Neighborhood Pods
- Assisting those with Special Needs
- Resource Information

Please take the time to review pages 20 to 30 of the Directory and share the information with all family members. Also review page 73, which maps the three primary evacuation routes out of the District. If you haven't already done so, plan to test drive to each of these exit routes to fully familiarize yourself with each one.

You've now experienced the real-world call for quick action to evacuate your home, with the real possibility that days will pass before it is safe for you to return. Now is the time to better prepare yourself for next time!



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Are You Ready?



By Joyce Colson

Were you scrambling to evacuate last month? Flustered while trying to throw things into bags and cars? Trying to round up kids, pets, spouses, partners, as well as must-take items? Wondering if you should even evacuate yet? It is useful for us to reflect on what it was like for our PBH neighbors who lived next door to the recent Sanitas wildland fire.

Here are tips to get “Go Bags,” you, your family, and house ready for evacuation. These tips are garnered from BMFPD, fellow PBH residents, and fire prevention/safety organizations.

1. GET YOUR GO BAGS READY NOW

Without a checklist and your Go Bags ready, you will forget critical items and spend precious time rounding up pets, keys etc., which can delay your departure and compromise your safety.

Keep the “six Ps ready” in case evacuation is required:

- People and pets (car keys, phones, leashes, crates)
- Papers, phone numbers, and important documents
- Prescriptions, vitamins, eyeglasses, goggles (for smoke), and first aid kit
- Pictures and irreplaceable memorabilia
- Personal computers (information on hard drive and disks), phone and laptop chargers
- “Plastic” (credit cards, ATM cards) and cash

Use a backpack in event you must walk out. Keep spare clothes, bottled water, and energy bars in your Go Bags.

Here’s the BMFPD Wildfire Evacuation Checklist (<https://bmfpd.org/s/Wildfire-Evacuation-Checklist.pdf>) with a Go Bag list plus an Emergency Communication Plan you should fill out.

2. EVACUATION MAPS

Put evacuation maps in your cars, Go Bags, and kids’ backpacks. Print out copies from this link: <https://www.bmfpd.org/evac-maps>. Do this now.

3. HOUSE INVENTORY

For home insurance purposes, use your smart phone or camera to video every room, and every drawer and closet in your house and garage. Then email the inventory to yourself (and to family not

in the fire zone) and put on a thumb drive in your safety deposit box (if you have one). Two helpful sites for inventory apps/spreadsheets are:

- <https://www.nerdwallet.com/article/insurance/home-inventory-app-template>
- <https://uphelp.org/buying-tips/how-to-create-a-home-inventory/>

4. IF TIME ALLOWS

- close, but do not lock windows and doors
- leave inside and outside lights on
- shut off HVAC and ceiling fans
- disconnect garage door from motor, keep garage door unlocked and closed upon leaving
- hook a garden hose to water faucet
- throw outdoor rugs and pillows inside the house

5. KEEP GAS IN YOUR CARS

Roads may be jammed or blocked by accidents, so you don't want to risk running out of gas.

6. DO A PRACTICE EVACUATION

Give yourself just 10 minutes to get your family and belongings into the car and on the road to safety. <https://www.iii.org/video/evacuation-10-minute-challenge>

7. WHEN TO LEAVE

Leave early enough to avoid being caught in fire, smoke or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to leave, don't hesitate. If you feel unsafe, get out.

8. WHERE TO GO

Head to a predetermined location (it should be a low-risk area, such as a well-prepared neighbor's or relative's house, a Red Cross shelter or evacuation center, a hotel, etc.).

If you have prepared your Go Bags, completed a home inventory, prepped your home/property for firefighter access, and, yes, mitigated your property, you will have helped not only yourselves but your neighbors. We are all in this together.

Pine Brook Hills is both my workplace and my home.

I understand the intricacies that make our neighborhood special and have sold several homes in our community. Please contact me for a **value analysis of your property** or sign up online to receive **monthly PBH data and trends**.



www.GRIFFITHHOMECOLLECTIVE.COM /neighborhoods/pine-brook-hills



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Auxiliary Update

By Susan Schiff

Happy New Year!

The BMFPD Auxiliary had a very busy end of 2022.

After a two year COVID hiatus Boulder Mountain Handmade returned as a huge success. For more than 45 years, the long-running community art and craft market remains a potent fundraiser for Boulder Mountain Fire Auxiliary, as well as an effective connector among many in the fire district community. Thanks to all the bakers, crafters, artists, cashiers, recruiters, builders and take-downers, shleppers and helpers who pulled it off for another year.

Boulder Mountain Handmade exceeded expectations by any measure.

- Over 60 artists filled the Marketplace this year. Vendors' feedback about the event was overwhelmingly positive.
- With close to 2000 in attendance, our vendors reported being pleased by the number of customers both days and by the tremendous support offered by Auxiliary volunteers.
- The event sponsorship program has become an important part of the success of the event. Sixteen sponsors supported our publicity and outreach efforts for the market and directly affect attendance.
- Sixty-five residents donated baked goods, solidifying the event's reputation as Boulder's best bake sale. Thirty-five residents donated craft items to the special Boulder Mountain Creates sale area.
- Cash donations from guests in attendance were generous as always.
- Preliminary estimates of net income are in the neighborhood of \$25,000

As the Auxiliary's primary fundraiser, Boulder Mountain Handmade's success funds programs of public education and outreach, meal provisioning for responders during emergency incidents, replenishment and updating of life saving equipment in our fire district, and volunteer recognition of the close to 200 members of our vibrant volunteer corps.

All are welcome to take part in 2023; just drop a note to BMHArt@bouldermountainfire.org.

On December 11, 2022, Auxiliary hosted the department's annual celebration dinner for the volunteer corps. Over 100 guests were in attendance. Dave and Cheryl Bailey were named as Auxiliary Volunteers of the Year for all their contributions to the construction of Station 2.

2023 kicked off with our First Quarter Membership Meeting on January 22, 2023 at Station 2, 50 Overlook Lane.



Follow this link to our 2022 Boulder Mountain Handmade photo gallery to revisit the event:

<https://bmfpdaux.smugmug.com>

From the Treasurer

Neighbors — watch your mailbox for the HOA Dues Mailing notice, which will arrive in January.

As a reminder, the majority of your dues are "invested" in wildfire mitigation projects to protect your home and property. We have been very fortunate to be able to leverage these dollars with matching grants, thus increasing the scope of protection.

Dues also cover the cost of weed whacking along the roads and costs of the Pine Brook Press, the Pine Brook phone

directory, neighborhood social events, and enhancements to the Community Center such as the newly improved deck.

You may pay via the HOA website or drop a check in the box in the Community Center parking lot (save a stamp!) or via mail.

— Bob Loveman, Treasurer,
PB HOA and PBH Community Fund,
Rloveman47@gmail.com, 303-926-0204

Pine Brook Water Update

By Andrew Churnside & Robert de Haas

Pine Brook Water's Response to Fires

The recent Sunshine/Sanitas Fire that burned into Pine Brook, forcing evacuations and severely damaging one home in our District, was a harsh reminder that the threat of fire is always present no matter the time of year. We are very fortunate that our community has a robust water system that can greatly aid in the firefighting efforts. Here are some ways that Pine Brook Water assists during a fire response and how you, as residents, can make sure the firefighters have all the water needed to help save everything possible.

All of the District personnel carry Fire Department pagers and are alerted to fires and other incidents at the same time as the firefighters. Depending on what type of call it is, employees may monitor the fire radio or start coming in to help ensure there is adequate water supply.

Water is stored in 5 tanks throughout the District – the total amount of stored water varies by time of year, time of week, and even time of day. By adjusting valves or turning on pumps, water can be moved towards areas of greatest need. Production at our water treatment plant can be sped up to increase the amount of water in the system overall. All of our tanks have level sensors that can be monitored remotely to ensure that there is adequate supply where it needs to be. The reservoir can be, and has been, used by helicopters to fill buckets for aerial drops.

When raw water is being pumped from our 4-Mile diversion, up to our Sunshine Transfer Station, and then finally over to Two Mile Canyon down to the reservoir, there are several fire hydrants on the pipeline that are active. If water is not being pumped, District employees can help either turn the pumps on or back-feed the pipeline with clean water to supply water down into that area. During a power outage, this may be necessary.

The biggest thing that you can do to ensure that firefighters have adequate water for their use is to NOT leave sprinklers running when you leave during an evacuation. It may not seem like a lot of water, but if 100 houses are using 25 gallons per minute, that would be 150,000 gallons per hour! The total amount of Pine Brook Water used by firefighters on the Sunshine/Sanitas fire was only about 25,000 gallons TOTAL over 3 days, AND they were told they could use as much water as they wanted/needed. Please leave the water available for the firefighters to access via fire hydrants.



The biggest thing that you can do to ensure that firefighters have adequate water for their use is to NOT leave sprinklers running when you leave during an evacuation.

Meet Your Neighbor — Gail Loveman

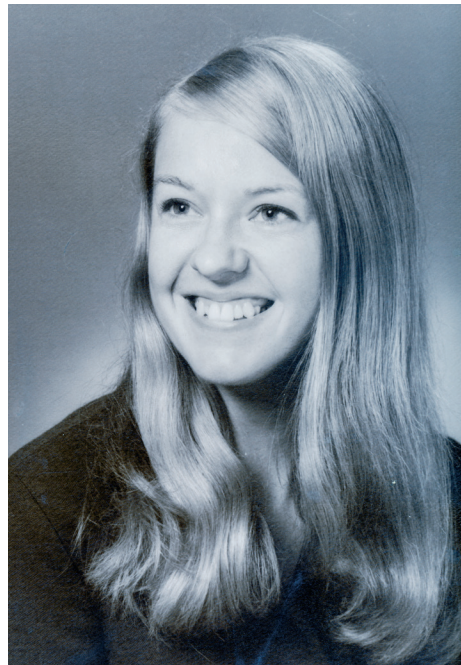
After graduating from Indiana University with a French degree, I moved to Chicago to look for a job in international business. I found a job as a secretary (it was 1970 after all). While interviewing for a job at one of the Japanese trading companies – found by looking in the yellow pages under “international business” – I promised I would pass the typing test but wanted to know how I got to do what “those guys” are doing. The kindly Dutch gentlemen did not point out that those guys were Japanese and male. He said they all had MBAs (what is that?).

So in the course of three years, I got my MBA from U. of Chicago, met and married Bob, and launched my career in corporate finance. A few years later, I earned my C.P.A. I also learned to ski, a lifelong passion. Bob and I honeymooned at Park City, Utah. I took up tennis which I still play regularly.

I spent many years at Continental Bank where initially I was responsible for the bank’s customers and investments in the Philippines and Thailand, then for multinational corporations. I was the sixth female vice president in the bank’s history.

In 1987, I became Vice President and Treasurer of Beatrice Company, a conglomerate which owned, among others, Tropicana, Playtex, Avis Rent-a-Car, Samsonite, Culligan, Hunt Wesson and Swift (split off from Swift-Eckrich). That position put me among a very small number of women who were Treasurers of Fortune 500 companies. My post as President of the Chicago Finance Exchange, an organization of high-level female finance executives, enabled me to help other women challenge the glass ceiling.

Beatrice was at the time the largest leveraged buy-out in history – taken private by KKR. Our charge was to continue running the company until it could be sold, which was accomplished in 1990.



Bob finished up a job at the same time. We had the quadfecta of situations – no kids, money, health and time – so we started doing extended mountain treks. We did three treks in Nepal including above Everest base camp, 30 days in the mountains of Bhutan, the Tour du Mont Blanc, the Haute Route, Kilimanjaro, Patagonia (before hotels), and others.

In between treks and vacations, I held several full-time but short-term jobs: Executive Assistant to the President of the Field Museum doing strategic planning, CFO of a start-up gene sequencing company and others. I returned to school in Chicago and have an ABD masters in GIS. My time in the mountains got me interested in mountain geomorphology.

And it was that interest which brought me to Boulder. CU is one of two universities recognized as premier in alpine geomorphology (the study of the processes which form the shape of the surface of the earth). For awhile, my time was split between Chicago and Boulder, auditing classes at CU during the spring semester. Gradually, I got more and more involved in Boulder.



And then I joined the Fire Department, much to the amazement of my friends in Chicago. My first call as a 55 year-old Rookie was a 4.5 acre fire caused by my downhill neighbor. For many years, I was totally committed to the Fire Department, often spending 40 hours or so a week responding to calls, training, starting a support organization for the Department, writing the Handbook and many other exciting and necessary functions. I am still involved, but as I told someone during the recent Sanitas / Sunshine fire, I have aged out of digging line uphill.

Bob and I love taking vacations around the world. And those trips allow me to practice my latest passion, photography. Living in a wonderful place like Pine Brook Hills also gives me lots of opportunities to photograph wildlife and beautiful skies.



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Architectural Review Committee

By Rob Mohr and Natasha Bodorff

It won't be long before spring is here and many of us will be thinking about improvements to make to the exterior of our homes. Don't forget that the Architectural Review Committee is here to review and approve home exterior projects to ensure that all of our homes are in harmony with the natural surroundings and the neighborhood at large. This includes such projects as repainting, reroofing, a fence, a deck replacement, or new windows. Most of these can be approved on a fast track basis in a day or so. More extensive projects such as a house addition or detached garage will require a full review and discussion at the monthly ARC meeting. Usually the architect or general contractor of such projects will present the details to the committee.

We have made the application process as streamlined and painless as possible. Your first step is to go to the application web page: pinebrookhills.org/arc-online-application/

You simply fill in the blanks with some basic facts about your project and click "Submit". We will confirm by email that we have received your application and how long we expect the review to take. We will most likely ask for pictures or links to websites showing the colors and materials you plan to use. If your project involves a color such as painting or siding, we will ask you for the manufacturer's name and specific color name. Any additional information we need can be sent by email. On the above web page, you will see more complete instructions about the ARC application process and examples of how to describe your project.

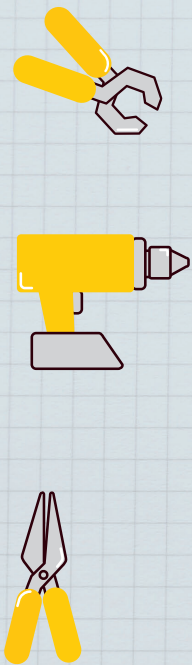
We are sure that you will find the application and approval process very easy to navigate. If you have any questions about the Architectural Review Committee, please write us at ARC@pinebrookhills.org. We sincerely appreciate the support and cooperation that we receive from our Pine Brook Hills community in keeping our neighborhood as beautiful and harmonious as it is.

ARE YOU PLANNING ONE OF THESE PROJECTS?

- New siding
- Exterior painting
- New roof
- Deck replacement
- Solar panels
- Fence
- House addition or new structure
- Anything on the house exterior

Don't forget to apply to the **Architectural Review Committee (ARC)** for approval

Apply at pinebrookhills.org/hoa/architectural or email ARC@pinebrookhills.org



We can keep Curly Dock out of Pine Brook Hills

By Jim Adams



This invasive weed thrives down on the flats around Boulder. It is moving up into our community. It is aggressive, prolific, and difficult to remove when it is established. We can protect our native plants and critters if we find and dig it up. Last year dock was removed along roadsides, but it has spread to private land.

The Forest Health - BeetleBusters committee can inspect your lot for this and other bad weeds, bugs, or fire hazards. We suggest how to treat these problems.

If you see this plant, please report its address to forest.health.bb@gmail.com



Dock about to be removed next to Two Mile Creek at North Cedar Brook Road.



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or go to
<http://bit.ly/3R7CqAK>

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Please Recycle Plastic Bags

By Carron Meaney

Plastic bags must NOT go in home recycling bins, as they gum up the machines at Eco-Cycle. Make sure to take your recycling out of any plastic bag before putting it in the bin! You can help prevent plastic bags from ending up in trash heaps or the ocean.



Clean unlined plastic bags that you can poke a finger through and that tear with ragged edges can be recycled with paper labels removed at the following locations:

- **CHARM**, the Center for Hard-to-Recycle-Materials (\$3 charge to enter, this is the most trustworthy location)
- **King Soopers** (bags get sent to Cincinnati for processing)
- **Safeway**
- **Home Depot** (taken to reverse logistics recycling center in Topeka Kansas)
- **Natural Grocers**
- **Green Girl** (baled and shipped to a plastics processor)
- **Ridwell** (aggregates and bales plastics; their partner Trex recycles them into composite decking material)

Commonly accepted items include plastic shopping and newspaper bags, bubble wrap, bubble mailer envelopes that are plastic only, product overwrap (such as plastic wrapping for paper towels or flats of beverages), zip-top bags designed for home use, dry-cleaning bags, and shrink wrap.

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Some Neighbors



Top Left:

Pine Siskin by Carter Hansen

Middle Left:

Mountain Lions by Britt McWilliams

Bottom Left:

Wild Turkeys by Mark Cronshaw

Top Right:

Wolf Spider by Susan Schiff



Share your photos!

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

Pine Brook Press
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Boulder, Colorado 80304



Free Rider Photo by Susan Schiff