

# Pine Brook Press

A quarterly journal for, about, and by Pine Brook Hills residents | Summer 2024

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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](http://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](http://www.bouldermountainfireauxiliary.org/calendar-1) for the next meeting or contact [aharsh@comcast.net](mailto: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](mailto:arc@pinebrookhills.org) for the link.



PBH'er Richard Rothery comes to earth on July 5.

ON THE COVER:  
Baby Foxes  
by Glenn Spitz

## SHARE YOUR PHOTOS!

Email your high resolution PBH images to [press@pinebrookhills.org](mailto:press@pinebrookhills.org)

# A Word From the President

By Ethan Lake



Happy Summer all!

Unfortunately for our community the last three months have been some of the driest on record. Not all is bad news; the mitigation efforts sponsored and funded by the HOA recently cleared and mitigated some 30 acres of land on the western flank of the neighborhood, turning a \$16,000 investment by the HOA into a \$160,000 work order through matching grants. Many thanks to Mike Palamara for making this possible. The HOA hosted Matt Morris, a CU Boulder Civil Engineering Professor in July. He is an unfortunate expert in home hardening for wildfires; his house was lost in the Marshall Fire.

## Here are 5 of Matt's simple tips to help prepare your home for a wildfire.

You can spend the \$500 Wildfire Partners mitigation grant money on these.  
(Visit Wildfire Partners, Boulder County for more information on their mitigation grant program.)

1. Purchase pavers, bricks, or gravel and replace any mulch or grass within 3 feet of the home. By creating a buffer between you and any fuel source, you keep direct flames from potentially igniting your residence.
2. Cut your grass. Before our drought we had an incredibly wet spring. This allowed grasses to grow thick and lush before June and they are now dry and cured – ready to ignite. By weed-wacking your grass you remove some of this available fuel and lessen the chance a careless parked car could ignite it.
3. Replace the last 5 feet of fencing close to your home with a concrete fiberboard or other non-flammable material to prevent it from leading flames directly to your house. Ensuring that the closest portions are non-flammable removes this risk.
4. Clean your gutters. Most of our gutters collect pine needles or pine cones, and are just waiting to also collect an ember thrown by the wind. Paying to clean your gutters removes this danger.
5. Screen any attic or roof vents with 1/8" mesh screen: something as simple as hardware cloth, or purchased products. Windborne embers can enter your attic or home through these vents and start a fire on the interior. Blocking screen material reduces this risk.



Please, if you do choose to perform any of this mitigation work, report it on the HOA website under the Firewise page. We need to demonstrate mitigation each year to keep our Firewise status. Your individual efforts count towards the dollars and hours we must spend to maintain that accreditation. PBH is already at risk of losing the last national insurers in our area (and thus hundreds of millions of dollars in collective equity if we become uninsurable). Firewise accreditation may be one of the things still keeping us insured.

# How to Prepare People and Pets for Wildfires

By Cindie Baker, Boulder Mountain Fire Public Information Officer Captain

As I'm writing this article at the end of July, three wildfires are burning within 30 miles of Pine Brook Hills, and the threat of new wildfires igniting in our area grows as the weather remains hot and dry. Evacuation orders can come within minutes of a fire starting, as happened with the Lake Shore fire near Gross Reservoir. And if you're not prepared, your life can be at risk.

Time spent today preparing your family and pets for the next wildfire and the possibility of having to evacuate can literally save your life. Long before a wildfire strikes, there are three main preparation actions that should be completed and familiar to all members of your household:

## 1) COMPLETE A FAMILY COMMUNICATION PLAN

Determine where and how everyone in your household will get back in touch should you become separated during an evacuation. Create a page with the following information and make sure everyone has digital and printed copies in strategic places (e.g., cars, go bags, school backpacks).

- **Designated emergency meeting location**  
*(that is far from the hazard area)*
- **Out-of-area emergency contact person**  
*(include name, phone numbers, and email)*
- **Any other important phone numbers**, including the Boulder County Disaster Call Center, 303-413-7730
- **Web addresses for finding emergency information**, including the Boulder Office of Disaster Management, [www.BoulderODM.gov](http://www.BoulderODM.gov)
- **Descriptions and maps of at least two evacuation routes.**  
Maps are available here: [www.bmfpd.org/evac-maps](http://www.bmfpd.org/evac-maps)

## 2) CREATE A WILDFIRE ACTION PLAN

Each family's plan will be different, but common considerations include:

- **Complete your family communication plan** *(see above)*
- **Know at least two emergency escape routes.** Keep copies of your neighborhood's evac map in all vehicles. Maps are available here: [www.bmfpd.org/evac-maps](http://www.bmfpd.org/evac-maps)
- **Register with BMFPD's Special Needs list if you cannot evacuate independently:** [www.bmfpd.org/special-needs-list](http://www.bmfpd.org/special-needs-list)
- **Educate teenagers, babysitters, and caretakers about evacuations.** Make sure they know what to do and where to go if evacuations are ordered and you're not home
- **Plan ahead for how to evacuate pets, especially if you're not home when evacuations are ordered.** One suggestion is to enlist the help of several neighbors in advance
- **Plan ahead for how to evacuate your most treasured possessions if you're not home and if time allows.** Again, coordinating with neighbors in advance is a suggestion
- **Make a home inventory and keep it current and remotely accessible** in case you need to apply for disaster aid or make an insurance claim
- **Make a checklist of what goes with you in an evacuation**, ordered by importance, so you can grab the essentials in case you have just 5 minutes to get out. Print the list and keep it with your go bags
- **Make and print a wildfire evacuation checklist detailing what to do when you evacuate.** Or use the one on the BMFPD website: [www.bmfpd.org/s/Wildfire-Evacuation-Checklist.pdf](http://www.bmfpd.org/s/Wildfire-Evacuation-Checklist.pdf)
- **Practice manually opening your garage door.** If you can't do it, park your vehicles outside on high-risk days
- **Top off your vehicles' gas or charge on high-risk days** because people often get stuck in traffic during evacuations, and you don't want to run out of gas or electric charge



### 3) ASSEMBLE A GO BAG FOR EACH HOUSEHOLD MEMBER, EVEN PETS

Make sure your go bag is ready and by the door in case of a fire that requires you to evacuate at a moment's notice. Create a checklist of what you may need to add to each bag at the last minute (e.g., cell phone, computer, eyeglasses, easily carried valuables such as jewelry) and keep the list with the go bag.

#### Items to consider:

- Important documents (passports, birth and marriage certificates, bank and insurance statements, etc.)
- Medications and prescriptions
- Prescription eyewear
- Changes of clothing
- Computers with chargers
- Cell phones with chargers
- Family photos
- Keepsakes and heirlooms
- Easily carried valuables, such as jewelry
- Cash
- Special equipment for elderly or disabled family members
- Toys and supplies for children
- Supplies for pets (food, leash, litter box, crate)
- First aid kit
- Bottled water and snacks
- N-95 masks (in case you have to travel through thick smoke)
- Flashlight, battery-powered radio, extra batteries
- Bedding (sleeping bags, pillows)

### BONUS ADVICE! TAKE THE 10-MINUTE EVACUATION CHALLENGE

To ensure that you and your family are fully prepared for a sudden evacuation, do a real-time test. Give yourself just 10 minutes to get your family and belongings into the car and on the road to safety. By planning ahead and practicing, you should be able to gather your family members and pets, along with the most important items they will need, calmly and efficiently, with a minimum of stress and confusion.

Learn more about the challenge here: [youtu.be/6Kb5UMF59-k](https://youtu.be/6Kb5UMF59-k)



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# Water Update

By Andrew Churnside

Pine Brook Water is currently rehabilitating and painting two water storage tanks (Alpine and Bristlecone), as reported previously. By the time you are reading this, the Alpine tank should be fully back online, and the Bristlecone tank should be very close to completion.

This was a major project with several key upgrades including increased ventilation, safer access, and the addition of a mixer (to improve water quality) in the Bristlecone tank. The water district thanks you for your patience during this project with its increased traffic and noise.

Pine Brook Water welcomes the newest employee to our team: Chase Jonjak holds a degree in Biology/Chemistry from Whitman College. He most recently conducted water sampling with Broomfield. We are very excited to have him. Please introduce yourself if you see him out and about in the neighborhood.

You hopefully saw my email earlier this summer regarding a large number of accounts with high water usage. If not, it was sent through the PBH Alerts Google group, which is the primary way we communicate urgent messages including water outages. (Send an email to [pbhalerts@pinebrookhills.org](mailto:pbhalerts@pinebrookhills.org) to enroll). A number of homes had large increases in water usage. Please help us to conserve water (and keep your bills lower!) by having your irrigation and water feature systems inspected annually and watch for signs of leaks. In certain cases, leak rates can be applied to bills in incidents where breakage caused abnormally large usage. Details regarding leak rates can be found at: <https://pinebrookwater.org/rules>.



Chase Jonjak

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# Architectural Review Committee

By Natasha Bodorff and Rob Mohr

Fewer people are submitting applications to the Architectural Review Committee this year compared to previous years. There are probably many reasons, but this is a good time to remind everyone in the Pine Brook Hills community about the role of the ARC.

The ARC reviews and approves home improvement projects to ensure that all of our homes are in harmony with the natural surroundings and the neighborhood at large. Projects include repainting, reroofing, fencing, 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 a 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/](http://pinebrookhills.org/arc-online-application/). You simply fill in the blanks with basic facts about your project and click "Submit". We will confirm by email that we have received your application and tell you 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 for the manufacturer's name and specific color name. Any additional information can be sent by email. You can see more complete instructions about the ARC application process on the web page, as well as examples of how to describe your project.

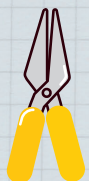
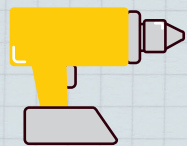
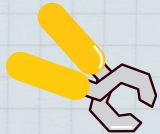
The application and approval process should be easy to navigate. If you do not receive a timely response after submitting your application, please email us to make sure we received it. If you have any questions about the Architectural Review Committee, write us at [ARC@pinebrookhills.org](mailto:ARC@pinebrookhills.org). We sincerely appreciate the support and cooperation from our Pine Brook Hills community in keeping our neighborhood beautiful and harmonious.

## 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](http://pinebrookhills.org/hoa/architectural) or email [ARC@pinebrookhills.org](mailto:ARC@pinebrookhills.org)



# Auxiliary Update – Nature Sessions and Boulder Mountain Handmade Market

By Ann Blonston

## BECOME A LINK IN THE AUXILIARY'S COMMUNITY CHAIN

BMFPD Auxiliary's motto is: "linking responders with the community." Auxiliary volunteers work in four mission areas to strengthen the fire department's operations and make the community safer for all:

**Outreach and Education** – Hosts the Community Safety Fair and online store, conducts an information program aimed at newcomers to the district, and offers other education sessions throughout the year. The Auxiliary's Outreach and Education team surveyed residents in the spring and used the responses to develop two nature sessions: (1) a free wildflower hike that occurred in June, and (2) an upcoming community session at BMFPD Station 2 about living with wildlife.

**Provisioners** – Deliver food and drink to responders on incidents.

**Recognition Team** – Expresses the community's appreciation for the volunteer corps throughout the year.

**Fundraising** – Supports all programs through a combination of donations and proceeds from Boulder Mountain Handmade (see below). Money raised over the past several years provided funds for furnishing the new Fire Station 2 (\$40,000) and new dual-band radios used by responders throughout Boulder County (\$10,000).

## BOULDER MOUNTAIN HANDMADE (BMH)

BMH, one of the Boulder area's major art and craft markets, will be held this year at the Elks Lodge in Boulder on November 9 & 10. Over 50 artisans will show their wares at the market. Many fire district residents are repeat customers at BMH. See [bouldermountainhandmade.com](http://bouldermountainhandmade.com) for more information.

BMH is a major undertaking, commanding attention from July to November. There are two mini markets within BMH that make it a community-wide effort and a successful fundraiser:

**Boulder Mountain Bakes** welcomes homemade baked goods, jams, trail mixes, bread and more from any resident of the fire district. Watch for a reminder from the Auxiliary in the fall.

**Boulder Mountain Creates** is the second mini-market, which



features hand-crafted goods donated by fire district residents. Baby items, pet toys, knitwear, quilts, yard and garden items, holiday ornaments, and home goods are some of the few-of-a-kind assortment in this special gift shop.

Dog toys created  
by Auxiliary members  
and residents



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Crafting in progress

The Auxiliary hosts maker sessions throughout August, September and October to stock the craft mini-market. Residents meet with neighbors and apply their crafting skills. Sessions are scheduled for making pet toys, poppy lapel pins for Veterans Day and dinner/cocktail napkins.

Your ideas and talents are welcome. We welcome donations by woodworkers, metalworkers, candle-makers, herbalists, sewers, needleworkers, fine artists, photographers, and plant-growers, to name a few.

To be notified of upcoming sessions, or to offer your handiwork, please contact Jane Glotzer at [BMHArt@bouldermountainfireauxiliary.org](mailto:BMHArt@bouldermountainfireauxiliary.org).



Beaded earrings to be sold at Boulder Mountain Handmade



Double-sided napkins set a festive table

## HOW TO PARTICIPATE

- Watch for news of the fall New Resident Welcome briefing being organized by the Auxiliary and presented by Chief Benson. Do invite newcomers and renters on your street to attend.
- The next quarterly Auxiliary meeting is scheduled for Sunday, October 20 at BMFPD Station 1 in Pine Brook Hills. Watch for a forum announcement. To join our list, please email [president@bouldermountainfireauxiliary.org](mailto:president@bouldermountainfireauxiliary.org)

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## PBH Resident Bio: Donna Waters

It'll be 20 years this September since I bought my lovely home in PBH. I had a good chuckle reviewing my old house-hunting criteria, which included hilarious phrases like "updated electric, plumbing, heating, and windows".

Never mind the 70's-era, handprint-textured walls and bright orange/turquoise color scheme, I was captivated by the open floor plan, huge kitchen, and gorgeous views in every direction. So much potential. I completely underestimated the amount of work it needed just to be livable, but as a result, I've become very handy over the years and I've really made it my own.

The yard had been beautifully landscaped once upon a time, but all was torn asunder when the previous owners had the septic tank replaced. I felt like an archeologist, endlessly digging and discovering pieces of ancient flagstone ruins. I've since regraded the landscape, planting it with lots of fruit trees, berry bushes, and vegetable and flower gardens. Herbs and flowers grow in abundance, so I pot up any volunteers and give them away at my annual spring plant swap.

I'm originally from the Bay Area and also lived in Santa Cruz. I moved to Colorado in the 90's to do solar cell research at NREL, returning years later to work as an optical engineer at Ball Aerospace. Since 2013, I've been consulting as Proof of Concept



Donna Waters

Optical Engineering. I design optics for applications like medical imaging, augmented reality, cinematography, microscopy, and spectrometry, just to name a few. I love my work, probably more so, because I can take my breaks in the garden and recharge as needed with a hike on Mt. Sanitas. This is a really special place to live.

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## Get to Know Your Neighbors

By Joyce Colson

Do you have new neighbors or neighbors you see only occasionally? Perhaps they travel, PBH is their second home, or they are renters. There are some tips below for living in PBH that you can and should pass on to new neighbors or neighbors who do not spend much time in the neighborhood. They will be thankful that you did. And you may find that you meet some great new people who are a pleasure to be around.

1. **Access to First Responders.** In an emergency, first responders must be able to find you. You need to have reflective address signs so that EMS and fire fighters can find you when every second counts. You need to be listed in the HOA PBH Directory so that first responders can find you and contact you about your emergency. If you have special health issues, you need to get on the BMFPD Special Needs List so first responders are aware of these issues.
  2. **Evacuation Plans.** Everyone who spends any time in PBH needs to have evacuation plans for wildfires or other emergencies. The first step is to sign up for emergency alerts. Then you will get evacuation orders and other emergency messages. You also need to set up your own family emergency evacuation plan. What will you take with you and where will you go if you need to evacuate? There is a lot of information about this subject in the HOA PBH Directory and on the BMFPD website at [BMFPD.org](http://BMFPD.org).
  3. **Wildfire Mitigation.** Wildfire mitigation is an ongoing process for all homes and properties in PBH. If you do not keep up with it, your property will pay the price if there is a wildfire. And so will your neighbors because wildfires know no boundaries. Living in the wildland urban interface requires mitigation knowledge and action. You can find education and services through organizations such as Wildfire Partners ([wildfirepartners.org](http://wildfirepartners.org)), BMFPD Mitigation ([bmfmitcrew.com](http://bmfmitcrew.com)) and the Firewise page on the PBH HOA website ([pinebrookhills.org/hoa/firewise](http://pinebrookhills.org/hoa/firewise)).
  4. **PBH General Information Resources.** You can access information about living in PBH through the Newcomer Committee of the HOA. Contact [Newcomer@PineBrookHills.org](mailto:Newcomer@PineBrookHills.org). You can also find useful information and links on the PBH HOA website at [PineBrookHills.org](http://PineBrookHills.org).
- Bonus**—you are likely to find great folks who make PBH a great place to live.

Questions? Names and addresses of new residents to forward? Email [newcomer@pbh.org](mailto:newcomer@pbh.org)



## Outdoor Movies:

Kathryn and David Besemer invite you to their driveway at 2 High View Drive on Thursdays starting September 5.

See the future emails on the PBH forum for updates.

# Beetle Busters – A Positive Externality

By Mark Cronshaw & Bob Loveman

## THEORY

You may wonder “What the heck is an externality?” Answer: A situation in which action by someone or something has a direct impact on others.

Example: smoke from western wildfires blankets Colorado, exposing us to harmful PM2.5 particles. This is a negative externality with adverse health consequences. Often, people do not take enough care when there are negative externalities because they do not consider the harmful effect on others. Another example: tragedies of the commons such as over-fishing or over-grazing, both of which result in excessive depletion of a natural resource.

There are positive externalities too. For example, knowledge and art can be shared with others, so they benefit many people. Similarly, a beautiful garden provides visual pleasure for many. Typically, people do not create enough positive externalities because they are able to free-ride on the beneficial actions of others. Another positive externality: cleaning up the environment. Exhibit A ... Beetle Busters....

## PRACTICE

- Beetle Busters was started by Suzanne Adams and Bruce Benninghoff. Jim Adams soon picked up the reins. He is far and away the expert in identifying noxious plants and diseases that impact our trees and yards. His friendly communications assist district owners with ideas about how to deal with their individual situations.

- PBH thanks Jim for his years of service, and we’re hoping he will continue to advise us.

- Bob Loveman has agreed to take over leadership of Beetle Busters, though his expertise is far less than Jim’s.

- This year’s crop of Myrtle Spurge was troublingly bounteous, and many owners either attacked their crops themselves or hired someone to do so. Unfortunately, the group of HOA volunteer spurge removers was quite small – most of whom were “seniors.” We need far more folks to volunteer some time next spring to



Myrtle Spurge

help us remove spurge from the public areas. Please do not expect your neighbors to do the work for you, though we will attempt to help you determine the right attack plan. Contact [forest.health.bb@gmail.com](mailto:forest.health.bb@gmail.com) for information.

If you have milkweed on your property you may be lucky enough to attract Monarch butterflies.





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# American Black Bears

By Carron Meaney

Black bears are Colorado's largest carnivores. They can be black, cinnamon, blonde, or brown.

The grizzly bear (aka brown bear) was extirpated from Colorado in 1979 after a female attacked a group and was killed by their hunting guide. I curated her remains at the Denver Museum of Nature and Science, when I was Curator of Mammals. Colorado voted to outlaw spring bear hunting and banned the use of bait and dogs in 1992.

Black bears weigh 180 to 275 pounds, though a bruin (male) may be up to 400 pounds. They are omnivores and eat mostly vegetation such as serviceberry, native plum, chokecherry, emerging grasses, succulent forbs, but also eat beetle larvae, ants, wasps, bees, termites, rodents, rabbits, and the occasional fawn. Carrion is an important food source in early spring.

They have four annual phases: hibernation in a den (females go in first) lasting 200 days from October-December to March; followed by walking hibernation, lasting 2 to 3 weeks, during which time they don't eat or drink; normal activity, through the summer into fall; and hyperphagia, when they gorge in order to hibernate successfully. Black bears have a "light" hibernation meaning that their body temperature does not drop drastically, and they can awaken readily for short periods. Rock shelters and excavations under shrubs and trees are typical dens for hibernation.

They breed from early June to mid-August, with females staying in estrus until bred. Ovulation is induced by copulation. Gestation lasts 7 months with implantation of the fertilized egg delayed until November or December. Cubs are born in the den in late January or February. Cubs stay with their mother during the first year, including denning with her. The young disperse (males disperse further) when one and a half years old in spring/summer. Black bears live about 8 to 10 years, if they survive their first year.



Susan Schiff captured a photo of black bear #497.

A young female bear with ear tags (see photo) was apprehended in South Boulder last year after she showed aggressive behavior towards people. She was relocated to the Estes Park area. She then headed back south. Susan Schiff photographed her 2 weeks later in Pine Brook Hills. From PBH she went to the Hill area, where she was exhibiting aggressive behavior. She charged the two Colorado Parks and Wildlife (CPW) agents who went to investigate, so they shot her. Her sad story is the result of finding human food and then continuing to seek out that resource.

Bears are intelligent. They open car doors, sliding glass doors, or door handles that aren't knobs. Don't leave your car unlocked or with any evidence of food in it, even an empty candy wrapper! Bear mortality is greatest when bears are in the vicinity of humans, due to traffic hits or being close to people or houses.



## Bear Tips:

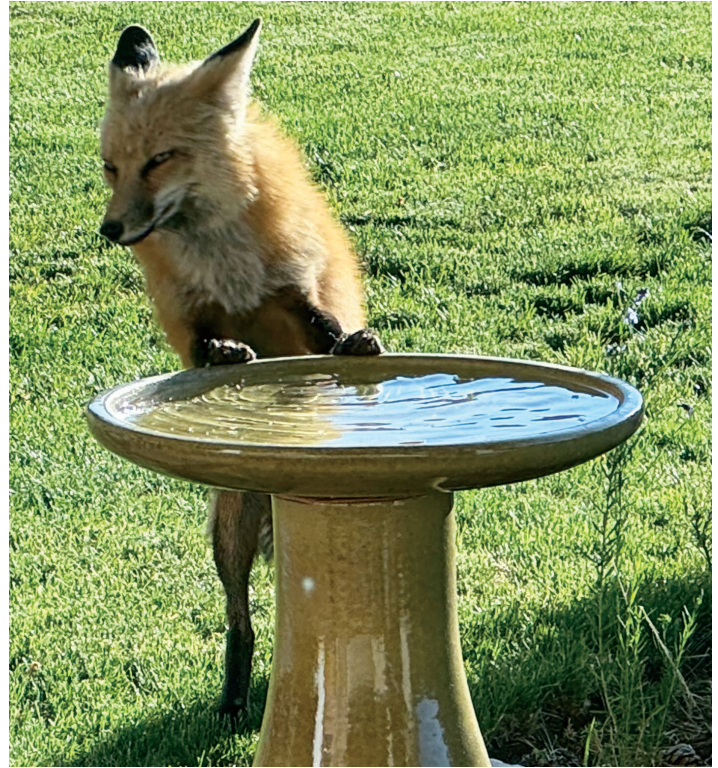
- Lock cars unless in a garage
- Never leave any suggestion of food in a car
- Lock sliding glass doors
- Only put trash out on the morning of pickup
- Don't feed wildlife
- Bring in your bird feeders (seed, suet, sugar water) every night, or only put them out December to March

◀ **Don't let bears have this opportunity!**

# Furry Friends



Gunnar enjoys the Anne U. White trail by Dan Pears



Refreshing drink by Dan Pears



Silverback gorilla in Rwanda by Susan Schiff



Nursing by Bennett Robinson

**GREENWOOD WILDLIFE**

## Wild Night for Wildlife

A gala to benefit Colorado wild animals in need.

**TICKETS**

**September 28, 2024 | 5:00pm**  
**Nissi's Event Center**  
[greenwoodwildnight.com](http://greenwoodwildnight.com)

Pine Brook Press  
1907 Linden Drive  
Boulder, Colorado 80304



*Sunrise by Dan Pears*