

# **POLE CREEK MEADOWS WINTER 2007** **NEWSLETTER**

Once again, I have become the communications voice for the neighborhood. It has been quite a while since any newsletters for PCM have been delivered and in that time, we have new property owners to welcome and reminders to all of us regarding important neighborhood business. Please take the time to read the following carefully as it is chock full of good information from many sources.

Many of you will be receiving this by e-mail, a wonderfully inexpensive way for us to stay in touch. If you have received a hard copy by mail and happen to have an e-mail address we can use for you, please let me know ASAP.

Judy Schiff [schiffstl@aol.com](mailto:schiffstl@aol.com)

## **DESIGN & REVIEW COMMITTEE**

### **PCMOA DRC Approval Required for Construction or Changes to PCM Properties**

Mark Fuksa, Ron Johnson, Rick Schiff

The Pole Creek Meadows Owners Association (PCMOA) would like to remind property owners that approval by the Design Review Committee (DRC) is required prior to commencing construction related activities on PCM properties. This approval is required for all exterior modifications and improvements, including, but not limited to; first-time new home construction, exterior lighting, landscape, signage, yard art, decks, enclosures, outbuildings, and play apparatus. Information on the required Improvement Review Application (IRA) may be found on the Pole Creek Meadows website at [polecreekmeadows.com](http://polecreekmeadows.com)

The PCM DRC is responsible for reviewing and approving all construction or exterior property changes as specified in the Pole Creek Meadows Declaration of Covenants and Bylaws. The goal of this review is to ensure that improvements and homes built in the community conform to design standards and are constructed in a manner that maintains and promotes harmony among community members

The DRC would like to also remind property owners that the Declaration of Covenants allows the DRC 45 days to review an Improvement Review Application or to request additional or clarifying information. The PCMOA has also been in contact with the Grand County Building Department informing them that building permits should not be issued for projects in PCM without documentation of PCMOA DRC design approval. Property owners are encouraged to initiate the improvement review process as soon as possible to avoid delays to construction activities.

Members of the Design Review Committee are available to assist any property owner with questions on the submittal process or to discuss design alternatives. Owner cooperation is greatly appreciated.

## WATER, WATER, WATER

### "There's a Big Train a Coming' Down the Tracks"

Bill Quinlan, PCMOA Secretary and Water Committee person

At the November 10<sup>th</sup> PCMHOA Annual Meeting, Bill Quinlan reported again that The Association should consider investing in restructuring the Water Augmentation plan to remove the rapidly escalating water storage requirement. In 2007 the Association paid \$3400 for water storage rights dictated by the Water Augmentation plan to which the developer of PCM and the Water Court in Glenwood Springs agreed. The rationale for the additional water replacement was a highly conservative forecast that EVERY HOME in PCM would have a evaporative leach field, causing the water used to be 100% lost from the aquifer and river system. The water contract that the developer signed with Wolford Mountain Reservoir for 10 acre feet has a minimum escalation clause of 5%/year. It could be more! At the minimum rate, it will double by 2021 (15 years) and triple to \$10443 by 2030. Since we are presently limited to collecting about \$30,000 per year maximum in dues from the 103 lots, and we have accounting, insurance and legal costs, we will eventually run out of money.

Ken McCrady is researching the rapidly escalating future costs to the Association once supplied with Water Augmentation Plan records from the Water Committee. To date ALL syptic systems constructed (more than 50% of the properties) have passed percolation tests, so the vast majority of water (95% or more) is being returned to the groundwater system through leach fields and not evaporative systems. The Association's options are: a) do nothing, b) buy water rights at a lower long term cost with up front cost, c) amend Water Aug Plan through legal process. By vote, up to a \$1000 was appropriated to starting to investigate this effort."

## **“FIRE IN THE HOLE!”**

**Judy Schiff**

**There can be no bigger issue in the county now than FIRE! If anyone has not seen a photo of the fire at the YMCA last summer, within striking distance of PCM, please be impressed by the following image: (Takes a few seconds to appear.)**



**This is NOT FUN! The Texas teenager responsible for the YMCA fire IS BEING PROSECUTED by the county. ACT RESPONSIBLY and protect all our properties with your actions. Carefully read and be aware of and follow the County Burn Rules and Regulations that follow. As of mid November, Grand County had issued over 8,000 burn permits for this winter. Only small, 3' X 3' X 2' hand fed piles are allowed without a permit, and only when there is snow on the ground! Note items 2 through 4 in regards to notification of ignition and supervision of all burns as they will be heavily enforced in PCM. Please take note of and remember that the covenants do NOT allow recreational fires of any kind. Only slash burning is allowed.**

**We strongly encourage you to NOT burn any fire until there is substantial snow cover. It only takes a wind blown ember to destroy a beautiful landscape and many dreams. You cannot be supervising your burn pile while**

**doing laundry or cleaning out the garage. Please respect your neighbors.  
You are responsible for the consequences of your actions.**

### Grand County Open Burning Management Plan

<<http://co.grand.co.us/DNR/Links/burnregs.pdf> >

### Division of Natural Resources Homepage

<<http://co.grand.co.us/DRN.html>>

<<http://co.grand.co.us/DNR/openburn.html>>

### *Open Burning*

Under a delegation of authority from the Colorado Department of Public Health and Environment, Grand County allows large-scale open burning during the winter months only during unstable, inclement weather conditions. The opening of burn season depends upon weather and the presence of sufficient snow pack throughout the county, so start dates vary from year to year.

Grand County Division of Natural Resources will begin issuing open burn permits in the fall. These permits are valid for an entire burn season and generally expire on April 1st. There is no charge for these permits. If you would like to receive a burn permit, please call our office during business hours at 970-887-0745.

The general conditions of the permit are as follows:

1. Appropriate inclement, unstable weather conditions present (ie. Winter storm)
2. The burn area will be attended at all times during the open burning
3. Permit is retained by the individual supervising the burn

4. Clearance will be obtained from Grand County personnel and Grand County Dispatch will be notified before any pile is ignited
5. Hazardous or toxic materials cannot be burned in an open burn pile
6. Maximum pile size is 15'X15'X15' in construction
7. Logs and/or stumps are not permitted in open burn piles
8. HOA regulations take primacy over county regulations
9. Any of the above conditions not met shall render the burn permit null and void and enforcement action by the CDPH&E can result.

A great deal of time, money and effort are also being spent by officials of East Grand for fire preparedness and a "Fraser Valley Community Wildfire Protection Plan (CWPP)". This has been discussed at public meetings and is culminating in a large document (draft) that can be downloaded by going to:

<http://www.wpgov.com> At the bottom under "News and Announcements" select "Upper Fraser Valley CWPP", under "News Flash Selected" click on "view the plan" and select "Upper Fraser reports", or you can stop by Winter Park Town Hall for a copy on a disk.

The news is not all grim. Attending the informational Q & A meeting at WP City Hall on November 15<sup>th</sup> and reading in the Sky-Hi Daily News, Wednesday November 14, 2007, we learn that on a scale of Low, Moderate, High, Very High and Extreme, there are only 2 major neighborhoods along with the town of Winter Park that are listed as "moderate" hazard rating. Pole Creek Meadows and near by Stage Coach are the two neighborhoods and everyone else is in a higher danger rating than us! We can get out easily which is one of the major rating factors. (If you are interested in a copy of the Fraser Valley Hazard rating map let me know and I will email you a copy). Keeping the fuel for fire as minimal as possible **MUST** be our personal and neighborhood goal. **ARE YOU FIREWISE?** Visit: <http://www.firewise.org/> to find out. Take steps to develop defensible space around your house

- thin brush & trees
- stack firewood away from the house
- mow dry grasses & weeds
- clean roof & gutters

- maintain an irrigated greenbelt
- Have your Grand County address posted in large visible numbers at the driveway entrance

More information is available from Grand County Division of Natural Resources or Colorado State Forest Service.

## FORESTRY COMMITTEE     Pete Peterson

For the PCM property owners who have kept removing their dead trees and cleaned up slash on their own properties, we all deserve a pat on the back. For those who have done so on their own properties AND spent time, money, and/or effort doing so on adjacent PCM opens spaces, we all owe them more than a pat on the back. THANK YOU .... Steve & Suzanne Figi, Steve & Judy Borda, Jerry & Mary Koepke, and our newest neighbors Joe & Jennifer Gould, for your amazing & incredible generosity! Please let me know if I have overlooked anyone. PCM has 103 lots and the Forestry Committee feels that we have reached 90% compliance and still strive for 100%.

A word of caution: Your log piles are your own responsibility and liability. While they are stacked waiting for pick-up, you would be wise to place a “KEEP OFF – DANGER” sign on the piles. Logs do shift and can cause major bodily damage and should not be climbed on or played on. A sign may help to protect you from any liability.

As of this week, be aware that log haulers no longer seem to be offering their services for free. Fees are ranging around \$150 per truck load.

## ROADS

Our dear roads .... dear as in hard surfaced and great for keeping our homes clean, easy to plow, keeping road noise down, and our home values up.

What do we face in the future with our road maintenance? That is a huge question and potentially very expensive. At the time our roads were put in by the developer, the surface was approved by the county for future maintenance. Now we are hearing that as they crumble from the edge in, the county may decide not to maintain the surface. The BOD is looking into this, and it may take a real show of force in the form of bodies at a County Commissioner’s meeting to try to get the county to stand by their agreement. More on this in the near future.

In the mean time, the Department of Road & Bridge very recently sent letters to all owners of property along major Grand County roads, regarding tree clearing. In the next few weeks, all lodge pole pine trees located within 20 feet of the edge

of the road or 30 feet from the center of the road, that are standing dead, infested with MPB or susceptible to MPB attack (4" or larger) will be removed at no cost to the property owner. These trees are considered hazardous as they may fall onto roadways impeding fire crews as well as being potentially hazardous to residents and visitors. If you have questions or concerns, please call the GC Division of Natural Resources 970-887-0745.

Of the 7 county roads, 2 of the top 3 affect PCM, listed in order of priority, will be completed between now and sometime early in 2008:

#1) CR 5

#2) CR 50 (Across from the ball fields through The Ice Box)

#3) CR 5221

As of this time, our smaller roads, Mountain Peak Rd and all the cul-de-sacs are not on the list.

## OTHER BUSINESS:

Please be considerate of The Church of the Eternal Hills and DON'T use their trash dumpster. The BOD has had many complaints from the church that their dumpster is full of our neighborhood trash when they need to use it.

The PCM Board of Directors welcomes Jim Scott as a new director along with ongoing members, Pres. Dan Cheek, Bill Quinlan, Craig Kobe, and Wade Sutton.

Dan Cheek	<a href="mailto:dancheek@msn.com">&lt;mailto:dancheek@msn.com&gt;</a>
Bill Quinlan	<a href="mailto:quinlan@comcast.net">&lt;mailto:quinlan@comcast.net&gt;</a>
Craig Kobe	<a href="mailto:craigkobe@hotmail.com">&lt;mailto:craigkobe@hotmail.com&gt;</a>
Wade Sutton	<a href="mailto:wadesutton@msn.com">&lt;mailto:wadesutton@msn.com&gt;</a>
Jim Scott	<a href="mailto:jimlori95@msn.com">&lt;mailto:jimlori95@msn.com&gt;</a>

The **Design & Review Committee** welcomes Rick Schiff serving along with Mark Fuksa & Ron Johnson.

Mark Fuksa	<a href="mailto:mfuksa@earthlink.net">&lt;mailto:mfuksa@earthlink.net&gt;</a>
Ron Johnson	<a href="mailto:rлуvs2fish@earthlink.net">&lt;mailto:rлуvs2fish@earthlink.net&gt;</a>
Rick Schiff	<a href="mailto:rschiff@rkymtnhi.com">&lt;Mailto:rschiff@rkymtnhi.com&gt;</a>

**Forestry Committee:**

Pete Peterson <[mailto:petes\\_aksj2@msn.com](mailto:petes_aksj2@msn.com)>

**Newsletter**

Judy Schiff <mailto:schiffstl@aol.com>

**PCM website** for all other information and minutes to meetings:<<http://www.Polecreekmeadows.com/>>