

Pine Brook Press

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

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Andrew Churnside, 303-443-5394

PINE BROOK PRESS EDITOR

Mark Cronshaw,
press@pinebrookhills.org

LAYOUT & DESIGN

Jo Scoville, 303-638-0549

PROOFREADERS

Ann Harsh
Shannon Bennett
Gail Loveman

ADVERTISING

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

WEBSITE: www.pinebrookhills.org

WEBMASTER:

Cindie Maita, 303 449-9944

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 Susan Schiff for this photo of Red Crossbills.

On the cover: Super Blue Moon by Kevin Smith

A Word From the President

By Kevin Smith



This will be my last President's newsletter since we will be electing a new President this month. The new President will take over the office on January first. The last two years have flown by, and it has been a great honor to lead the team who volunteer for the Homeowners Association. I am dedicating this column to all of them, many of whom have been recognized before, but it is important for the community to know the

people who are working hard to maintain and improve the community.

The first group of people I would like to recognize are the board members. **Sylvia Andrejczuk** was the previous President and spent the past two years as member-at-large. Sylvia has a great knowledge of the community and is also serving on the Architectural Review Committee. I have used Sylvia's knowledge extensively when various issues have arisen.

Bob Loveman has continued to serve as Treasurer. He is also Treasurer of the PBH Water District and Volunteer Fire Department. In addition, Bob is President of the Boulder Mountain Fire Protection District Board (BMFPD) of Directors and helps with noxious weed control and enhancements. He has made a huge impact on the community.

Ethan Lake is the current Vice President and next in line to become President. Ethan has been serving on the Architectural Review Committee for the past two years and is an active volunteer for BMFPD.

Art Markey has recently volunteered to be Secretary but was temporarily disabled before becoming actively involved. We are wishing Art a speedy recovery and look forward to having him on the board soon.

Next, I would like to recognize the Committee Chairs. These are the people who get things done in the community. Read through the list of committees and if any of these sound interesting to you let me know. We are always looking for more people to help.

The committee that has the hardest job is the Architectural Review Committee (ARC). The ARC is headed by **Rob Mohr** and **Natasha Bodorff**. The ARC has the difficult task of enforcing the PBH covenants uniformly to everyone's satisfaction. Not everyone has the same interpretation of the covenants, so

this often requires lots of discussion between the ARC and homeowners. We are fortunate to have Rob and Natasha leading this committee and their dedicated group of volunteers who meet monthly to review applications and answer any questions from applicants, homeowners, or community members.

Jim Adams leads the Forest Health (previously known as Beetle Busters) team. Jim has been doing this for as long as I can remember and is relentless in his pursuit to eliminate noxious weeds. The list of culprits includes Myrtle Spurge, Poison Hemlock, and Curly Dock. Jim can often be seen along the roadways making a single-handed effort to drive these plants from the community. This work requires a lot of effort so be on the lookout for special announcements to help Jim.

Megan Shields recently took on the role as Social Chairperson. She is responsible for organizing community events and has worked diligently to get the neighborhood involved. Megan recently organized the Ice Cream Social which had great attendance and live entertainment. Working with the Social Committee is a great way for newcomers to learn about living in PBH.

Rob Quinn has taken on many roles within the community and is currently the leader of the Firewise Committee. Firewise is a program focused on activities to increase community-wide wildfire safety. Rob has been tireless in pursuing this effort and works closely with the BMFPD mitigation team headed up by Mike Palamara. Thanks to Rob for working to keep our neighborhood safe.

Joyce Colson is the person you might meet first when moving into Pine Brook Hills. She oversees the Newcomer Welcome Committee and has worked hard to accumulate a package of materials to help people get acquainted with living in a mountain community. One of Joyce's focuses has been on living here safely and being prepared for wildfires and other evacuations. Reading her materials and following her tips for being prepared could save your life. If you are a newcomer to PBH and have not received a package from Joyce, please contact her or let me know and I will make sure Joyce gets you the materials.

Peter King-Smith has worked diligently with the county to get the roads improved within PBH. This requires working closely with County officials and is a thankless and time-consuming job. Most recently Peter has been working with the County to have

Continued on page 4...

Pine Brook Water Updates

By Andrew Churnside

*A Word from the President,
continued from page 3...*

a ballot measure put up for a vote. When you see the ballot measure think of Peter and vote "YES" as it will help improve the roads in PBH and other County communities.

Paul Mundinger is our liaison with the Fire Department. Paul keeps us updated on Fire Department activities and often coordinates having speakers from the Fire Department at our quarterly Community Meetings. Although the Fire Department is not part of the HOA I would like to recognize them for all their efforts keeping us safe. The Fire Department is always looking for volunteers as well. Contact Paul if you would like to become active in BMFPD.

Cindie Baker is our webmaster. She keeps the web site updated with the latest news and announcements. Work with Cindie if you have ideas about how to make the website more useful or if there is additional information you think should be on the website.

Brandon Saltmarsh is a relatively new resident in Pine Brook Hills and has become active in many committees already. He has agreed to lead the Enhancements Committee and has already completed one project. We have been without an Enhancements Committee lead for most of the past two years, so it is good to have someone on board ready to tackle new projects. Contact Brandon or me if you have any ideas for projects that would benefit PBH.

Mark Cronshaw is the editor of the Pine Brook Press. Every quarter he accumulates all the articles and the photos in the newsletter. We are lucky to have such a nice update on what is happening in the community (especially with the photos – thank you to everyone who sends in photos).

As we enter colder months, we tend to see more ground movement which leads to increased numbers of water main breaks. Unfortunately, when the majority of the system was installed in the mid-1960's it was done improperly. Cast iron pipes were laid directly on bedrock with large boulders dumped back on top.

Pine Brook Water has tank level monitors with alarms to let us know if tanks are dropping faster than usual or are outside of their normal operating range. This system is great for giving us early notice that there is a problem somewhere in the system but it does not pinpoint exactly where.

THIS IS WHERE YOU CAN HELP!

If you see water running where it should not be or bubbling up through the roadway, please call us at 303-443-5394. If it's after hours you will be given an after hours number to call. Please do not post on the forums asking about outages. Please do not email the office or board members. The only way to reach us is by telephone.

Once we know where the problem is, we will make every attempt possible to update our recorded phone message and our website to let the community know which areas are affected. This is not always our first priority as our number one goal is to isolate the leak to minimize water loss.

Our excavating contractor, EZ Excavating, is very responsive to our emergencies and we work closely with them to get service restored as quickly as possible. However, there are many factors involved and it is not possible to provide time estimates for when service will be restored. We never know what we're going to find until we start digging. We are also unable, in most cases, to give individual notice that service has been restored. We do make attempts to update our recorded phone message and website once the issue is resolved.

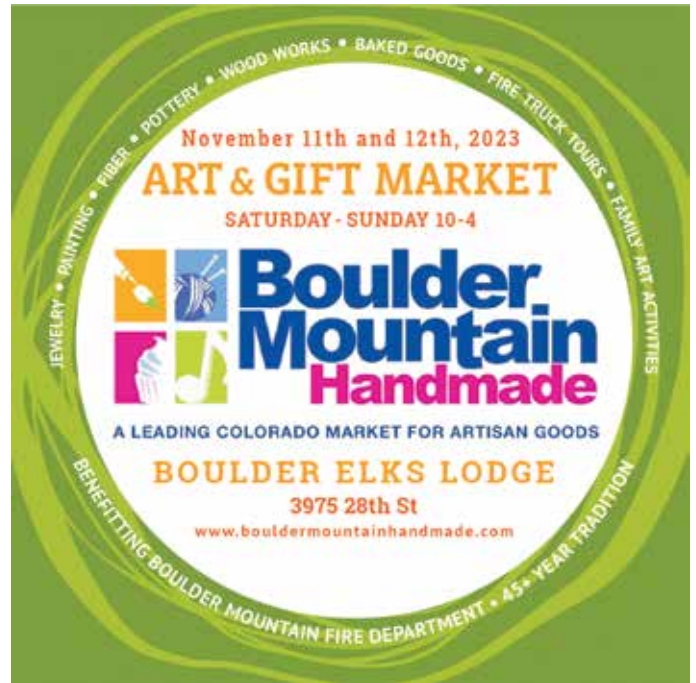
It's not uncommon to see discolored water at your faucet in the vicinity of a break for a day or two after. This is caused by the minerals (commonly iron and manganese) getting stirred up due to the increased flow caused by the break. You can minimize this by waiting to use water until we have restored service. If you do experience discolored water in your home, flush your cold water faucets for a few minutes and see if it resolves. If discolored water persists more than a day or two, please call us.

**If you experience any other water issues, please call us!
We are here for you 24 hours a day.**

Auxiliary Update

by Susan Schiff

The Auxiliary is continuing fund-raising efforts for Boulder Mountain Fire Protection District. We will be hosting Boulder Mountain Handmade on November 11-12, 2023, at the Boulder Elks Lodge, 3975 28th St., Boulder from 10 a.m. to 4 p.m. This art and craft fair has been a favorite in Boulder for over 45 years and is the Auxiliary's main fundraiser. Please join us as a volunteer, artist, customer, or donor of baked goods or quality craft item. You do not have to be a member of the Auxiliary to donate or volunteer. Please volunteer a small amount of your time at the fair and support our Fire Department. We look forward to seeing you all there. Go to <https://bouldermountainhandmade.com/spread-the-word> to download a flyer or graphic to share.



The Community Safety Store is stocked with important safety items including fire extinguishers, reflective address signs, ash buckets and other items. There is also helpful safety information. Please visit our website to purchase your fire safety items. <https://www.bouldermountainfireauxiliary.org/community-safety-store-1>.

The Auxiliary is a great way to give back to our beautiful community and meet new friends and neighbors. Please join us for our next membership meeting in January 2024. For information contact aux.president@bouldermountainfire.org.



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Prepare Now for Winter Safety — at Home and on the Roads

By Cindie Baker, Boulder Mountain Fire Public Information Officer

With winter fast approaching, we at Boulder Mountain Fire thought it would be a good time to remind you of some measures you can take to keep you, your family, and your community safe. Please read on for some quick reminders:

HEATING, FIREPLACE, AND WOOD STOVE SAFETY

Home heating is a leading cause of home fires and home fire injuries and deaths. You can prevent most heating fires from happening by following these safety tips and precautions:

- Keep anything that can burn at least 3 feet from heating equipment (e.g., furnace, fireplace, wood stove, portable heater)
- Have heating equipment and chimneys cleaned and inspected every year by a qualified professional
- Make sure your flue is open before you light a fire
- Do not burn paper in your fireplace/wood stove. Paper burns very rapidly, which can send flames up the chimney, ignite creosote deposits, and cause a chimney fire
- Keep a glass or metal screen in front of your fireplace, and keep your wood stove doors closed to prevent embers or sparks jumping out
- Put the fire out before you go to sleep or leave your home
- Turn off portable heaters before you leave the room or go to sleep

HOW TO PROPERLY DISPOSE OF ASHES

In our fire district, several house fires and wildfires have been started by fireplace ashes that people disposed of improperly, whether by putting ash in a trash can or cardboard box, or by dumping ashes in a corner of their property. We'd love more than anything to never respond to such a fire again. To make that happen:

- Make sure there are no hot spots in the ashes before removing them from your fireplace/wood stove
- Put ashes in a metal container (approved ash containers are available at the Community Safety Store – see previous page – or at hardware and home-improvement stores)
- Add lots of water and stir to soak the ashes
- Cover the container with a tight-fitting metal lid
- Put the container outside, at least 3 feet from your home and anything else that can burn
- After 7 days, the ashes can be disposed of in your regular trash

COOL IT ON THE ROADS



Have you ever noticed the sign on Linden Drive that reads “Snow Tires or Chains Required Oct 1 Thru May 31”? There’s a reason proper traction is required on vehicles that drive in Pine Brook Hills in the winter: to prevent accidents. In fact, over the 15 or so years that I’ve been a volunteer with the Fire Department, I don’t know of a single vehicle that initiated a wintertime slide off, accident, or blocked road that was wearing suitable snow tires. So go put on your winter tires! In addition:

- Fully clear all your vehicle’s windows of snow and ice before you drive for good visibility
- Slow down! Driving too fast for conditions causes most crashes
- Use a lower gear when traveling downhill and maintain momentum when traveling uphill
- If you’re involved in or encounter a slide out, spinoff, or collision, your safest move is to stay in your vehicle until help arrives. If and when you exit your vehicle, move away from the area to a spot where other vehicles will not slide into you
- Please, please respect all road closures. When an accident blocks the road, we firefighters set up traffic controls for your safety. This may involve a complete closure or one lane being open. Driving past us when you were directed to stop is not only dangerous, but also illegal, and we won’t hesitate to report you to the sheriff

ADOPT A FIRE HYDRANT

We in Pine Brook Hills are unique among surrounding foothills communities because we have fire hydrants, which are especially handy if your house catches on fire. But in the winter, snow can block access to hydrants, which slows down firefighters’ ability to get water on fires.



If you live near a hydrant, consider adopting it. In wintertime, adoption responsibilities include clearing the snow around “your” hydrant, as shown in the accompanying photo. You don’t have to tell us that you are adopting one — just do it. You can even work with your neighbors to take turns. Boulder Mountain Fire thanks you for anything that you do to make our fire hydrants feel appreciated and ready for emergency use.

DON'T FORGET WILDFIRES!

Remember last December, when the Sanitas Fire caused much of Pine Brook Hills to be evacuated? Or how about the December 2021 Marshall Fire? Wildfires are still a risk in winter. To be prepared:

- Register to receive emergency alerts, including evacuation orders, from Boulder County at www.bocoalert.org
- Know your evacuation routes. Download district evacuation maps, print copies, and put them in every vehicle: <https://www.bmfpd.org/evac-maps>
- Visit bmfpd.org for additional wildfire preparedness information

Thank you for taking personal responsibility to be safe this winter!



King Soopers Shoppers Can Support PBH Community Fund

by Bob Loveman

If you are a King Soopers shopper and want to support our non-profit Pine Brook Hills Community Fund at NO COST to you,

- Google “King Soopers Community Rewards”
- Search for “Pine Brook Hills Community Fund” or enter organization code JI739;
- Enter your King Soopers rewards card number.

Each quarter, our Community Fund, which supports community safety projects, receives a donation check for a percentage of your purchases.

Contact rloveman47@gmail.com with any questions.



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Meet your Neighbor — Susan Schiff



My name is Susan, and I am a Pine Brook Hiller. I love everything about living in PBH. I love all the wildlife, from the Abert's squirrels to the mountain lions. I love our neighbors who have lived in PBH forever. I love the big snowstorms and accompanying power outages; the house is so quiet without the hum of electronics and the stars are so bright without the lights. I love the challenge of driving up icy Linden. I love the quiet of our neighborhood and the bright stars on a dark night. I love our volunteer fire department that makes rounds in the neighborhood during high wind days and on the 4th of July. I love our water department that will go out in the middle of the night in the worst weather to repair our delivery system. Okay, the 60 mph winds and occasional evacuation aren't that great.

My husband, Scott and I moved to PBH in October of 2014. We met in Boulder in the 1980's and got married at the Stanley Hotel in Estes Park in August of 1990. I grew up in Pueblo, Colorado and Scott grew up in Cincinnati, Ohio. We both came from medical families and are the black sheep because we are both attorneys. Our older daughter Kathryn was born in 1992 at Boulder Community Hospital and currently lives in Longmont. After Kathryn's birth we moved to Cincinnati to be closer to Scott's parents. Our younger daughter Avery was born in Cincinnati in 1994 and currently lives in Oakland. We missed Colorado so much that we moved back to Pueblo shortly after Avery was born. Our children grew up in Pueblo. Scott worked for an insurance defense firm, and I worked part time for the Pueblo District Attorney's Office. In 2007 we opened Schiff & Schiff, P.C. and worked together for the next 10 years until we retired. When considering what we wanted to do when we grew up, we discovered that we wanted to move back to Boulder. We

currently live with Fille, 7-year-old black lab, Lisbeth, 11-year-old Siamese and our newest additions James and Frankie, 6 month old gray tiger kittens.

Scott has been on the Board for the Fire District for several years and trained as a firefighter and EMT. Unfortunately, COVID interrupted his service, and he now serves exclusively on the Board. I became the president of the Auxiliary for the Fire District in 2019. Catherine Von Hatten, the previous president, had created a well-oiled machine that I was lucky to become a part of. Our children gave me a camera for Christmas several years ago and I have enjoyed photographing some of our neighborhood wildlife and submitting them for publication in The Pine Brook Press. Scott plays golf, tennis, pickle ball and platform tennis. My exercise program consists of walking the dog and raking pine needles. We love to entertain, and our home was designed and built for exactly that.

Old or new to the neighborhood, I would encourage you to get involved. The Auxiliary's annual fundraiser for the Fire District is November 11 and 12. Your donation of a baked good or craft item would be greatly appreciated. All proceeds from the sale go to the Fire District. The Fire District is also looking for people willing to serve as volunteers with the Department.

We live in a beautiful neighborhood with wonderful people. Just this morning I ran into a neighbor walking his newly adopted much older dog with admitted health issues. His comment, "Someone must take care of them" referring to his dog, sums up the type of person who lives here.

One more thing: I love living in Pine Brook Hills.

Architectural Review Committee

By Rob Mohr and Natasha Bodorff

Most Pine Brook Hills residents know that the Architectural Review Committee (ARC) is a part of the HOA that reviews and approves exterior remodeling projects and new construction. The ARC is often asked, "At what point of my project planning should I submit an ARC application?" The answer is, "Early".

As soon as you know the scope of your project, whether it is new siding, a new paint color, or a rebuilt deck; and when you know the exterior colors and materials, that's when you should go to the "Architectural" section of the PBH website and submit your application.

If your project requires a Boulder County building permit, the time when you apply for the permit is also the ideal time to apply to the ARC for approval. Any documentation that the ARC needs will also most likely be required in your submission to the County.

Why are we bringing this up? Sometimes we receive ARC applications saying, "The work is scheduled to begin next week—please expedite this approval." We do our best to accommodate requests to speed up the review process. But you should be aware that some proposed projects require several days or even weeks

to conduct a proper review. For example, if someone proposes to build a house addition or a separate structure on their lot such as a detached garage, we customarily advise the surrounding neighbors who may be affected and give them time to send comments and questions. It would not be fair to those neighbors to say the work is already scheduled for next week. So the earlier you can submit your application to the ARC, the better.

This is not to say that every application requires weeks to process. If you are simply repainting your house, and your paint color is a neutral, natural earth tone, you can be assured that the review will take almost no time at all, perhaps just one day.

The best practice is to submit your ARC application early, as soon as you know the specifications. Then the process can be conducted to everyone's satisfaction.

As a PBH resident and experienced real estate expert in our beautiful mountain community, I understand the unique selling points that make our neighborhood exceptional.



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Ice Cream Social

By Megan Shields

The afternoon of Sunday August 20 was sweet at the PBH Community Center as the annual Old-Fashioned Ice Cream Social had a record-breaking turnout. The blue skies enticed 80+ attendees!

The event was fun for the entire family with live music from PBH's own Foggy Tops Bluegrass Band and ice cream from Glacier Homemade Ice Cream & Gelato. Funky Donkey flavor was the crowd favorite!

The afternoon was full of welcomes, hugs, smiles and celebration. We celebrated the retirement of Bob de Hass, who managed the Pine Brook Water District for 30+ years, and welcomed new families and children to the neighborhood. It was truly a day of community and celebration.

We plan to expand next year's event to include more remarkable ice cream flavors, a bake-off and Pine Brook Hills Trivia!

All photos by Jim Adams, except cake by Mark Cronshaw



▲ Eilee, Grace and Payton enjoying the summer fun



▲ Bob & Kathy deHass: and Megan Shields



◀ Bouncy Castle



▲ Foggy Tops: Tim Triggs, long time PBH'er, and his band the Foggy Tops.



▲ Three generations of PBH Weidemanns – Cyndie, Jo, Aniya

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Bobcats

by Carron Meaney

**Many people get excited about mountain lions,
but you may want to keep your eyes peeled to see a bobcat.**

These magnificent cats, named for their bobbed tail, are among us but are very shy and secretive. We don't see them that often. Pine Brook Hills provides good habitat for them. They typically prefer rocky areas and dense vegetation with good cover, such as in riparian areas; Pine Brook Hills offers both. Within desirable habitat, they change their specific shelter/resting sites frequently. Shelters or day beds include hollow logs, rocky areas, caves, low tree branches, other covered shelter, and even the top of a Saguaro cactus! They are good swimmers, and can leap up to 10 feet in the air. Their tracks are round with 4 toes and no claws, about 1.5 to 2.5 inches across.

They molt in the fall to a generally grayish color in winter. By summer their coat has worn down and shows as more red. They have a tail with a black tip on the top, white on the underside. Males are larger than females. Bobcats occur throughout Colorado. In contrast, the lynx occurs only above 10,000 feet, has huge paws, and a tail with a black tip on top and bottom.

Bobcats prey on cottontail rabbits and woodrats, and will take any prey item they can catch including mice, chipmunks, ground squirrels, and small birds. They also prey on turkeys, and an occasional housecat! They are strict carnivores and, unlike foxes and coyotes, do not eat plant material.



▲ Bobcat in fresh fall/winter coat with gray coloring. They do have ear tufts, but much smaller than lynx ear tufts.

Credit: Susan Schiff



▲ This animal is sporting a worn-down summer coat. Note the white on the underside of the tail.

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A win-win: you benefit from their service and the Press benefits from their support.



▲ The bobcat's tail is black on top and white on the underside. Lynx have black-tipped tails with black on top and bottom.

Credit: Susan Schiff

Bobcats make many different sounds: something that sounds like “RAW”, growls, roars, and screeches or eerie screams.

Female bobcats are seasonally polyestrous: they come into estrus for breeding during February to March, and do so repeatedly until they are bred. They ovulate spontaneously, unlike domestic cats which are induced i.e., ovulate in response to male attention. Females have litters of 2 to 3 kittens after a gestation of about 65 days; they typically have one litter per year, and the kittens will stay with the female for 7 to 12 months before dispersing on their own. They reach sexual maturity in their second year. Bobcats defend territories, and scent mark them with urine and feces.



▲ This is one of the bobcats in a research study, note the eartag.

Credit: Susan Schiff

Male territories overlap, but female territories, which are smaller, don't. They are solitary except during the breeding season and when the female has young.

It is thought that some populations in Colorado were over-harvested until leg-hold traps were banned in 1997. Since then, they seem to be doing well. A 2010-2012 study, by Jesse Lewis at Colorado State University, found that some males traveled surprisingly large distance: one male traveled from Boulder all the way to the Continental Divide and then later returned although typical daily movements in Colorado are half a mile to 2 miles.

PBH-Alerts – Emergency Notification Mail Group

by Robert B. Loveman, Alerts List Manager, Rloveman47@gmail.com

With many new neighbors arriving in Pine Brook Hills over the last year or two, it is important to enroll your email addresses in the emergency notification group called “PBH-Alerts” so that you will receive official messages from Boulder Mountain Fire Protection District and Pine Brook Water District (along with occasional notices from the HOA).

You would know if you're already included in the forum list if you recently received water leak messages. If you want to be added to the list, or to confirm you are on it, send your email and residence address to PBH-Alerts@googlegroups.com. Messages from the Alerts group are (hopefully) infrequent, but important.

Wildlife (Mostly)

Photos by Susan Schiff



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Sandhill Cranes *Photo by Kevin Smith*