



Volume 04 | December 2019



An update from your Elk Falls Ranch POA Board of Directors

2019/2020 Board of Directors

Renae Braun, President - elkfallspoa@gmail.com or 720-480-9328

John Nelson, Roads Chair - elkfallsroads@gmail.com or 808-285-2965

Taylor Carpenter, Secretary - Taylor_matt@me.com

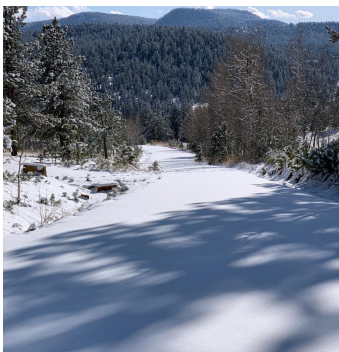
Bev Long, Treasurer - bevlong2555@gmail.com or 720-633-2454

Mike Long, VP & Architectural Chair - [mlongpine11817@gmail.com](mailto:molongpine11817@gmail.com) or 303-757-2222

Next Board Meeting:

December 10, 2019, 7:00 pm

at the home of John Nelson, 11665 S. Upper Ranch Road



Roads Reminders

Snow Plowing - As a reminder - snow plowing is generally conducted when total **precipitation exceeds 4 inches** at the mailbox area, however this varies depending on numerous factors including time of year, forecast, temperature, etc. So far, we have only had two storms that met this criteria. Thus, roads were plowed on 10/24/19 and on 11/26/19 to date.

Colorado Traction Law - Snow packed roads are common at our elevation during the winter months so please slow down under these conditions for your own safety and the safety of others. The Board will be evaluating and sanding

sections of roads prone to icing, as needed, to improve traction under slick conditions. Equipping your vehicles with dedicated snow or all-season tires is highly recommended. Please note: **Colorado's Traction Law (Code 15) now applies to all drivers using State highways in addition to the I-70 mountain corridor.** Every vehicle traveling on state highways must have adequate tire tread and traction-control devices in their vehicle during inclement weather and snow events. [Colorado Traction Law and Passenger Vehicle Chain Law](#)



Speaking of Snowplowing....

Several residents recently asked for snowplowing options.

John Nelson, Elk Falls resident and Roads Chair, who has been doing regular maintenance on our roads, also does driveway snowplowing and sanding through his company [Tiny Tractor Services, LLC](#). John can be reached at 808-285-2965 or tinytractorservices@gmail.com for a cost

estimate.

Another option is [Burbach's Rocky Mountain Excavating](#). This is the company that does our major road work and snowplowing. When we contact them at the **4" inch or greater snow level**, they will plow our roads. If you also want your driveway plowed, they will put you on their list and will automatically do your driveway at the same time they plow our roads. (Note that you would be responsible for your individual driveway plowing cost.) Contact Bronson Burbach for a cost estimate and to be added to their plow list at 303-503-7772, 303-838-2354 or bronson@brme.net.

Chipping Update from Ben Yellin, Wildfire Captain



ELK CREEK
FIRE PROTECTION DISTRICT

With the early winter weather that has come into the area for the last couple of months, the chipping program has seen some unexpected delays.

Finishing the chipping for the year is a top priority for [Elk Creek Fire Protection District](#), but we need to do it safely. Our equipment (chip truck and chipper) does not have the best capability in the snow. We will continue to assess our capabilities on a day-to-day basis to ensure we make it to all registered homes.

Benjamin Yellin
Wildfire Captain
Elk Creek Fire Protection District
byellin@elkcreekfire.org
303.816.9385 Ext. 25



Elk Falls POA Board's Work in Progress

The Elk Falls Property Owners' Association Board operates, always, with the interests of residents in mind. Our work focuses on things such as improvement and protection of property values; improvement, maintenance and repair of roads; and promotion and improvement of safety programs. We have many projects we are working on to that end. Here's a update:

- **Outsourcing:** We thought we were close to finalizing a contract with a company called CSM to manage our "back office" work such as accounting, dues management and an online directory. However, we identified a clause in the CSM contract that became a deal-breaker and now we are back to the drawing board. We are looking for another vendor that can provide these services for a reasonable price.
- **Engineering Study:** We contracted for a civil engineering evaluation so we could determine how to best invest in our roads to avoid deterioration and reduce expensive maintenance. The report will help us identify changes such as the best road materials for our use patterns and climate, where we should install culverts and other such structural changes. Copies of the report will be made available to Elk Falls Ranch residents once finalized.
- **Message Board:** Our community message board was old, warped, splitting and generally worn out. One of our residents, Bob Wallace, graciously offered to rebuild the message board. The new board has a stylish new look including a gabled roof with shingles, better waterproofing and better cork. Since Bob did not charge us for his labor and we were able to salvage the current posts that support the board, this project was completed with a significant cost savings (compared to purchasing a new message board.) We are excited to have such a prominent feature in our neighborhood refurbished. We hope you enjoy it as well. Thank you so much Bob Wallace! You did an excellent job and it looks amazing!
- **Parcel Lockers:** Eight new and larger parcel lockers have arrived and are anticipated to be installed the second week of December (weather permitting). Mike Long and John Nelson have volunteered to install the lockers, saving the POA installation costs. One bank of paper boxes will be removed to make room for the lockers. All residents using a paper box will be moved to the remaining bank of boxes. This is exciting for those of us who like to avoid shopping trips and frequently order online. **If you haven't already let us know that you want to keep your paper box, please email elkfallspoa@gmail.com** so we ensure there's a space for your papers. Thank you John and Mike for donating your time!
- **New Website:** The platform and design of the new Elk Falls Ranch website is in place, but completion is taking a little longer than expected. Board volunteers are working on this, but jobs, family and busy schedules tend to get in the way of the best laid plans. But, rest assured, it is in the works and hopefully will be live soon.
- **Broadband Initiative:** We have formed a new Broadband Subcommittee of the Board to work on applying for a [Colorado Broadband Fund Grant](#) which, if awarded, will partially fund infrastructure to bring high speed internet to our community. We are partnering with an internet service provider, Mountain View Lakes HOA, hopefully Woodside HOAs and Staunton State Park. The grant cycle we are working towards is July 15, 2020. You recently received communication from us with more information on this project and a request to complete a survey. **This survey is very important to us.** So please help us with this important endeavor and **take a few minutes to complete the online survey**, even if you're not interested in high-speed internet. [Broadband Survey Link](#) **The survey does not take long.** For questions contact Bev Long at bevlong2555@gmail.com or 303-838-4373
- **Short-term Rental Covenant Change:** In preparation for a vote, covenant language has been drafted that will disallow:
 1. rentals with terms less than 30 days; and
 2. rentals for bed and breakfast or hotel purposes
- We have delayed moving forward on the vote as we had to terminate our relationship with our POA attorney, identify a new attorney and then ensure he was in agreement with the new language. Hopefully we can move forward with the process soon. You will be provided with a forum to express comments, concerns and/or provide information, on the issue, which will be shared with all residents prior to the vote.

- **Signage:** Some of our signage has been damaged, stolen or is simply worn out. Additionally, new signage is needed to clarify Elk Falls Ranch Subdivision boundaries for the Wedgewood wedding guests. New signage is also needed to clarify egress routes in case of wildfire. The Board is evaluating all of these needs and will upgrade signage in 2020.
- **Roads:** Roads and maintenance needs continue to be a priority on our agenda for every board meeting. Please report any roads issues to: John Nelson, Roads Chair - elkfallsroads@gmail.com or 808-285-2965
- **Fire Mitigation Action Plan:** As referenced in the Firewise Year-End Report below, the Board will be working with the Firewise Committee on the creation of a five-year action plan to mitigate wildfire risk in our community based on recommendations from the recent [Wildfire Risk Assessment](#).
- **Fire Mitigation Grant:** We will soon be working on a [Forest Restoration and Wildfire Risk Mitigation Grant](#), from the Colorado State Forest Service, in concert with the [Elk Creek Fire Protection District](#). The deadline for this grant is October 2020. The grant, if awarded, will provide funding for landscape mitigation.
- We will eventually need residents to request an individual *Wildfire Property Assessment* to inform the Grant. However, at the current time, Elk Creek Fire Protection District is very backlogged with requests and has not be able to respond in a timely fashion. However, you can still get in the queue for when resources free up. Click on the link below.

[Wildfire Property Assessment Sign Up](#)

Firewise Year-End Report



FIREWISE USA
RESIDENTS REDUCING WILDFIRE RISKS

Our Firewise renewal application for 2020 was approved on November 14th. This means we are in good standing with [Firewise USA](#). Thank you to Bob Fletcher and the Firewise Committee for keeping this effort alive!

- In order to maintain our Firewise membership a minimum investment of one-hour per dwelling unit is required at \$25.43/hr x 150 units = \$3814.50
- Elk Falls Ranch submitted 821 hours (\$22,263.97) plus \$4568.00 expenses for a total of \$26,831.97. **Note that we far exceeded the minimum requirement!**
- Elk Creek Fire District estimated approximately 700 cubic yards of vegetation was removed (150 5x5 slash piles from 15 addresses). This does not include slash remaining to be chipped.
- 38 addresses signed up for the chipping program
- 20 addresses reported time and/or expenses. (Thus, at least 18 residents did mitigation, but did not report it.)

Over the next few months we will be working on goals and action items that will comprise a five-year plan based on recommendations presented in the recent [Elk Falls Ranch Wildfire Risk Assessment](#).

Per the conclusion of the report: "... great work has been accomplished in the past. However, **wildfire mitigation must be a continual process in order to be effective.** Elk Creek Fire Protection District will strive to support the mitigation efforts of Elk Falls Ranch, but **it is ultimately the responsibility of each homeowner to mitigate their wildfire risk.** Performing this work as a community will exponentially increase mitigation effectiveness, leading to a strong and resilient Elk Falls Ranch."

Remember that our region is considered the highest fire risk in the nation so taking action to address this is extremely important. We hope that all residents will become engaged as we move forward.

Please contact Bob Fletcher with any questions at robertbfletcher68@gmail.com

Staunton State Park Events

Annual First Day Hikes New Year's Day



Staunton will be holding their annual **First Day Hikes** on New Year's day. They will be featuring 4-5 guided hikes that range in lengths from 2 to 8 miles.

Hike #1 The Ranch Loop - Davis Ranch, Chase Property, Staunton Ranch, Dines Property - Trails Hiked: Davis Ponds Trail/Chase Meadows Trail/Staunton Ranch Trail/Dines Meadow Connector Trail/Mason Creek Trail/Staunton Ranch Trail.
Depart at 9:30 am, Meeting location: Group Picnic Area, 5.25 Miles

Hike #2 History and Geology - Staunton Ranch Trail to new rock climbing area (Red Cliffs).
Depart at 10:00 am, Meeting Location: Group Picnic Area Staunton Ranch Trail, 4-5 Miles

Hike #3 Search for Sasquatch - Staunton Ranch trail, then switchbacks up Scout Line to Marmot Passage trail.
Depart at 10:30 am, Meeting location: Meadow Parking Lot, 7 miles

Hike #4 Old Mill Trail: Staunton Ranch Trail to Old Mill Trail (optional Borderline Trail)
Depart at 10:00 am, Meeting Location: Group Picnic Area
6 miles - 2 miles additional if you hike to the Staunton Ranch overlook

First Day Bikes - New Year's Day

Staunton is also hosting a **First Day Bikes** (guided fat bike tour). The route is yet to be determined as their guide is out of town. More information will be posted on the [Staunton Website](#), [Staunton Facebook page](#) and at the visitor center.

They hope to see many of their wonderful neighbors out enjoying the fresh air of Staunton, kicking off the New Year in healthy style!!



[Click Here to Sign Up for Free CPR](#)

Elk Creek Fire District - Last CPR Class of the Year December 14, 2019

Classes are 8:00am to 5:00pm and include both CPR and first-aid training.

Location:

Elk Creek Fire Station 1, located at 11993 Blackfoot Road, Conifer

There is no charge for the classes, however there is a \$20 administrative charge if you



Happy Holiday Season
from your
Elk Falls POA Board!

Reminders



Architectural Approvals

Reminder that any additions, fences, new construction, garages, sheds, etc. need Board approval. Please contact Mike Long at mlongpine11817@gmail.com or call/text 303-757-2222.

Email Address Changed?

Please contact Bev Long at bevlong2555@gmail.com with any email address changes or additions.

Visit our
Website

Visit Elk Falls POA
Directory

To Log In:
Username: Last name
Password: Numeric portion of the
street address.