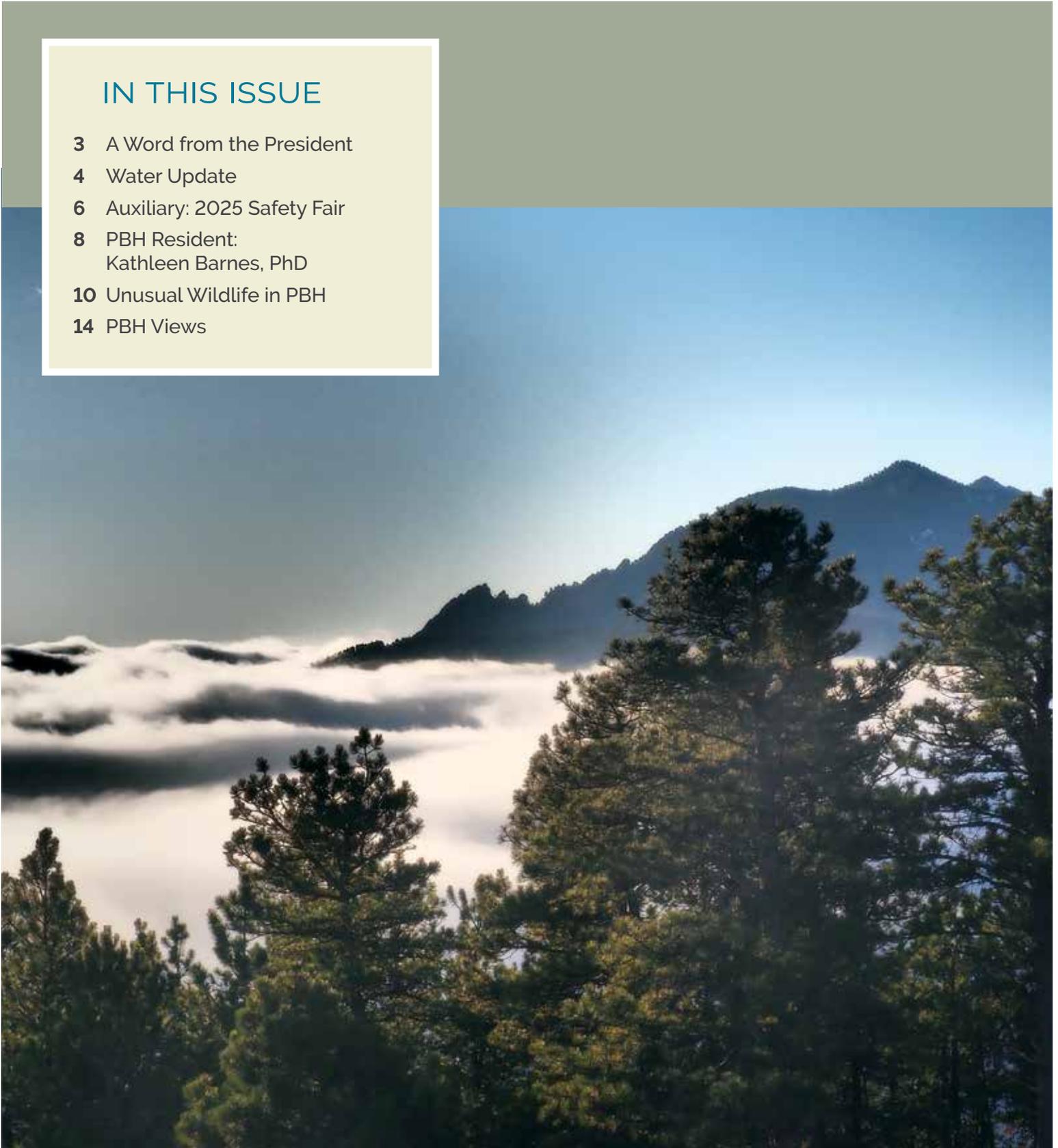


Pine Brook Press

A quarterly journal for, about, and by Pine Brook Hills residents | Spring 2025

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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.



Bearing Up by Joyce Colson

SHARE YOUR PHOTOS!

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

ON THE COVER: View from Bristlecone Way by Kenny Goldman

A Word From the President

By Ethan Lake



Hello, Pine Brook Hills! With summer fast approaching it is time to talk about fire mitigation again (both proper and improper attempts)! First, some good news. Thanks to the community agreeing to the current

HOA dues structure, we will be able to fully fund our seasonal mitigation goals, paying roughly \$15,000 to match roughly \$75,000 in state, local, and federal grants won by the Boulder Mountain Fire Mitigation Crew which will allow them to clear and stack wood (for burning next winter) some 15 acres of land to the west of the neighborhood. Based on community feedback, we also attempted for the first time a charitable drive to fund additional fire mitigation work. Thanks to a generous matching challenge from 3 donors and the community's work to meet that match, we raised over \$30,000 to fund a second mitigation attempt this summer that will cover an additional 11 acres (there is a discrepancy in per acre cost since this area has steeper and thicker terrain to work in).

What can you personally do to help mitigate your home against wildfire risk? You can start by clearing anything potentially combustible from an area 5 feet in width directly around your home. This includes moving firewood stacks away from your house, clearing gutters of debris, removing and replacing wood fence posts against the house, etc. The Mitigation Crew can be contacted for free individual assessments, as can Wildfire Partners (wildfirepartners.org). Wildfire Partners also has some rebates available for certain mitigation initiatives like replacing your fence posts or eliminating junipers from your property.

Unfortunately, we've also seen some unhelpful attempts at mitigation by Xcel and their contractor, Wright Trees, in the last month. The Mitigation Crew spent \$5,000 in overtime to go back and tag trees believed to be dying, since they are a deadfall hazard along roads or other evacuation routes. The HOA funded an arborist to tour the neighborhood and produce a report on the trimming work. Sadly, most of the trees trimmed will likely die. The HOA is currently in the process of reaching out to the county to intercede on our behalf to have Xcel remove the hazard trees and fell (like they probably should have before) the others. We will keep you apprised of our efforts and any responses.

ICE CREAM SOCIAL

Sunday, September 14

2-4 PM | PBH Community Center

1907 Linden Avenue | Main Parking Area



MEET & MINGLE! LIVE MUSIC! GAMES! ICE CREAM & SORBET!

Water Update

By Andrew Churnside

LONG TERM CAPITAL PLAN

The Pine Brook Water District just completed a major update of our long-term capital plan. The plan, first created in 2020, is a long-term financial planning tool that outlines anticipated capital equipment needs, associated costs, and the timing of those needs. It helps the District proactively plan for major expenditures, track capital reserves over time, evaluate funding strategies, and make informed tradeoffs between competing priorities.

This document serves as a guide—not a fixed roadmap. Each item in the plan is based on estimates, including the projected remaining useful life of current assets, anticipated replacement costs, and forecasted inflation through the expected replacement year. These projections are subject to change. Equipment may fail sooner or last longer than expected, costs may fluctuate, inflation may deviate from historical trends, and unforeseen events, such as fires or floods, can shift priorities. Therefore, the capital plan reflects anticipated needs, not approved or guaranteed expenditures.

The District continues to monitor new technology, grant opportunities, and look for other opportunities to reduce future capital costs.

The capital plan will be updated annually at budgeting time to reflect current reserves, actual expenditures for the prior year, and anticipated costs and expenditures for future years. Every five years, or as needed, the document will be fully reviewed and updated.

The plan can be found on our website at <https://pinebrookwater.org/long-term-capital-plan>

ELECTION RESULTS

On May 6, 2025, voters in the Pine Brook Water District cast their ballots to elect three directors to serve four-year terms on the Board. The election was held by mail ballot of eligible voters from within the District.

The elected board of directors are: Mel Beauprez, Bob Loveman, and Sarah Wahlert.

Residents are encouraged to stay informed about the district's activities and to participate in future elections to have a voice in the governance of their local water services.



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Auxiliary: 2025 Community Safety Fair held in Pine Brook Hills

By Ann Blonston | Photos by James P. Adams

Since 2012, the Auxiliary has hosted the Community Safety Fair, BMFPD's main public safety education event. Residents replace their homes' old safety gear and learn how to put out fires. The Fire Chief and other department leaders share information on a range of safety concerns for mountain residents, including winter driving, wildlife encounters, mitigation, evacuation, and how to stay informed about emergencies. Over the years, fire extinguisher sales and training are credited with enabling four district residents to save their own homes by putting out dryer fires and kitchen fires.

The 2025 event was held on a sunny Saturday, May 3, at the Pine Brook Hills station. This year the event emphasized our relationship to local wildlife and keeping wild and domestic animals safe, with the help of a team of generous volunteers from Boulder County Parks and Open Space and Greenwood Wildlife Rehabilitation Center.

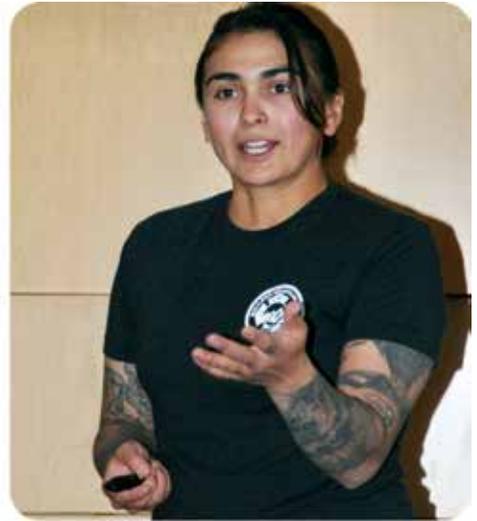
The next quarterly Auxiliary meeting will be held on Sunday July 20 at BMFPD Station Two (50 Overlook Road in Boulder Heights). Social time starts at 2:45; the meeting starts at 3 pm.



Top row: Residents are coached while putting out a fire.

Middle row: It takes a village: Volunteers from Auxiliary, firefighters and members of the Major Incident Support Team are joined by a team from Boulder Mountain Parks and Open Space and Greenwood Wildlife Rehabilitation Center - and Ruby.

Bottom row: A child recognizes a firefighter behind the helmet; more live burn training.



Top row from left: Updating a homeowner's smoke detectors, Chief Benson delivers his "Safe Mountain Living" presentation; Mitigation/ERT crewmember Nikki Sydow updates residents on mitigation best practices.

Middle row: Volunteers from Boulder County Parks and Open Space share info about wildlife with residents of all ages.

Bottom row from left: Kids get the safety message through puzzles and coloring books; a smiling volunteer from Greenwood Wildlife Rehabilitation talks animal safety; members of the Major Incident Support Team test and recycle residents' old fire extinguishers.

PBH Resident: Kathleen Barnes, PhD



I grew up in a small town in southern Virginia, along the North Carolina border, imagining what it must have been like to “go West”. I was obsessed with horses and building treehouse forts and pretending to set up one room schoolhouses with my sister and friends. I could never have imagined that someday I would live in Colorado, savoring all that the Rockies have to offer.

I grew up during a tumultuous period in the southern US. Schools were finally integrated the first day of my 2nd grade. My mother’s progressive views, work ethic, and consideration of others profoundly impacted what I ultimately chose to do professionally and as a person. Also, at that time and place, the path one chose as a profession was heavily dictated by one’s gender. I remember taking a test in school when I was 11 years old that was supposed to steer people towards a career that suited us best. I wanted to be a wildlife biologist, but the test came back suggesting I should either be a schoolteacher or a librarian. I was a decent musician, especially on the flute, so a career in music seemed like a good compromise. But halfway through the program at James Madison University, I decided I wanted to pursue biological sciences. I was steered towards nursing. So, I transferred to the Medical College of Virginia and received my

BSN in 1984. But the day I graduated from nursing school I knew I didn’t want to be a nurse for a living.

Within the first few years of working as a nurse in intensive care and Labor & Delivery I discovered Biomedical Anthropology. It was a relatively new discipline in anthropology that integrated cultural and biological anthropology. I had always been fascinated by how people’s culture, environment and where they came from shaped their foodways, response to infectious disease, and wellness habits. In graduate school at the University of Florida I focused on how modernization of the domestic environment was affecting the newly recognized epidemic of asthma and allergic disease, especially among inner city populations and non-European populations across the globe. I spent a year living in Barbados conducting research on this topic, and shortly after my

dissertation defense, I landed a postdoctoral fellowship in clinical immunology and immunogenetics at Johns Hopkins University.

At Hopkins I rose through the ranks running a dry and wet lab almost wholly funded by NIH grants for the 23 years that I was on faculty. In 2015, I was recruited to the University of Colorado at the Anschutz Medical Campus to build a Center for Personalized Medicine, from scratch. I transferred my research program and grants (and 7 faculty and staff) to Denver and kept that going while building the program. By 2020 there were 100 faculty and staff focused on our partnership with UCHHealth, whereby patients would join the biobank that would ultimately return results about their DNA that could predict which medications they should and shouldn't take, or whether they were at risk for cancer or other illnesses.

The pandemic brought challenges – and losses – to so many. When I was recruited to a biotech company, Tempus AI, in 2021, I welcomed the change and distraction and began to appreciate the opportunity that industry provides in rapid discoveries and development of tools that can advance medicine, particularly with early detection (and prevention) of disease. After two years as SVP of Population Genomic Health, I was recruited to a British company, Oxford Nanopore Technologies, as SVP of Population

Health and Precision Medicine. We developed an entirely novel way to sequence the human genome. In this role, I'm taking advantage of our global footprint and partnering with health systems, providers and biotech entrepreneurs to leverage our technology to build cheaper, faster, and more accurate diagnostic tools to treat cancer and other diseases, as well as tools for pathogen surveillance – to obviate another pandemic.

I moved to Pine Brook Hills in 2022 and pinch myself every morning with the spectacular sunrises over the ridge, and every night with the glittering lights of Boulder. Life is full with my 120 pound Pyrenees mix, Romeo, hiking the Goat Trail to Sanitas on many mornings, hiking and camping in the incredible parks and protected lands around us, cross-country skiing in winter, and spending as much time as possible with my three remarkable daughters (Nora, Sofia, and Clara), whenever I'm not working from home or traveling for work. PBH has been, without question, the most welcoming community of my life, and every single day I appreciate how fortunate I am to live here.

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Unusual Wildlife in Pine Brook Hills

By Carron Meaney

We are blessed with abundant and diverse wildlife in Pine Brook Hills. This article presents some of the more unusual sightings from our neighborhood. Please contact me if you have any to add, particularly the diminutive spotted skunk and long-tailed weasel!



◀ One or more **pine martens** have come through PBH. This one took up residence for two weeks in Bob Olliver's house where a flicker and then a fox squirrel had created a home between his siding and interior wall. The pine marten ate the squirrel, a typical meal item. Bob got to watch it play, doing backflips from a 4-foot branch! These delightful weasel cousins typically live above 10,000 feet, in the subalpine and alpine parts of Colorado, so sightings are unusual.

Photo by Bob Olliver

Kevin Smith's trail camera on High View Drive caught a **ringtail** in April this year. Although ringtails occur statewide, they are extremely elusive, rarely seen, and very few records are known from Boulder County. The tail is a giveaway that they are cousins of raccoons. They are sometimes mistakenly call ringtail cats – but they are not related to cats. Ringtails inhabit rocky canyon country and foothill areas throughout the southwest.

Photo by James Beissel



◀ In July 2019, there were three female **bighorn sheep** at Linden and South Cedar Brook. They may have come from either the St. Vrain or the Georgetown herd, indicating that these individuals had wandered out of their usual range. Also called mountain sheep, this is the Colorado state mammal. Bighorn sheep are susceptible to diseases that they catch from domestic sheep and goats, which is a main concern for Colorado Parks and Wildlife who work hard to track them and mitigate deaths from such diseases.

Photo by Carron Meaney.





◀ An **American elk** came through our neighborhood and was observed by Michael Allen. Elk wander quite a bit and used to occur out on the plains. By 1906 there were no elk or mule deer in all of Boulder County due to extensive market hunting for meat. Colorado Parks and Wildlife reintroduced them, and now there is a healthy population. Elk meat in restaurants comes from captive red deer (some in Colorado), a species native to England. North American elk cannot be successfully held in captivity. These two different species are in the same genus.

Photo by Janet George, retired Colorado Parks and Wildlife.

A **moose** has also been observed in our neighborhood, though I do not have a photo. Moose can travel great distances. They are not native and were introduced to Colorado in the late 1970s.

We have an active **golden eagle** nest in PBH! The eagles have been successfully fledging chicks for a few years. Golden eagles use rock cliffs to nest; we are lucky to have them in our neighborhood. We are good stewards of the land such that sensitive species can find food and nesting sites to reproduce here. Whereas bald eagles were listed as endangered and then recovered, it is golden eagles that are in serious decline now. Wind farms as well as other things cause fatalities.

Photo by Jim Adams.

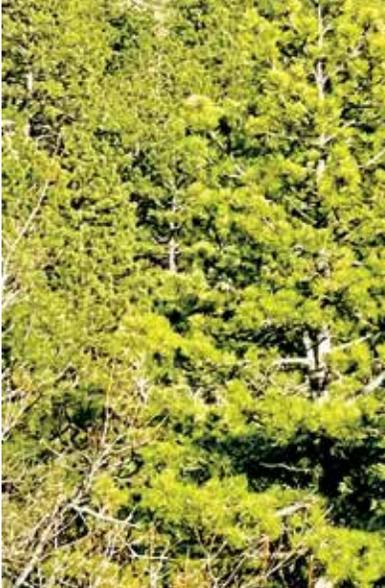


◀ The diminutive **northern pygmy owl** occurs in PBH. It is one of the few owls that hunt during the day. Although small (about the size of a robin) it is a fierce predator and will often feed on songbirds. Pygmy owls catch their prey by sitting quietly and surprising birds that come by. Their song can be heard during the day. It is a regularly repeated single hoot (sometimes double hoot). Although not rare, they are difficult to find due to their small size and excellent camouflage pattern.

Photo by Kevin Smith.



PBH Views



Top: Linden Drive by Jon Andersen; inset: Balsam Lane by Peter King-Smith



Top: High View Drive by Kevin Smith; bottom: Bristlecone Way by Kenny Goldman



PINE BROOK HILLS

BLOCK PARTIES

Saturday, June 28

Come chat with both the former and new Chiefs, get mitigation info, and have fun with your neighbors at the PBH Summer Block Parties!

Exact times and locations TBA

If you would like to volunteer to host a party please reach out to Rob.

Rob Quinn: rob@colsonquinn.com



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View from Upper Timber by Jean Vieux