



June 2022



So many blue herons this year in the ponds and creek!
Photo courtesy of local photographer, Johnny Dominico

An update from your Elk Falls Ranch POA Board of Directors

2021/2022 Board of Directors

Dan Mueller, President - elkfallspoapres@gmail.com or 630-240-9066
Marta Nelson, VP & Architectural Chair - elkfallspoavp@gmail.com or 952-212-1299
Renae Braun, Treasurer- elkfallspoa@gmail.com or 720-480-9328
Wayne Gneiser, Secretary - elkfallspoasecretary@gmail.com or 720-261-3155
Dave Shaffer, Roads Chair - elkfallsroads@gmail.com or 303-816-5004

Next Board Meeting:

July 12, 7pm

At the Home of Dan Mueller, 35420 Upper Aspen Lane

All POA members are invited to attend. If you are interested in attending, please email elkfallspoapres@gmail.com to let us know you're coming.

Resident Profile

In order for us, as the Elk Falls Ranch Community, to get to know each other a little better, we are profiling residents, especially newer residents.

We know you'll enjoy getting to know Brad and Erin Purdy

Welcome Brad and Erin!



Hello!

We are still in the process of moving up from Denver and are so excited to get settled into Elk Falls Ranch. Brad grew up in Conifer and has always wanted to move back to the area. We got married two years ago and have a 12 year old furbaby named Toby. You will often see the three of us walking around the neighborhood.

Erin works from home in education events and Brad is a pilot. We love to travel the world to enjoy food and the great outdoors.

We look forward to meeting all of you!
Brad and Erin



Broadband Update Good News!

In my last update, I noted that Highline/SPT was still waiting for a contract from the State.

Highline finally received a draft of the Agreement on June 3rd. The State asked for comments by June 20th. They're hoping to get a final Agreement by July 1st and a fully executed Agreement by July 20, 2022.

I'll keep you posted!

As always, contact me if you have questions.

Bev Long
bevlong2555@gmail.com
303-838-4373

For the most up-to-date information, join the **Project Facebook page: Staunton Area Broadband Initiative** <https://www.facebook.com/groups/2441495086101499>

Project Website: <https://elkfallspoa.org/new-page-51>

Roads report

Over the past couple of months, we've been opportunistic in taking advantage of infrequent wet weather to get some road maintenance done. The late May snowstorm provided excellent moisture in the road material for road grading. Fortunately, the grading contractor got on the roads when conditions were optimal and EFR road grading was completed near the end of May. The great conditions enabled the cutting of the washboards and good compaction of the road material which resulted in smooth road surfaces in most areas.



In late April, we utilized our small maintenance contractor to do some spot grading and ditch cleanup. The spot grading addressed potholes, ruts and washboards in the worst areas of EFR roads. We also cleaned out sediment from some ditches above check dams. In late May, we did some culvert work to locate and expose a couple of buried culvert ends and cleared drainage channels from a couple of culvert outlets.

The roads were in excellent condition after the spring maintenance. Please help reduce the rate of deterioration of the road surface by avoiding rapid starts/stops, spinning tires and power sliding around curves. Please adhere to the 15 mph speed limit on EFR roads.

As a reminder, the EFPOA is responsible for culverts that cross EFR roads; homeowners are responsible for driveway culverts. Please check your driveway culverts periodically and keep them clear. If assistance is needed, let me know.

Please let me know if you see a road problem or have a suggestion for improving the roads.

Thanks,
Dave Shaffer
elkfallsroads@gmail.com



Wildfire Mitigation Tax Benefit

Individuals, estates and trusts may claim a subtraction on their Colorado income tax return for certain costs incurred in performing wildfire mitigation measures on their property in a wildland-urban interface area within Colorado. The subtraction is equal to either 50% or 100% (depending on the tax year) of the qualifying costs for performing wildfire mitigation measures. The total subtraction a taxpayer can claim per tax year is limited to \$2,500.

For more information go to: <https://tax.colorado.gov/sites/tax/files/Income65.pdf>

Smell or See Fire and Want to Know More? This may be a good resource.

AirNow is a one-stop source for air quality data. This site highlights air quality in a local area first, while still providing air quality information at state, national, and world views. A new interactive map lets you zoom out to get the big picture or drill down to see data for a single air quality monitor.



This is their link for the interactive map
<https://fire.airnow.gov>



New Jeffco Wildfire Regulations Proposed

Jefferson County Planning & Zoning is proposing a Regulation Amendment pertaining to:

- Zoning Resolution Section 15 - Landscaping
- Zoning Resolution Section 39 - Wildfire Hazard Overlay District
- Transportation Design and Construction Manual - Chapter 3 Design and Technical Criteria

This regulation update includes a change to the title of Section 39, a time limit on Defensible Space permits, additional language regarding drought resistant plantings and maintenance, and modifications to the driveway and private street/road standards.

Red-marked drafts can be found on our Regulation Revision [website](#) and in the case folder (22-104558AM) [here](#).

These updates are part of a multi-phased process of changes to County regulations regarding Wildfire.

We are very interested in any comments that you may have with these proposed changes. Please submit comments to PZRegRev@jeffco.us by Thursday, June 30, 2022.

Prior to that deadline, Planning and Zoning staff will hold a virtual Community Meeting on June 28th at 6pm MST to go over the changes, answer questions and record comments. Meeting details can be found on the [Community Meeting webpage](#).

If you have any questions, please contact Planning and Zoning Regulation Revisions at PZRegRev@jeffco.us.

Wildfire Hazard Regulation Update Team

Cassidy Clements

Heather Gutherless, AICP

Planning and Zoning Division

Jefferson County

303-271-8700

PZRegRev@jeffco.us | Find us on the web: planning.jeffco.us

What is Happening in the Housing Market?

As many of you have noticed over the last two years, our real estate market has been INSANE to say the least. So many factors went into creating those market conditions, with one being Covid. Now the market has started to change again. Hopefully this article will help answer any questions you have about our changing real estate market.

[Click here to read Taylor's article.](#)

By Taylor Carpenter

Elk Falls Resident and Mountain Realtor



Fun things to Do at Staunton State Park



Learn to Fish

June 08, June 21, June 25, June 26, 10:00 AM - 2:00 PM

- Enjoy a day of trout fishing with CPW volunteers and staff! Instructors will provide equipment and instruction on bait and spin cast fishing in the Colorado high country.
- Free event, but a valid fishing license is required for participants 16 years of age and older.
- State park fees also apply.
- Audience: All Ages
- Location: Davis Ponds - Staunton State Park

Apply to be a JR Ranger

Children are welcome to participate in a three day program of outdoors fun and adventure. Three separate sessions in June, July and August. Space is limited, so fill out an [application](#) today.

Check out Agents of Discovery

There are three missions available for you to do from home or at the Park.

Here's how to participate: Download the [Agents of DiscoveryApp](#) in the [App](#) and [Play](#) stores, then download our three missions. All the challenges will appear when you open the mission! Go to the Visitor Center for a prize after completing a mission.



Summer Hours at Conifer Library

Starting May 29, Conifer Library will have new summer hours. School year hours are anticipated to resume on August 14.

Increasing access to Conifer Library has been a longstanding request by members of the community. This pilot program helps serve Conifer community members and provides a better understanding of the demand for library hours for future

planning.

We hope to see you more often this summer!

The temporary summer hours for Conifer Library will be:

- Sunday: 9 a.m. - 5 p.m.
- Monday - Tuesday: 10 a.m. - 6 p.m.
- Wednesday - Thursday: 12 - 8 p.m.
- Friday: CLOSED
- Saturday: 9 a.m. - 5 p.m.

The library is located within Conifer High School.

<https://jeffcolibrary.org>

New JeffCo Emergency Notification System



Jefferson County is moving its emergency notification system to the LookoutAlert platform because of enhanced system capabilities. You can receive emergency alerts via text, email and/or voice message.

Residents who are already subscribed to emergency alerts in the CodeRED system will be automatically transferred to the new system. Use of CodeRED will end on June 30, 2022. To get the most up-to-date information and choose how and what you'd like to receive, **you will need to re-register with LookoutAlert.**

Once you've created a profile, you can do the following:

- Add your address to receive location specific alerts.
- Indicate what types of alerts you want to receive including weather, emergency, and more.
- Indicate how you want to be notified by text, email, and/or voice message.

Sign up for emergency alerts at www.lookoutalert.co. There's no better time than now to be prepared for an emergency!

Park County is still continuing to use the CodeRED system.

Conifer Area Council Town Hall Meeting

To watch the April 20, 2022 Town Hall Meeting go to:
<https://coniferareacouncil.org/town-hall-meetings/>



HOA Communication Reminder

Reminder that multiple people in your household can be added to our Communication Distribution List. **If your spouse, partner or roommate would like to be included** in our newsletter/communications emails, please contact Bev Long at bevlong2555@gmail.com



It's Hummingbird Time!

This is a reminder that honey or red dye hummingbird food can be harmful to hummingbirds. The below recipe is the safest way to feed your birds:

Ingredients

- Refined white sugar
- Water

Directions for making safe hummingbird food:

1. Mix 1 part sugar with 4 parts water (for example, 1 cup of sugar with 4 cups of water) until the sugar is dissolved
2. Do not add red dye
3. Fill your hummingbird feeders with the sugar water and place outside
4. Extra sugar water can be stored in a refrigerator
5. Change feeders every other day and thoroughly clean them each time to prevent harmful mold growth

<https://nationalzoo.si.edu/migratory-birds/hummingbird-nectar-recipe> for more information.



This is Spring???

Meet Tony.
Built on May 21, 2022
by Peter and Rhiana Braun



Roads Issues

Please contact Dave Shaffer at elkfallsroads@gmail.com or 303-816-5004 with any issues related to roads.

Architectural Approvals

Any additions, fences, new construction, decks, additions, garages, sheds, etc. need Board approval. Please contact Marta Nelson at elkfallspoavp@gmail.com or 952-212-1299.

Mailbox Keys

For any mailbox issues or replacement keys, please contact Wayne Gneiser at 720-261-3155 or elkfallspoasecretary@gmail.com.

Email Address Changes/Additions

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

Visit our
Website