

## CWPP Addendum D Greater Surrey Ridge

The Greater Surrey Ridge Community Wildfire Protection Plan (CWPP) is a cooperative effort led by the Surrey Ridge Homeowners Association (SRHOA), Oak Ridge Terrace Homeowners Association (ORT), residents of the Surrey Ridge Estates neighborhood (SRE), which has an inactive homeowners association, residents of Surrey Ridge Peaks (SRP), which lacks its own homeowners association, South Metro Fire Rescue Authority (SMFRA), Douglas County Wildfire Mitigation Staff and the Colorado State Forest Service (CSFS). The Wildfire Mitigation Core Team members who developed this document devoted many hours to its completion and they stand committed to its ongoing implementation.

In conjunction with the SMFRA Umbrella CWPP, this document fulfills the requirements of the 2003 Healthy Forest Restoration Act and provides a roadmap to both short- and long-term education and mitigation efforts within this community. It also meets and in some cases exceeds the minimum standards for CWPPs as set by the CSFS. This CWPP assesses the community hazards, plans and prioritizes education and mitigation projects, and provides an outline for continued efforts. The plan identifies a path for the community to follow and will be reviewed annually and updated as needed to meet the needs of the dynamic community. The Core Team that created this plan, which consists of residents and representatives of associated entities, will continue to be inclusive and respectful and able to adapt its membership for future needs.

The information contained in this plan emphasizes grassroots-based risk reduction efforts including physical treatment of vegetation and homeowner education efforts. The recommendations described in this plan are provided as a resource to homeowners who voluntarily take an active role in reducing fire hazards on their property. The plan does not require homeowners or agencies to implement the recommendations on their respective properties. Information on SMFRA's capabilities, regional preparedness, print- and web-based resources, and fire behavior potential including modeling, flame length estimates, rates of spread estimates and potential crown fire activity can be found in the SMFRA Umbrella CWPP (completed in 2009), of which this plan is an addendum. Additional regional wildfire risk reduction information and mitigation efforts can be found in the Douglas County Umbrella CWPP that was approved in December 2011.

The vision of this plan is to transform the Greater Surrey Ridge neighborhood into a wildfire-adapted community – that is, a community located in a fire-prone area that requires little assistance from firefighters during a wildfire because residents accept responsibility for living in such a high fire-hazard area and possess the knowledge and skills to

- Prepare their homes and property to survive wildfire;
- Evacuate early, safely and effectively;
- Survive, if trapped by wildfire.

The goals are to identify and detail a long-term commitment to reducing the risk of wildfire to the community. Objectives include motivating homeowners from awareness to action, identifying fuel treatment projects and the means to complete them, providing a mechanism for the community to compete for grant funding from public and private sources, and providing mechanisms for the community to implement risk mitigation efforts. The plan will educate community members about the wildfire risk they face and on ways to make their families and properties more resistant to wildfires and other disasters. Future outcomes will be the development of emergency plans, communication plans, and evacuation plans as well as physical work on both commonly-owned and privately-owned lands that makes homes, infrastructure and properties more ignition-resistant and accessible to firefighters and other emergency responders.

This plan will be reviewed and updated annually by the Greater Surrey Ridge Core Team, which consists of representatives from both homeowners associations and external entities, at public meetings to maximize resident participation.

## **Community Description**

Greater Surrey Ridge is a low-density neighborhood along rolling hills south of Denver's high-density suburbs. There are in-home businesses but without visible advertising that could detract from the private and rustic aesthetic that continues to attract residents who tend to stay for many years.

Surrey Ridge, Surrey Ridge Estates and Surrey Ridge Peaks, all of which are wildland urban interface, are in unincorporated Douglas County between the cities of Lone Tree and Castle Pines west of I-25, as shown in Map 1. The primary WUI zone, which consists of the residential property of Surrey Ridge, Surrey Ridge Estates and Surrey Ridge Peaks, is surrounded by a red line on that map. The land between the red line and the yellow line is a zone of influence. The ecosystems and human use of those ecosystems in the zone of influence – part of the Highlands Ranch Backcountry Wilderness Area, undeveloped land on a bluff and around an intersection in the city of Lone Tree, land east of Interstate 25 and subdivisions south of the Greater Surrey Ridge community – are critical to the safety of the primary area, but the Core Team has less capacity to effect change in there than they do in the primary area, which is highlighted in Map 2.

The initial development of Surrey Ridge occurred in the 1970s and another spurt of development occurred in the 1990s and early 2000s, according to the Douglas County Assessor's Office 2007 reappraisal data. Maps 3.1 to 3.5 show some of that growth and changes in the ecosystem visually.

In the umbrella document, the community of Surrey Ridge earned a High hazard rating because of its proximity to I-25, the characteristics of its homes and its ecological context (See Map 4.1). The neighborhood's 112 homes, many of which have hand-split cedar shake shingle roofs because the 1966 and 1969 Covenants required such material for all homes and outbuilding, have landscaped yards that often feature native and non-native plants within 30 feet of most buildings. The native ecosystems of grasses, ponderosa pines and Gambel oak grow in the drainages and other commonly-managed lands. Ponderosa pines tend to be widely spaced while Gambel oak is common and dense in the drainages that pass through the community and on private lots. Siding and deck materials are a

mixture of combustible and non-combustible materials. The first properties were marketed specifically as horse properties as small as two acres, but some of those lots eventually held two or three separate homes. Today, homes sit on lots that are approximately 1.5 acres in size, but a handful of lots are larger. Often addresses are not reflective or not present. The Surrey Ridge Homeowners Association is an active entity with responsibility for commonly held land within its part of the community.

The 66 homes of Surrey Ridge Estates (SRE) face similar wildfire threats and evacuation challenges to Surrey Ridge (See Map 4.2), but there are vegetative differences. Homes in SRE tend to be larger and are on five-acre lots. The housing density is lower in SRE than in the Surrey Ridge community. There is no commonly-held land in SRE. Gambel oak is less dense overall (although it is dense in some places) and heavy grass is more typical around homes. The unnamed drainage that flows to the northeast also is less densely overgrown in the SRE portion of the community. The 1976 Covenants required homes to have “hand split cedar shake shingles” but few homes currently have that combustible roofing. The homeowners association for Surrey Ridge Estates is inactive, but the original covenants remain in force.

The four houses in Surrey Ridge Peaks along North Heather Drive are the newest editions to this community built in the late 1990s and early 2000s (See Map 4.3). The homes consist of fire-resistant roofing, walls and decking, and have monitored fire detection systems as well as either residential sprinkler systems or a cistern to enhance firefighting efforts based on the requirements of NFPA 1231, Water Supplies for Suburban and Rural Fire Fighting, 1993 edition, and NFPA 299, Protection of Life and Property from Wildfire, 1991 edition. The homes, which are at the end of a long all-weather surface road, are perched on multiple-acre lots along the rim of a mesa above gullies with thick brush and grass.

Oak Ridge Terrace (ORT), which is at the southern end of Corral Lane, also consists of four homes. It has an active HOA. It was considered part of Charter Oaks in the SMFRA Umbrella CWPP, but it is included in Greater Surrey Ridge because of its evacuation route: north to the Surrey Drive/Clydesdale Road chokepoint or to the Palomino Drive/Clydesdale Road chokepoint. The four homes were built in 1976, 2001, 2008 and 2009, which means their building materials run the gamut. Each lot consists of multiple acres, but the vegetation varies from dense Gambel oak surrounding one home to prairie surrounding another.

Despite those differences, shared evacuation routes, vegetation types and the potential for wind to blow a fire into and through the four communities make them ideal and strategic partners in this CWPP.

Properties in each community are crossed by an extensive network of bridle trails. The trails are on easements, as shown in Map 5, that vary in width from 10 feet wide to 60 feet wide, but the majority are 20 feet in width. Oak, grass and riparian species line and in many cases obstruct the trails. According to the covenants of both homeowners associations, which are attached in this CWPP, the onus for maintaining the bridle trails is on the respective homeowner associations and reverts to individual homeowners in SRE and SRP.

Except for a handful of cell towers, there are no commercial structures in the primary wildland urban interface of this community at this time, although some residents do have home offices. There are two licensed child care providers in the community that pose an evacuation challenge in the event that there are more children in the private home than vehicles and child passenger seats to transport them. There is a significant economic value at risk, however, in the form of livestock. Many homeowners in these communities have horses and household pets, but the covenants in both communities prohibit poultry and other livestock. The homes in the first and second filings of Surrey Ridge can have a maximum of two horses per lot; there are no limits regarding the number of horses in the other filings of Surrey Ridge or in Surrey Ridge Estates. These horses have sentimental value in addition to their economic value, which is why planning for their evacuation or sheltering-in-place before an emergency occurs is essential. While aerial photographs show ample evidence of horses such as barns, stables, corrals and fencing, horse trailers aren't as identifiable.

Contrary to the findings reported in the main body of the SMFRA umbrella Community Wildfire Protection Plan (CWPP), electrical, telephone and cable utilities are above ground and there is no water source for the neighborhood beyond water that is hauled in by firefighters during an emergency.

Humans, their pets and livestock aren't the only inhabitants who face a risk from wildfire. Fire intensity, severity, rate of spread, uniformity and size all influence the impact wildfires have on native flora and fauna. The impact to wildlife is linked to habitat change, which in turn influences feeding, movement, reproduction and shelter for animals. For details about wildfire's impacts on individual species, visit [www.fs.fed.us/database/feis](http://www.fs.fed.us/database/feis) for resources from the Fire Effects Information System including the following reports: *Wildland Fire in Ecosystems: Effects of Fire on Fauna* (2000), *Wildland Fire in Ecosystems: Effects of Fire on Flora* (2000) and *Wildland Fire in Ecosystems: Fire and Nonnative Invasive Species* (2008).

Douglas County is listed as suitable habitat for several threatened and endangered species, but few of those species have been found or potentially found within Greater Surrey Ridge, according to the U.S. Fish and Wildlife Service (USFWS). Excerpts from the *Federal Register* are attached to this plan to illustrate the conclusions reached below.

- Although Douglas County as a whole is considered suitable habitat for Preble's meadow jumping mouse (*Zapus hudsonius preblei*), a threatened species, Unit 10 of its critical habitat, as described by the USFWS in December 2010 does not include any of the Greater Surrey Ridge ecosystem.
- Greater Surrey Ridge does contain potential habitat for one threatened plant species – Ute Ladies'-tresses (*Spiranthes diluvialis*) – but its critical habitat has not yet been mapped or described by the USFWS.



## Water Resources

Water is scarce in the Greater Surrey Ridge community. Each home has its own well that taps into the Upper Dawson geologic formation, but regional well monitoring data indicates that well production volumes and aquifer water levels are declining. Because there is no municipal water supply, there are no hydrants in this community. In 2001, a 6,000-gallon cistern connected to a 15-gallon-per-minute well was installed at 10004 North Heather Drive for the residential sprinkler system. The status of both the well and the cistern is unknown, but if the resource has been maintained, it would provide two refills for the typical tanker-shuttle operation conducted by SMFRA and reduce the refill time by as much as half for those two trips.

While a few homeowners have ponds on their properties, those ponds are not rated as water supplies for firefighting because of poor water quality, which can ruin a pump, and inadequate access from both roads and the air, which threaten firefighter safety. See the attached Helicopter Water Dip Site Briefing Paper provided by the Bureau of Land Management for information on the needs of air resources.

The next nearest water resources are in the cities of Lone Tree to the north and Castle Pines to the south. SMFRA firefighters consider a hydrant at Hidden Point south of the terminus of Heather Drive a potential water resource because it can be reached with a hose-lay across open ground (See Map 6).

Greater Surrey Ridge is part of District 4 of the Rural Water Authority of Douglas County, which was established in 2008 to assist rural communities in developing water resources and systems, but there are no current plans to develop additional resources.

## Access

Access is a significant issue for this community. A pair of interchanges to Interstate 25 – Exits 190 and 191 – were closed in 2009 because of the safety risk they posed and the potential expense of upgrading them. The two milepost numbers no longer exist due to the closure. As a result, casual and emergency access to Surrey Ridge must use either the Ridgeway Parkway or Castle Pines Parkway Exits from I-25 and a frontage road now known as Havana Street on the eastside of the interstate. The underpasses may become traffic choke points as evacuees and emergency responders try to share those narrow road sections. Lone Tree Police Department will collaborate with Douglas County Sheriff's Office, as outlined in the county emergency response plan, to manage traffic along this route while Douglas County Sheriff's Office has primary responsibility for the southern routes. A third route from Clydesdale Road to Oak Lane connects Surrey Ridge to the City of Castle Pines via the unincorporated Oak Hills and Charter Oaks subdivisions, but that route winds through residential neighborhoods that may be involved in the same wildfire incident threatening the evacuees. That route also may be packed with northbound evacuees. The existing evacuation routes are shown in Maps 7.1, 7.2 and 7.3. Two of the outputs from this CWPP are homeowner education on evacuation planning and an evacuation drill that tests whether the education had led to behavioral changes.

Because all evacuees must find their way either to Clydesdale Road or to Surrey Drive (the routes emergency vehicles are using to enter the neighborhood), the Core Team has identified two potential traffic chokepoints that may require additional law enforcement to ensure safer and smoother traffic flow (See Map 7.6). If conditions block either the northern escape route or the southern escape route, those chokepoints will deteriorate. Maintaining solid signage and reducing vegetation around these and other intersections in the community to maximize visibility will improve these critical intersections throughout the year.

Planning for and practicing evacuations, from determining what should be loaded in the vehicle to knowing alternate escape routes from the neighborhood and utilizing a family communications plan to make sure family members are safe and so that friends and family beyond the impacted area receive updates, are essential to overcoming the stress that accompanies such emergencies. An evacuation order may provide residents with several hours to leave or it may require immediate evacuation. This CWPP includes brochures from ReadyColorado to help create a family communications plan and to prepare for evacuations. Expect smoke so dense that headlights are needed to navigate roads during midday. Expect heavy traffic and frantic drivers.

The stress that results from an evacuation can cause predictable physiological responses in humans. The process of reacting to crises such as evacuations occurs within seconds of the crisis occurring:

- **Recognition:** During this stage, an individual perceives cues (for example, seeing or smelling smoke, mass notification calls from the sheriff's office, breaking new stories on television) that indicate a threat but those cues may not indicate a serious threat. While many people may be tempted to reject those first cues as false, residents of high hazard neighborhoods must recognize them as true and act immediately.
- **Validation:** People seek validation of the threat and how serious it is when cues are ambiguous. Residents should learn to accept expert assessments from Douglas County Sheriff's Office, South Metro Fire Rescue and other agencies to determine the potential seriousness of a threat.
- **Definition:** In the related definition stage, individuals quantify what they know about a threat, such as trying to determine how much smoke there is or what color it is.
- **Evaluation:** During the evaluation stage, an individual assesses the available reactions, which generally relate to staying or fleeing (fight or flight). As the stress of the crisis increases, the process of evaluating the available options shortens, which can lead to dangerous or illogical reactions.
- **Commitment:** After evaluating the range of reactions, the individual must choose one and commit to it. If the decision results in success, stress and anxiety are relieved. If the decision results in failure, stress and anxiety increase.
- **Reassessment:** Reassessment only occurs when the decision results in failure. That individual must define the newer threat, evaluate which options remain – and the number of options often decreases rapidly in crises – and commit to another decision. Decisions

become less rational as stress increases and the likelihood of injuries and deaths also increases.

Under normal circumstances, it's easy to second-guess irrational decisions and decision-makers. During life-threatening circumstances, our bodies receive and process information differently. Those circumstances cause our bodies to be aroused and limit the amount of information our brains have to handle. When our heart rates reach 115-145 beats per minute, the arousal provides extreme visual clarity within a relatively short depth of field, diminished sound awareness and a slowing sense of time. This person remains functional and capable of performing skills and making decisions that have been practiced, such as dialing 9-1-1, packing a car, operating that car and driving out of a neighborhood. When our hearts beat more than 145 times per minute, we lose the ability to perform complex motor skills, which are skills requiring the use of three independent body parts moving in tandem. We also lose our fine motor skills such as dexterity and hand-eye coordination. At this point of arousal, driving isn't easy. Deteriorating conditions also can produce heart rates in excess of 175 beats per minute. The physiological consequences of this state of arousal are catastrophic:

- Cognitive processing breaks down (inability to concentrate and communicate)
- Peripheral vision deteriorates (as much as 70%)
- Loss of night vision
- The ability to focus is lost
- Loss of vision within four feet
- Inappropriately aggressive behavior
- Inability to walk as blood shunts away from limbs

At this point, the individual's mind is blind to reality and options to reach safer conditions. Consistent planning and practicing won't prevent the arousal, but they are remedies to the mind-blindness that can result from the bad arousal that too often results from life-threatening crises. (From Dave Grossman, *On Killing*, Malcolm Gladwell, *Blink* and [www.actionagainstvviolence.com](http://www.actionagainstvviolence.com))

If the three primary evacuation routes (Havana to Ridgeway, Havana to Castle Pines Parkway and Oak Hills) are blocked by traffic, debris or fire, residents of SRE, SRP and ORT may find a shelter zone on the bluff north of Heather Drive as illustrated on Map 7.4 and 7.5. This area was heavily grazed in 2011, which made it suitable for sheltering livestock and residents; future land-use decisions and climate variables could eliminate the area as an evacuation option if the grass grows taller than a couple of inches or if homes are built there. As a result, Coventry Development Corporation has expressed interest in being part of this safety solution.

Residents' pets and horses must be a component of evacuation planning for Greater Surrey Ridge because of their economic and sentimental value. As mentioned previously, aerial photographs show ample evidence of horse infrastructure such as barns, stables, corrals and fencing, but horse trailers – and plans for horse evacuations – aren't as identifiable.

Information regarding livestock and pet evacuations provided by Douglas County's Office of Emergency Management is attached to this CWPP. Some general tips include:

- Own a trailer and verify that the hitch is compatible with your vehicle
- Teach horses to load into trailers.
- Verify all are vaccinations are up-to-date. Perform other preventive healthcare recommended by your veterinarian.

- Bring livestock identification:
  - Quality photographs
  - Brand inspection
  - Registration papers
  - Microchip number and registration
  - Give copies of essential identification information to someone out of the area.

While shelters are often activated during evacuations to shelter livestock, consider alternative shelter sites such as friends or family members who live outside the impacted area. Additionally, create a “buddy plan” with neighbors to help each other with animal evacuation. Include written permission for transport and care of your animals, and access to animal ID information and your animal emergency kit. If animals are stranded at your home during an emergency, contact local emergency management or law enforcement to arrange for evacuation assistance.

The recommendations for pets are similar to those for horses. Keep pets up to date on preventive healthcare, keep copies of all vaccination/health records, record contact information for your veterinarian, identify your pets (microchip implantation, photographs of you with your pet or collars/harnesses with identification tags) and give copies of essential identification information to someone out of the area. Pets may not be welcome at the shelter opened for human residents, however Douglas County will let evacuees know where to take their pets. Friends and family also are potential shelter options for pets.

## **Zone of Influence**

The Zone of Influence for the Greater Surrey Ridge WUI is important because it contains vegetation, structures and people that are outside of the community but that could impact it during emergencies. The land to the west of this community is part of the 8,200-acre Backcountry Wilderness Area (BWA), which is managed by the Highlands Ranch Community Association (HRCA) (See Map 8). The HRCA is the nonprofit organization that governs the 36,700 unincorporated homes and neighborhoods of Highlands Ranch. The BWA has 11 miles of private, natural surface trails maintained by the HRCA and an additional 12 miles of public trails managed by Douglas County. The trails are both a resource and a risk. They provide easier access into the BWA for emergency response, including wildfire suppression, but they also provide access for humans into a vast wildfire-prone ecosystem. Smoking, model rockets and fireworks are prohibited in the BWA, which eliminate otherwise common ignition sources from the area. Illicit human use does occur, however, and lightning is common during summer storms.

The Highlands Ranch Open Space Area Conservation Plan (revised in 2000) noted the risk of wildfire in three types of ecosystems: grassland (low hazard), pine woodland/shrubland (medium hazard) and shrubland (severe hazard). The findings are consistent with the Umbrella CWPP and this addendum. That agreement recommended creating “practical fuel break systems” in which vegetation was cleared as needed in strategic fire defense locations on lands dedicated or having easements for such a purpose. It also recommended integrating the fuel break system with trails when possible. Agricultural grazing is the only method of mitigation currently employed by the HRCA in this portion of the Zone of Influence, but the future may hold opportunities for additional collaborative strategies.

Because BWA land is private property and valued as habitat and a natural resource, any mitigation activities on and near that land should be done in conjunction with the HRCA. A map of the trail system and a copy of the BWA Rules and Regulations are attached to this CWPP.

The land to the north of Heather Drive adjacent to I-25 is owned privately by Ridgeway Investments of New York. This undeveloped land, which is split into two parcels measuring 68 and 233 acres, is zoned for agricultural grazing. Ignition sources here are limited to lightning strikes and arcing from downed electrical lines. Because cattle keep the grasses short, it might be a suitable shelter area for evacuees unable to escape safely along other routes as mentioned above.

To the northeast the Schweiger Ranch represents a locally important structure that could be threatened by a wildfire in the Greater Surrey Ridge community.

Interstate 25 and Douglas County Open Space's Glendale Farm Open Space are to the east. Glendale Farm isn't a threat, but it is a historical site and may contribute evacuees to the frontage road. The adjacent dog park could contribute similarly to a regional evacuation. The thousands of motorists who drive I-25 daily are potential ignition sources (discarded cigarettes, parking warm vehicle underbodies in tall dry grass) and the highway also represents a source of secondary incidents during a wildfire that is visible from the asphalt. Emergency responders should expect motorists to slow as they try to see the smoke and fire as well as higher volumes of traffic as sight-seers join evacuees and daily highway users.

Xcel Energy operates the Daniels Park Substation to the southwest of Greater Surrey Ridge and manages an easement that cuts diagonally through Surrey Ridge Estates and along the northern edge of the community. The substation and above-ground electrical lines represent a significant ignition source in times of high winds or natural disasters that can damage the integrity of the lines. Additionally, any condition that causes it to stop electrical transmission could cause a power outage that complicates an existing emergency. In addition to shutting down some communications equipment, such as cordless telephones and computers, no electricity means the community's wells shut down, thus reducing the already limited water supply. At home medical equipment also could be impacted by an electrical outage.

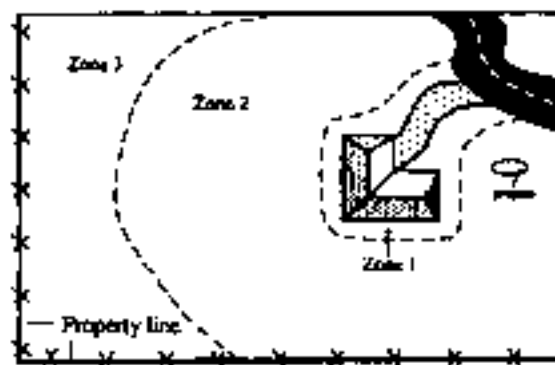
## **Treatment Priorities**

This CWPP identifies fuel treatment priorities that range from minor work to larger-scale projects. The goal of reducing risk for the entire community is contingent on all facets of the community collaborating. Individual homeowners have the primary responsibility to participate in this effort. Thinning trees and oak on commonly-managed lands will be more valuable and meaningful if homeowners also modify vegetation adjacent to their homes and improve the homes themselves by replacing wood-shake shingles, wood decks and wood siding with fire-resistant materials. This is referred to as the home ignition zone, a 100-200 foot radius around the structure as well as the structure itself, because its characteristics largely determine how the structure fares in a wildfire. Covenants, architectural and design guidelines, county regulations, the International Fire Code and state law all empower residents to conduct that mitigation and provide guidance on how to balance aesthetics and other values with wildfire risk reduction.

SMFRA personnel and Douglas County Mitigation Staff are able to conduct complementary home ignition zone assessments in which they explain how to improve properties to make them more resistant to wildfires based on several best practices including those listed in the Ready-Set-Go brochure attached to this plan. Colorado State Forest Service also publishes standards for creating defensible space; this series of publications such as *Creating Wildfire Defensible Zones* (6.302) and *Gambel Oak Management* (6.311) can be found at [www.csfs.colostate.edu](http://www.csfs.colostate.edu).

The daunting challenge of mitigation is easier when a property is considered as four integrated components: Community Protection, Access, Defensible Space and the Built Environment. Together, that area is the home ignition zone as conceptualized initially by Jack Cohen, research scientist at the Fire Sciences Laboratory in the Forest Service's Rocky Mountain Research Station in Missoula, MT.

- **Community Protection** involves reducing the amount of vegetation surrounding homes and other structures. For example, a fuelbreak is a strip of land where vegetation is thinned to slow a fire's spread and the length of flames. Fuelbreaks, which are designed based on the vegetation in the area, also provide safer areas for firefighters to operate. Shaded fuelbreaks feature thinning of trees and shrubs and removal of ladder fuels, while greenstrip fuelbreaks replace flammable vegetation with less flammable species. Community fuelbreaks are most effective when they are integrated with defensible space on adjacent private properties.
- **Access** is an overlooked component of wildfire mitigation, but firefighters need safe access to your home much like you need safe access when evacuating from home. Thinning heavy vegetation along roadways and driveways is essential for maintaining access as are pruning branches that hide street signs, posting addresses so they are visible in all weather conditions from the street, providing the fire department with access codes for electronic gates, building turnouts along narrow roads and considering the development of emergency access roads. Maintaining good visibility at intersections also reduces risk.
- The creation of **Defensible Space** is the responsibility of the property owner. The right to be rural includes the individual responsibility to protect those rural values. All homes and lots should be treated to a level sufficient to prevent home ignitions from both flame impingement and embers. Recommendations for defensible space are broken into three zones of treatment:





**ZONE 1 (within 15 feet of the home):** The recommendation for this zone is to eliminate all flammable materials (fire-prone vegetation, wood stacks, wood decking, patio furniture, umbrellas, etc.). Irrigated grass, rock gardens, non-flammable decking, or stone patios are desirable substitutions. While a few ponderosa pines and deciduous trees can grow here, flammable landscaping such as junipers, fitzers, pinions and Gambel oak should be removed because they ignite easily and burn intensely. Junipers and fitzers in particular stay green throughout the year, which makes them favorites among landscape architects, but firefighters refer to them as “little green gas cans” because of their explosive potential in wildfires. Pine needles and dead leaves also should be removed regularly. All ladder fuels should be removed. Choose wildfire resistant native plans, such as those listed in an attachment to this plan.

**ZONE 2 (extends at least 75 to 125 feet from the home depending on slope):** Within this zone, experts recommend thinning trees and large shrubs so there is at least 10 feet between tree tops (crowns). Crown separation is measured from the furthest branch of one tree to the nearest branch on the next tree. On steep slopes or areas subject to high winds, allow at least 1.5 times more space between tree crowns. Remove all ladder fuels from under these remaining trees. Prune all trees to a height of at least 10 feet, or 1/3 of the live crown height, whichever is less. Small clumps of 2 to 3 trees may be occasionally left but leave more space between the crowns of these clumps and surrounding trees. Isolated shrubs may remain, provided they are not under tree crowns. Remove dead stems from trees and shrubs annually. Mow grasses to 6-8 inches.

Where Gambel oak is present it should be treated using the following brush and shrub recommendations:

<b>% slope</b>	<b>Brush and Shrub Clump Spacing</b>
0 -10 %	2 1/2 x shrub height
11 - 20%	3 x shrub height
21 - 40%	4 x shrub height
> 40%	6 x shrub height

- Remove all oak from underneath residual trees and within 10 feet of the drip line of the residual trees.
- Because of vigorous sprouting of oak after treatment, it is imperative that oak regeneration is maintained by mowing or herbicide treatment.

**ZONE 3 (beyond 125 feet to property line):** The recommendations for this zone include much more limited thinning and pruning to the standards in Zone 2. The goal in this zone is to improve the health of the wildlands, which will also help to slow the approaching wildfire. Prune residual ponderosa pine 7 feet or 1/3 of the living tree crown, whichever is less. Tree thinning guidelines are found in *Creating Wildfire Defensible Zones* (6.302).

- The Built Environment is an essential component of a mitigation plan because it tends to be the value most prized on a piece of property and the potential haven for residents unable to evacuate. Contrary to popular culture, walls of flames aren't responsible for igniting homes during wildland urban interface fires. Embers – wind-blown chunks of burning debris – are the culprits. They can ignite spot fires as far as one or two miles downwind of the main wildfire. Thus the best way to make a home ignition-resistant is to reduce places embers can land and ignite your home, such as wood shake shingles, gutters packed with dead leaves and needles, piles of drying firewood, attic vents with mesh larger than 1/8 inch, cushions on deck furniture and piles of leaves left by eddies of wind along the walls.

Generally, the area's ponderosa pines would benefit from manual pruning of ladder fuels, which are the low-lying branches that could allow a surface fire to climb into the tree canopy, as well as thinning to increase space between tree tops to break the horizontal continuity of the canopies. This can be accomplished by following the recommendations listed above for defensible space. Ladder fuels can include Gambel oak and other shrubs that provide vertical continuity between grasses and tree canopies. Removing such shrubs from underneath the drip-line of trees would be beneficial. Mowing also will make a difference in reducing the horizontal continuity. A sustained crown fire, where fire spreads through the tree canopy, is improbable in this neighborhood due to limited areas of dense ponderosa pine, but significant torching could occur where individual trees or groves of trees ignite and burn vertically. However, a crown fire could ignite and spread rapidly in the dense groves of Gambel oak surrounding and within Greater Surrey Ridge, blocking access routes and igniting homes.

Gambel oak and other shrubs also flourish in the Greater Surrey Ridge community and pose the greatest risk to structures, especially those with wood shake roofs. The typical prescription for mature brush reduces the vertical and horizontal continuity of this vegetation to prevent flames from growing in height and from spreading quickly. Successful mitigation of mature brush also reduces the potential for radiant heat. Mechanical mastication would be useful to isolate groves of oak while manual pruning can eliminate dead branches and ladder fuels within the oak grove. According to CSU Publication 6.311 *Managing Gambel Oak*, clumps should not be wider than twice their height and they should be separated by 2.5 times their height. Oak sprouts vigorously following disturbances including pruning and fires, so annual mowing of oak sprouts is recommended.

Mitigating either trees or shrubs produces debris, which is known as slash in the mitigation and firefighting worlds. Disposing of that slash is an essential component of wildfire risk reduction and ecosystem health. Douglas County operates a "Slash-Mulch Site" in Castle Rock. There is no cost for county residents to bring their slash to the site for conversion to mulch. The site is open on Saturdays from Memorial Day Weekend to Labor Day Weekend. Additional information is available at [www.douglas.co.us/publicworks/Slash\\_and\\_Mulch.html](http://www.douglas.co.us/publicworks/Slash_and_Mulch.html). Residents also may purchase or rent their own chippers, hire private mitigation contractors or "lop and scatter" the slash around

the property away from structures and roadways. Lop and scattering of slash involves cutting trees and shrubs into small pieces and scattering them on the ground to a depth of no more than 12 inches. A short-term fuel loading occurs over the first three years of treatment and then drops rapidly thereafter.

The grassland ecosystem within GSR can support rapidly moving wildfires, as the March 2011 Burning Tree between Franktown and Parker demonstrated. Thus, residents have a responsibility to modify the grasses, too, through mowing and controlling noxious weeds. Timing of mowing is typically at time of grass curing/drying (July/August). Areas not mowed in late summer or fall should be mowed in the spring if insufficient snow was present to lay down grass. Mowing should also be timed to allow for adequate reseeding of native grasses and wildflowers.

Although the SRE Covenants (established in 1976) include language prohibiting the removal, destruction, cutting down or mutilation of vegetation for any purpose other than development of residential structures, current Colorado law (Colorado Revised Statute 38-33.3-106.5) supersedes those covenants and allows for vegetation modification when such vegetation threatens life safety. To the end of improving life safety and reducing risk, the Core Team identified five vegetation treatment priorities and other strategies for reducing the community's ignition potential.

Treatment options vary, both in type and degree, based on the species of vegetation and the outcomes desired by the property owner. Options include removing ladder fuels, thinning with manual and mechanized means and chemical spraying. Each option also has its own standards, benefits, costs and risks.

The fuel treatment priority areas for Greater Surrey Ridge are as follows and shown on attached maps:

**1. Surrey Ridge:** Reducing the vegetation along the uphill side of the unnamed drainage between Sorrel and Stirrup Lane (Treatment Unit 1). This area contains dense Gambel oak and some ponderosa pines along the slopes closer to homes and contributes needles, branches and pine cones to the accumulating dead vegetation. Tall (>10 feet) Gambel oak is also found in this area. The SRHOA is responsible for maintaining a 6.8-acre tract of land along the northeastern stretch of this stream, but private property owners own the bulk of the densely grown area. Homeowners also are responsible for the vegetation, both native and planted, that could bridge a wildfire along the drainage into fenced yards. The project will be ineffective if private property owners fail to modify the transition zone between their yards and the stream.

This treatment area also contains 20-foot wide bridle trails that run through the bottom of the drainage area and between some homes. Gambel oak and other shrubs have grown into dense walls crowding (and in some cases blocking) most of the bridle trails in the community, which restricts their use by residents and encourages additional growth. The SRHOA is responsible for maintaining these trails. The bridle trails should be treated in conjunction with treatments completed by private landowners to improve the effectiveness of defensible space. Only treating the bridle trails without treating areas around them will be ineffective in reducing fire hazards because of the small size of treatment area.

The approximate acreage for this treatment area is 58 acres. Treatment recommendations include:

- All homes within the treatment area should follow recommendations for defensible space listed earlier in this section.
- For areas outside of defensible space zones:
  - Break up contiguous stands of Gambel oak following guidelines in *6.311 Managing Gambel Oak*.
  - Remove all oak from underneath residual ponderosa pine and keep oak 10 feet away from residual trees.
  - For areas with tall oak remove all ladder fuels, prune oak 7 feet from ground, and treat as a tree in terms of crown spacing.
  - Increase the crown spacing between ponderosa pine trees.
  - Prune residual ponderosa pine 7 feet from the ground or 1/3 of the tree crown, whichever is less.
- For bridle trail areas:
  - Within the 20 foot easement remove all Gambel oak for a width of 15 feet leaving 2.5 feet on either side for screening from trail.
  - Retain ponderosa pine and prune residual trees 7 feet from the ground or 1/3 of the tree crown, whichever is less.

Mechanical mastication is the preferred method of treatment for treating Gambel oak where equipment is accessible. Oak work can be done by hand where slope, access, and structures limit use of mechanical means. Tree thinning/pruning can be done by chainsaw with slash treated via chipper or mastication.

**2. Surrey Ridge Estates:** Working with adjacent entities to mitigate Gambel oak growing on the fenceline of the Highlands Ranch Backcountry Wilderness Area along the Surrey Ridge Estates boundary (Treatment Units 2N/2S). That area, which is outside the primary WUI of this community, is considered a zone of significant influence because the area has significant potential ignition sources including but not limited to an electrical substation and electrical lines that stretch from it, discarded cigarettes from Monarch Boulevard motorists, illicit recreational fires and lightning. Treatment units include treating Gambel oak along the boundary of Surrey Ridge Estates on the Backcountry and private lots within the project boundaries.

This treatment area also contains 20-foot wide bridle trails that run along the boundary of the community. In some areas Gambel oak has grown into dense walls crowding (and in some cases blocking) the bridle trails in the community, which restricts their use by residents. Individual homeowners have the responsibility to maintain the trails in Surrey Ridge Estates. The bridle trails should be treated in conjunction with treatments completed by private landowners and the Backcountry to improve the effectiveness of defensible space. Only treating the bridle trails without treating areas around them will not be effective in reducing fire hazards due to the small size of treatment area.

The approximate acreage for these treatment areas is 16 acres for the northern unit (shown as 2N on the map), of which 3.5 acres are Backcountry and 19 acres for the southern unit (shown as 2S on the map), of which four acres are Backcountry. Treatment recommendations include:

- All homes within the treatment area should follow recommendations for defensible space listed earlier in this section.
- Backcountry area:
  - Break up contiguous stands of Gambel oak following guidelines in 6.311 *Managing Gambel Oak*.
  - Remove all oak within 10-15 feet of the fenceline.
- For bridle trail areas where dense Gambel oak exists:
  - Within the 20-foot easement remove all Gambel oak for a width of 15 feet leaving 2.5 feet on either side for screening from trail.
  - Retain ponderosa pine and prune residual trees 7 feet from the ground or 1/3<sup>rd</sup> of the live tree crown, whichever is less.

Mechanical mastication is the preferred method of treatment for treating Gambel oak where equipment is accessible. Oak work can be done by hand where slope, access, and structures limit use of mechanical means. Tree thinning/pruning can be done by chainsaw with slash treated via chipper or mastication.

**3. Surrey Ridge:** Reducing the density of Gambel oak and other shrubs in the gully between Sorrel Road and north Heather Drive (Treatment Unit 3). A wildfire in this unnamed gully will threaten 10 homes directly and Sorrel Road, which is a primary evacuation route and emergency access route for the northern part of the community. Private property owners own the bulk of the densely grown area and are responsible for the vegetation, both native and planted, that could bridge a wildfire along the drainage into yards. The project will be ineffective if private property owners fail to modify the transition zone between their yards and the drainage area.

This treatment area also contains a bridle trail that runs through the bottom of the drainage area and is 20 foot wide throughout most of the area except for a small section in the southeastern portion of the treatment area which is 10 feet wide. Gambel oak and other shrubs have grown into dense walls crowding (and in some cases blocking) most of the bridle trails in the community, which restricts their use by residents and encourages additional growth. The SRHOA is responsible for maintaining these trails. The bridle trails should be treated in conjunction with treatments completed by private landowners to improve the effectiveness of defensible space. Only treating the bridle trails without treating areas around them will not be effective in reducing fire hazards due to the small size of treatment area.

The approximate acreage for this treatment area is 18 acres. Treatment recommendations include:

- All homes within the treatment area should follow recommendations for defensible space listed earlier in this section.
- For bridle trail areas:
  - Within the 20-foot easement remove all Gambel oak for a width of 15 feet leaving 2.5 feet on either side for screening from trail.
  - Within the 10-foot easement remove all Gambel oak.
  - Retain ponderosa pine and prune residual trees 7 feet from the ground or 1/3 of the live tree crown, whichever is less.

Mechanical mastication is the preferred method of treatment for treating Gambel oak where equipment is accessible. Oak work can be done by hand where slope, access, and structures limit use of mechanical means. Tree thinning/pruning can be done by chainsaw with slash treated via chipper or mastication.

**4. Surrey Ridge:** Modifying the fuels along Happy Canyon Creek between North Clydesdale Road and North Palomino Drive (Treatment Unit 4). In addition to dense Gambel oak, a 1986 tornado dropped several trees and deposited other debris along the creek. More recently, heavy rainstorms have widened the channel and eroded embankments, producing disturbed areas prone to noxious weed growth. This area will be assisted by the Happy Canyon Creek Stabilization project the Engineering Services Division of Douglas County is conducting. Fuel mitigation is an incidental benefit of this project, but a benefit nonetheless because wildfire mitigation and erosion control efforts will overlap. The stabilization project was completed in 2011, but its impact on wildfire risk reduction relies on individual homeowners integrating it into their own home ignition zone defensible space projects. The county will maintain the creek for two years; maintenance into the future will be the responsibility of the SRHOA. The SRHOA is also responsible for maintaining a three-acre tract of land in the northeast corner of the treatment area. Private property owners own the bulk of the densely grown area and are responsible for the vegetation, both native and planted, that could bridge a wildfire along the drainage into yards. The project will be ineffective if private property owners fail to modify the transition zone between their yards and the drainage area.

This treatment area also contains a bridle trail that runs through the bottom of the drainage area and is 20 foot wide throughout most of the area except for a small section in the southern portion of the area that is 10 feet wide. In some areas Gambel oak and other shrubs have grown into dense walls crowding (and in some cases blocking) most of the bridle trails in the community, which restricts their use by residents. The SRHOA is responsible for maintaining these trails. The bridle trails should be treated in conjunction with treatments completed by private landowners to improve the effectiveness of defensible space. Only treating the bridle trails without treating areas around them will not be effective in reducing fire hazards due to the small size of treatment area.

The approximate acreage for this treatment area is 48 acres. Treatment recommendations include:

- All homes within the treatment area should follow recommendations for defensible space listed earlier in this section.
- For bridle trail areas with dense Gambel oak:
  - Within the 20-foot easement remove all Gambel oak for a width of 15 feet leaving 2.5 feet on either side for screening from trail.
  - Within the 10-foot easement remove all Gambel oak.
  - Retain ponderosa pine and prune residual trees 7 feet from the ground or 1/3 of the live tree crown, whichever is less.

Mechanical mastication is the preferred method of treatment for treating Gambel oak where equipment is accessible. Oak work can be done by hand where slope, access, and



structures limit use of mechanical means. Tree thinning/pruning can be done by chainsaw with slash treated via chipper or mastication.

Douglas County Public Works Operations Division currently mows the right-of-way along North Surrey Drive and North Clydesdale Road in the early summer and late summer. The Core Team wanted to recognize this ongoing work that contributes to safer evacuation and emergency access for the community, especially since it is a priority area in the SMFRA Umbrella CWPP.

As mentioned above, residents are responsible for the vegetation growing on their own properties whether it is native or decorative species that a landscaper kept or planted and for the built environment. These areas, both large and small, are priorities for management because they pose threats to the residential structures and evacuation routes in Greater Surrey Ridge. A wildfire that ignites within or outside the community could grow and spread quickly, especially during dry and/or windy periods, burning through the grassland, rangeland and yards that characterize the local environment as well as destroying homes.

Rather than accept that risk, the CWPP Stakeholders have partnered to coordinate efforts to reduce it. There are several options for fuel treatment and ecosystem management that balance wildfire risk reduction with other values such as maintaining and improving privacy, the rustic character of the community, wildlife habitat, recreational opportunities, security and aesthetics. SMFRA's home ignition zone assessments, which are provided at no cost, are an ideal way to determine that balance.

Some residents of this vibrant community lack the physical ability or financial resources to perform their own mitigation work because of age, functional need or other factors. Thus, the Core Team believes creating demonstration sites – a place to demonstrate different fuel treatment options – on private property owned by such higher-risk residents, are good options. Such demonstration sites would:

- Raise awareness of the local wildfire risk
- Raise awareness of local hazardous fuels
- Illustrate what both the process and products of hazardous fuels reduction resemble in two ecosystems: grassland/rangeland and privately managed yard
- Illustrate different levels of fuels reduction appropriate for open space proximal to homes
- Show how new recreational trails may be used to reduce hazardous fuels
- Gain community support for hazardous fuels reduction/wildfire mitigation

Additionally, the Core Team identified several goals that would spring from educational outreach from SMFRA and the CSFS:

- Maintaining awareness of wildfire risk
- Posting addresses better
- Planning for early evacuation of residents with functional needs or young children as well as residents without support systems
- Planning for evacuation of horses and other livestock
- Reducing vegetation around key intersections to maximize visibility
- Improving water resources for firefighting (wildland, structural or otherwise)
- Increasing registrations for the county's emergency mass notification system

- Creating better communications within the communities
- Verifying emergency responders have updated maps of the community including the loss of direct access to the interstate.

For example, SMFRA personnel can educate homeowners about the importance of posting addresses to be seen from the street, but the responsibility for changing the ways addresses are posted rests with the individual homeowners. Many of these outcomes also are reflected in the SMFRA umbrella CWPP, of which this plan is an addendum, and Douglas County umbrella CWPP.

## **Risk Reduction Education**

As the Core Team, we determined that a combination of physical mitigation and homeowner education will provide the desired protection from wildfire as well as other natural disasters and emergency situations. Each community wildfire mitigation committee will be responsible for coordinating education activities for their respective communities. Ongoing efforts such as newsletter articles and annual community clean up days can keep wildfire awareness in the forefront throughout the year. Continuing into the future, South Metro Fire Rescue Authority's Community Preparedness Bureau and other regional subject matter experts will provide presentations to the homeowners associations, home ignition zone assessments to individual homeowners and other information to homeowners about making homes more ignition resistant, ecosystem management, evacuation training and other forms of prevention and preparedness.

SMFRA launched a survey in August 2011 to determine a baseline of resident awareness of wildfire risk and mitigation strategies among all of the communities it serves. The link to the survey was emailed to most residents of Surrey Ridge Estates and Surrey Ridge Peaks, and a handful of SRHOA residents. Of the 471 residents who replied by the end of September, 22 were from Greater Surrey Ridge. Sixty-four percent of the respondents have lived the community for a minimum of eleven years, and seven of them have lived there 21 or more years. The majority of residents in this community have lived in the wildfire-prone ecosystem for many years and yet they have experienced little more than small brush fires, which could be an obstacle blocking their willingness to perform mitigation activities. Generally a given resident must accept that wildfire is possible before that person will invest their money, time or other resources in mitigation or related risk reduction activities.

When asked to describe the risk that wildfire poses to their community, 5% of GSR respondents considered it extreme, 41% considered the risk high and 55% considered it moderate. For comparison, of the 467 people who responded from throughout the fire district, 5% consider the risk extreme, 40% high, 44% moderate, 10% low and 1% nonexistent. Respondents also were asked to rate the risk that wildfire poses to their own homes. Five percent described that risk as extreme, 36% as high, 50% as moderate and 9% considered it low. The general results were 4% extreme, 27% high, 46% moderate, 22% low and 1% none. In both cases, the residents of Greater Surrey Ridge recognize that they live in an area with a relatively higher risk than other neighborhoods in the district.

Respondents were asked to rate the effectiveness of several strategies for reducing the risk of

wildfire in their own community on a scale of 1 (effective) to 5 (ineffective). The average scores of each response were:

Reduce vegetation with controlled burning	2.81
Reduce vegetation with mechanical means	2.38
Reduce vegetation along roadways	2.05
Increase firefighting equipment	2.36
Increase the number of firefighters	2.55
Increase water availability	2.05
Encourage homeowners to create defensible space	1.82
Hire a company to create defensible space	2.68
Change the covenants to mandate defensible space	3.00
Conduct community outreach and education	2.41

Although no answer was supported or rejected unanimously, the most effective strategies, according to respondents, were encouraging homeowners to create defensible space, increasing water availability and reducing vegetation along roadways. Changing the covenants to mandate the creation of defensible space and utilizing controlled burning were least effective, but still considered effective or neutral on that scale. Those trends were mirrored by the overall survey results.

All of the respondents from Greater Surrey Ridge had performed mitigation work on their home or property to reduce the risk that wildfires pose.

Created Defensible Space	12
Annually maintained Defensible Space	9
Replaced wood shake shingles	13
Replaced wood siding	9
Replaced wood decking	5
Posted address to be visible from the street	13
Developed family evacuation plan	9
Practiced family evacuation plan	4
Developed family communications plan	2
Participated in CWPP	1
Attended a mitigation-themed community meeting	7
Participated in a community mitigation event	1

This baseline awareness captured in the survey will help shape future outreach programming conducted by South Metro Fire Rescue Authority. SMFRA has adopted the nationally-recognized Ready Set Go program as one of its main vehicles for delivering those messages. The agency adapted the national messages for the ecosystems of Douglas County in the current brochure, which was rolled out in 2011 and is attached to this plan. SMFRA also utilizes materials from the University of Nevada's Cooperative Extension Service, Project Learning Tree, Colorado State Forest Service, International Fire Code, Fire & Life Safety Educators of Colorado and Pikes Peak Wildfire Prevention Partners.

Home ignition zone assessments are a superior component of the toolbox because they provide one-on-one time between a homeowner and a wildfire mitigation expert to discuss specific ways to reduce risk around a specific property. SMFRA's Community Preparedness Bureau personnel utilize a modified version of NFPA Form 1144, which is attached to this plan, to assess properties. They conducted one home ignition zone assessment in 2010 and 16 in 2011 as of August 15.

Future programming, as requested by the community, will include materials for the local schools regarding fireworks regulations and the danger to both humans and property of using illegal fireworks. Additional messages will include explanations on how burn restrictions apply to private property, steps to mitigate risk around homes, information on fire-resistant gardening, FireWise plants that are native to this ecosystem (a list is attached to this plan) and evacuation planning.

The core team utilized the SRHOA website and *Sentinel* newsletter, and informal resident email networks to invite feedback from residents on this document in January, February and April 2011 as well as January 2012. The *Sentinel*, website and emails will be used for outreach in the future as well.

In order to implement work in this area, the internal stakeholders will conduct ongoing community meetings in cooperation with external stakeholders to educate residents on mitigation strategies and benefits as well as to track efforts starting in the summer of 2012. Working together, the partners will research and identify funding opportunities for that work and begin reducing the vegetation as the funds become available. **In order for the plan to be most effective committees of residents should lead, organize and complete tasks associated with the plan.**

Additionally, the Core Team identified other action items as existing and ongoing outputs of this CWPP process as steps toward becoming a wildfire-adapted community:

- Maintaining awareness regarding wildfire risk
- Educating residents on how to evacuate efficiently and safely
- Educating residents on the importance of posting addresses better
- Educating residents about the dangers posed by fireworks in advance of Independence Day of each year (2011 flyer is attached).
- Scheduling semi-annual homeowner forums to discuss wildfire risk reduction
- Promoting SMFRA's home ignition zone assessment program
- Encourage community to have guest speakers from Core Team entities to address wildfire risk reduction
- Host seasonal community clean-up days

**Implementation Plan** \*The due dates listed in the implementation plan are for planning purposes only and are subject to change based on community needs.



# GREATER SURREY RIDGE CWPP Implementation Plan

Category	Activity	Responsible	Target Date	Status
<b>SECTION A</b>				
<b>Fuels Reduction</b>				
Chipper Days				
	Determine community support of project at community meeting	SR SRE fire team	5.10.2012	
	Determine whether to use chipper, dumpsters, or mastication equipment	SR SRE fire team	chipper	done
	Determine dates for clean up day	SR SRE fire team	6.2.2012	done
	Publicize dates via newsletter, e-mail	SR SRE fire team	5.15.2012	pending
	Recruit Volunteer Crew	SR SRE fire team	5.15.2012	pending
	Look at holding on an annual basis	SR SRE fire team	ongoing	
<b>SECTION B</b>				
Demonstration Site	THIS IS IN SURREY RIDGE AT RICK MASEKS HOMES	SR SRE fire team	tbd	pending
	Determine potential sites (talk with landowners)	SR ONLY	tbd	done
SURREY RIDGE ESTATES AND SR PEAK, OAK TERRACE, WILL COOPERATE WITH SURREY RIDGE. WE WILL COMMUNICATE VIA EMAIL LIST.	Develop Scope of Work	SR ONLY	tbd	pending
	Prepare & Submit Grant Request if opportunity exists	SR SRE fire team	2013	
	Manage grant	SR SRE fire team	2013	
	Recruit Volunteers	2013	2013	
<b>SECTION C</b>				
Homeowner Assistance	Identify Special Needs SRE	SR Team	5.1.2012	
	Identify Special Needs Homeowners SR	SRE Team	5.1.2012	
	Identify Homeowners Requiring Assistance with mitigation	SR SRE fire team	ongoing	
	Recruit Volunteers	SR SRE fire team	5.1.2012	
<b>SECTION D</b>				
Defensible Space				
*outreach and work will be ongoing	Encourage landowners to work on defensible space zones	SR SRE fire team	5.15.2012	
	Zone 1	Landowners	6.2.2012	
	Zone 2	Landowners	spring 2013	
	Zone 3	Landowners	spring 2014	
	Prepare & Submit Grant Request if opportunity exists	SR SRE fire team	spring 2013	
<b>SECTION E</b>				
<b>Fuel Treatment Area #1</b>				
Surrey Ridge	Talk with adjoining homeowners to determine interest in treating property adjoining HOA lands/bridle trails	SR fire team	2012	pending
SURREY RIDGE ONLY	Determine methods of treatment	SR fire team	2013	
	Prepare and submit grant request if opportunity exists	SR SRE fire team	2013	
	Start work on HOA lands/bridle trails	SR SRE fire team	2012	6.2.2012
	Encourage landowners to create defensible space around homes	SR Team	2012, ongoing	5.10.2012
<b>SECTION F</b>				
<b>Fuel Treatment Area #2</b>				
Surrey Ridge Estates	Talk with Backcountry to determine interest in cross boundary	SRE Team	5.1.2012	
	Talk with adjoining landowners to determine interest in treating property adjoining Backcountry boundary	SRE Team	5.1.2012	
TRIM, REMOVE DEBRIS FROM BRIDLE PATHS, MAKE FIRE BREAK	Determine methods of treatment	SR SRE fire team		done
	Prepare and submit grant request if opportunity exists	SR SRE fire team	2013	
CONFIRM WITH EINAR	Encourage landowners to create defensible space around homes	SR SRE fire team	5.1.2012, ongoing	
<b>SECTION G</b>				
<b>Fuel Treatment Area #3</b>				
Surrey Ridge	PUT SR IN TOUCH WITH SR PEAKS HOMEOWNERS	SR fire team	4.1.2012	
	Talk with adjoining landowners to determine interest in treating property adjoining HOA lands/bridle trails	SR fire team	2012	
TWO SURREY RIDGE PEAKS LOT ARE AFFECTED	Determine methods of treatment	SR fire team	2012	
	Start work on HOA lands/bridle trails	SR fire team	2014	
	Prepare and submit grant request if opportunity exists	SR fire team	2013	
	Encourage landowners to create defensible space around homes	SR fire team	2012, ongoing	

<b>SECTION H</b>				
<b>Fuel Treatment Area #4</b>	<b>CREEK AREA</b>			<b>done</b>
Surrey Ridge	Talk with adjoining landowners to determine interest in treating property adjoining HOA lands/bridle trails	SR fire team	2012	
	Determine methods of treatment	SR fire team	2013	
SURREY RIDGE ONLY	Start work on HOA lands/bridle trails	SR fire team	2012	
	Prepare and submit grant request if opportunity exists	SR fire team	2013	
	Encourage landowners to create defensible space around homes	SR fire team	2012, ongoing	
<b>SECTION I</b>				
Maintenance of Treated Areas				
	Maintaining defensible space, gambel oak re-growth, mowing	SR SRE fire team	SPRING,	
<b>Public Information</b>				
	Email Newsletter	SR SRE fire team	every 2 months	
	Website	SR only	ongoing	
SURREY RIDGE ESTATES	Post news articles on area fires and mitigation activities	SRE	ongoing	
SURREY RIDGE ONLY	Maintain CWPP section of web site	SR	ongoing	
<b>Demonstration Site</b>				
	Develop Signage	SRE Team	2012	
COMMUNICATE AND COOPERATE	Acquire and install Signage	SRE Team	2012	
SR AND SRE FIRE TEAMS	Photographically document "Before" and "After" conditions.		5.1.2012	
	Post Information on Web Site		2012	
<b>Annual Meeting</b>				
COMMUNICATE AND COOPERATE	Develop Agenda	SR SRE fire team	Spring or Fall	
WITH SURREY RIDGE	Determine speakers	SR SRE fire team	Spring or Fall	
<b>Evacuation Planning</b>				
	Initial Planning Meeting	SR SRE fire team, SMFRA	fall 2012	
COMMUNICATE AND COOPERATE	Develop family and neighborhood evacuation plan	SR SRE fire team, SMFRA	2012	
	Evacuation Drill - all parts of the neighborhood together			
WITH SURREY RIDGE		SR SRE fire team, SMFRA	2012	
<b>Home Ignition Assessments</b>				
	Encourage homeowners to utilized SMFRA program	SR SRE fire team	ongoing	
	Homeowners to call Einar	Homeowners	ongoing	
<b>Address Signs</b>				
SR ONLY SRE TEAM	Encourage homeowners to improve address signs	SR SRE fire team	ongoing	
<b>Fireworks Flyers</b>				
EINAR TO DO :)	Send to local schools, residents to raise awareness	SMFRA	6.2012	
S Bryant to email Einar	HIDDEN POINT IN PARTICULAR			
<b>Homeowner Meeting Presentations</b>				
SR SRE fire team	Determine topics for meetings, presenters	SR SRE fire team	ongoing	
		SR SRE fire team		
POSSIBLE JOINT MEETING	Determine schedule for presentations		ongoing	
SR, SRE, SR PEAKS	Publicize meetings via newsletter, e-mails, flyers	SR SRE fire team	ongoing	
<b>CWPP Maintenance</b>				
	Hold annual meeting with community/core team to review/update plan	SR SRE fire team, core team	Spring, annual	
	Document projects implemented	SR SRE fire team	ongoing	
	Apply for grants as opportunities arise	SR SRE fire team	2013 ongoing	

## Collaboration

The table below lists the names, organizations and responsibilities of the Stakeholders who participated in developing this CWPP to show the collaborative nature of this project.

Name	Position	Organization	Role/Responsibilities
Jack LaPorte, Mary LaPorte, Ken Eliot (past member), Harlan Pelz, Rick Masek, Ed Belknap	Wildfire Mitigation Committee members	Surrey Ridge HOA	Provided local expertise, including identifying local values and areas of hazardous vegetation.
Stephanie Bryant, Alison Biggs	Wildfire Mitigation Committee	Surrey Ridge Estates	Provided local expertise, including identifying local values and areas of hazardous
Susie Walker	Wildfire Mitigation Committee Member	Oak Ridge Terrace	Provided local expertise, including identifying local values and areas of hazardous vegetation.
Mike Fatchett	Wildfire Mitigation Committee Member	Unaffiliated Homeowner	Provided local expertise, including identifying local values and areas of hazardous vegetation.
Einar Jensen	Life Safety Educator	South Metro Fire Rescue Authority	Coordinated the planning process, wrote the plan and served as a subject matter expert on fire department capabilities
Kristin Garrison	District Forester	Colorado State Forest Service	Served as subject matter expert on ecosystem health and wildfire mitigation strategies, will write prescriptions for mitigation
Jill Alexander	Wildfire Mitigation Specialist	Douglas County	Served as subject matter expert on wildfire mitigation strategies, identified DC Open Space plans, will write prescriptions for mitigation
Brad Robenstein	Engineer	Douglas County Urban Drainage	Served as subject matter expert on Happy Canyon Creek Stabilization Project
Mark Giebel	Manager	Highlands Ranch Community Association Backcountry Wilderness Area	Served as subject matter expert on BWA land management issues

Greg Tuliszewski	Commander	Lone Tree Police Department	Served as subject matter expert on northern evacuation route
Darryl Jones	Development Manager	Coventry Development Corporation	Addressed property issues regarding the emergency shelter option adjacent to Heather Drive
Dave Reid, Heidi Simon, Dee Lindsay	Firefighters	South Metro Fire Rescue Authority	Served as subject matter experts regarding evacuations, emergency access, and wildfire behavior

The development process for this CWPP began officially in July 2010 although South Metro Fire Rescue Authority personnel (and South Metro Fire Rescue and Castlewood Fire District personnel previous to 2008) had attended meetings and functions in this neighborhood for many years. Since that initial meeting, the Core Team met on several occasions in 2011 and 2012, expanded to include other members of the community and shared its findings with residents and additional stakeholders via articles in the newsletter, information shared at monthly HOA meetings, distribution of the draft CWPP for review, and a community meeting held in January 2012. The plan initially focused on the area covered by the SRHOA, but expanded as the general risk awareness expanded and as Core Team members recognized when addresses were outside the SRHOA membership area to include SRE, SRP and ORT.

The Core Team also received feedback from residents regarding drafts of the CWPP. In April 2011, one homeowner adjacent to the proposed Stirrup Lane Project voiced concerns over the project's goals because there were few details in this plan. She already performs mitigation work on her own property: "I have continually tried to keep vegetation under control on my property; you either do it or let it overtake you." SMFRA personnel met with that person to discuss options for the open space that won't increase the trail's footprint, change its character or increase traffic. The meeting also included a home ignition zone assessment of her property. Additional feedback in captured in the baseline survey implemented by SMFRA and described above. The final draft of the plan was posted to the Surrey Ridge website in August 2012 for a comment/feedback period from the community. Announcements about the plan review were made using the local newsletter. Comments were incorporated into the plan and the final version was completed and approved in October 2012.

Together with the South Metro Fire Rescue Authority Community Wildfire Protection Plan, this addendum provides Greater Surrey Ridge with a completed CWPP. We are seeking your recognition of the plan, acceptance of its recommendations based on current best practices and your commitment to move from awareness to action in the future as opportunities arise. We, the undersigned, recognize the importance of both the South Metro Fire Rescue Authority Community Wildfire Protection Plan and our own as well as their intent to educate our community about the wildfire risk in our area and our opportunities to reduce that risk, especially if we continue working together toward this common goal.

  
\_\_\_\_\_  
President, Surrey Ridge HOA Board of Directors  
10/05/2012  
Date

  
\_\_\_\_\_  
Representative, Surrey Ridge Estates HOA  
10-17-12  
Date

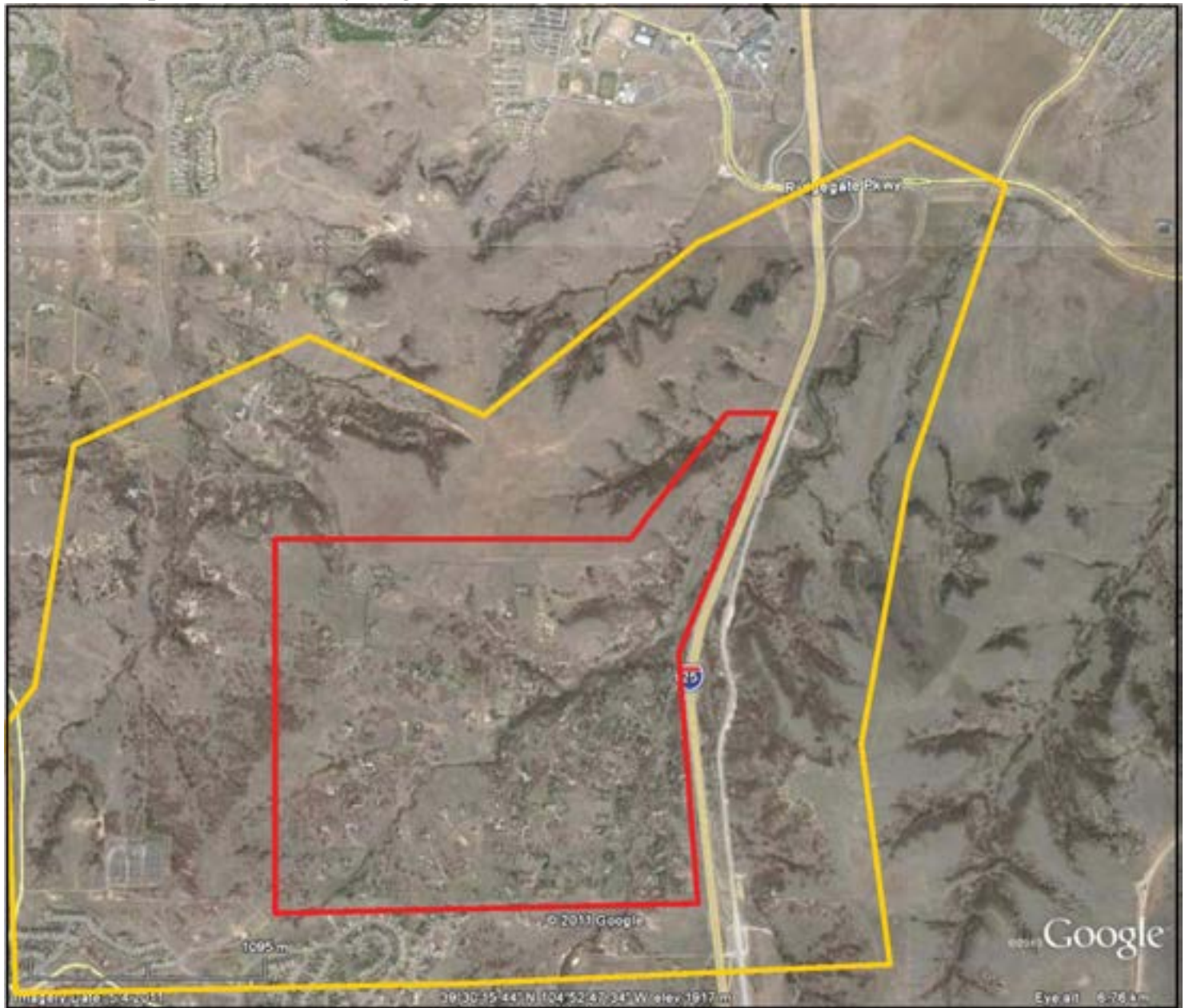
\_\_\_\_\_  
Representative, Oak Ridge Terrace HOA  
Date

  
\_\_\_\_\_  
Assistant Chief, South Metro Fire Rescue Authority  
10/12/12  
Date

  
\_\_\_\_\_  
District Forester, Colorado State Forest Service, Franktown District  
11-16-12  
Date



**Map 1: Greater Surrey Ridge Zone of WUI Influence—Between Yellow Line and Red Line Primary**



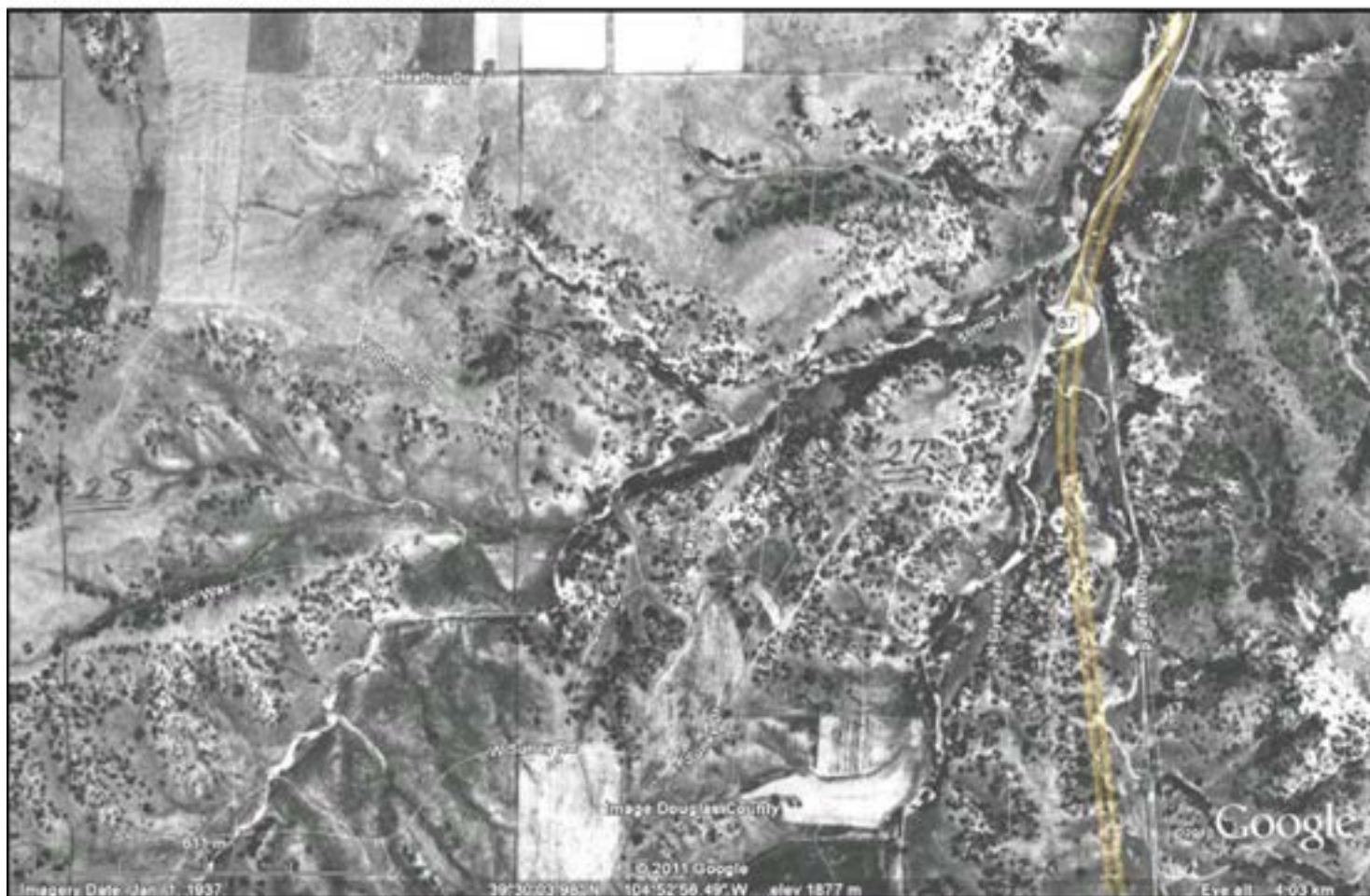
**WUI—Within Red Line**





**Map 2: Greater Surrey Ridge**

Map 3.1: Surrey Ridge Area, ca. 1937





[illegible]

Map 3.3: Surrey Ridge Area, ca. 1993



Map 3.4: Surrey Ridge Area, ca. 1999



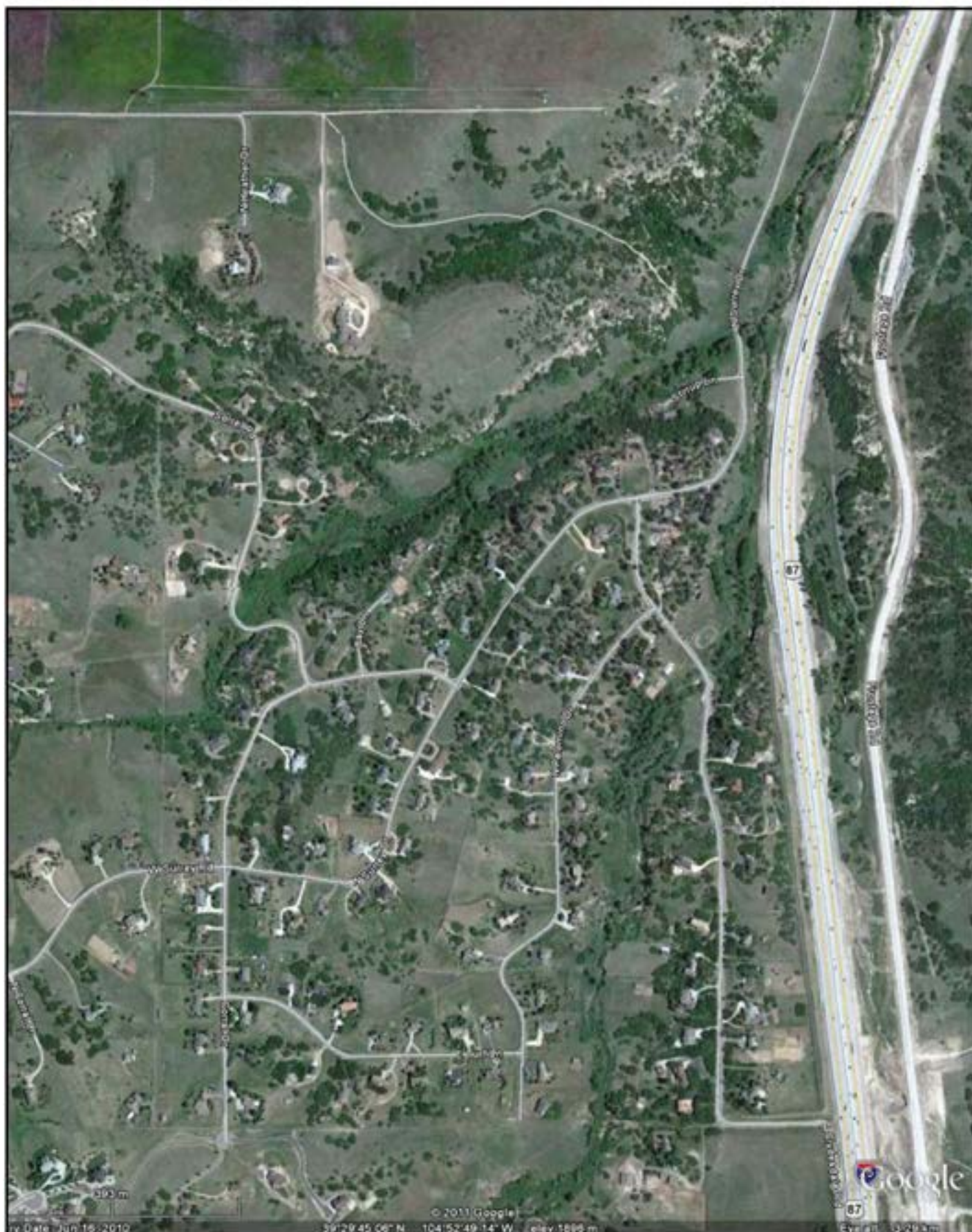


Map 3.5: Surrey Ridge Area, ca. 2002





Map 4.1: Surrey Ridge Detail





Map 4.2: Surrey Ridge Estates Detail



Map 4.3: Surrey Ridge Peaks Detail









**Map 6: Greater Surrey Ridge Water Resources (Arrow indicates closest hydrant)**



Map 7.1: Northern Evacuation Route

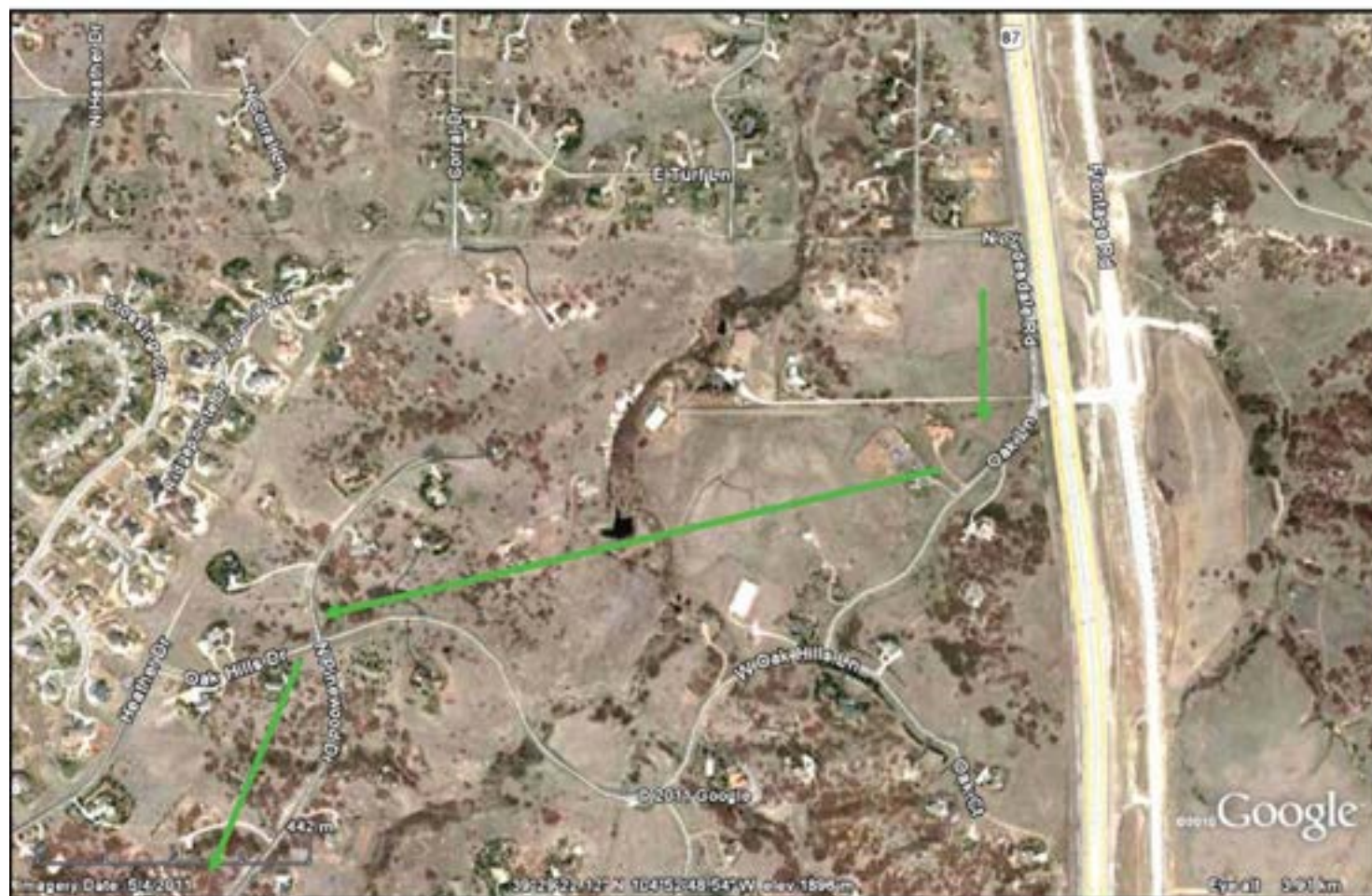


Map 7.2: Clydesdale Evacuation Route





Map 7.3: Oak Hills Evacuation Route



Map 7.4: North Heather Refuge Area



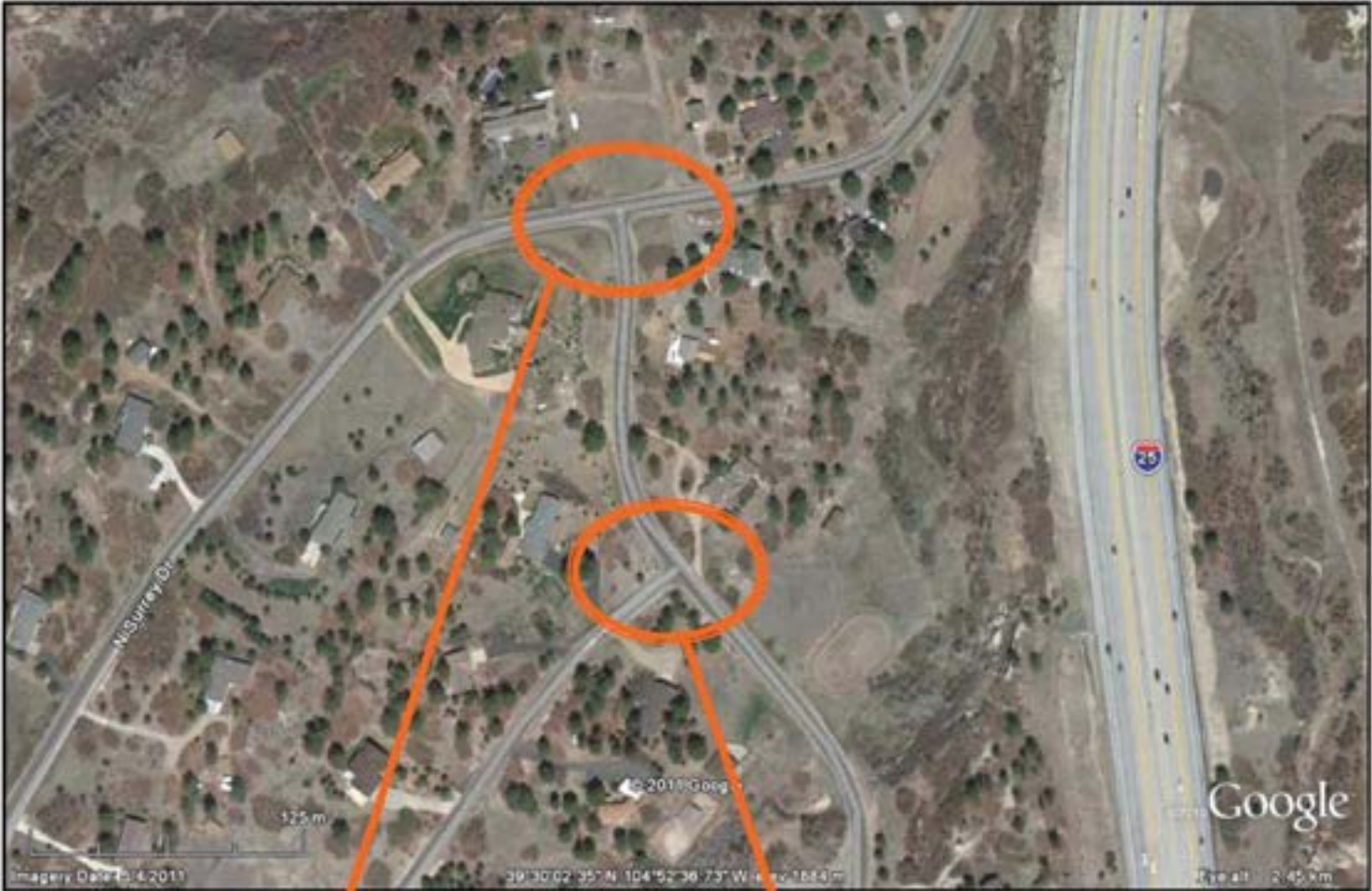




Map 7.5: Community with topographic contours and area of refuge on the mesa



**Map 7.6: Potential Traffic Chokepoints**  
Surrey Drive and Clydesdale Road (above)  
Palomino Drive and Clydesdale Road (below)



**Map 8: Adjacent Highlands Ranch Backcountry**  
(Boundaries are approximate on this map, and better defined

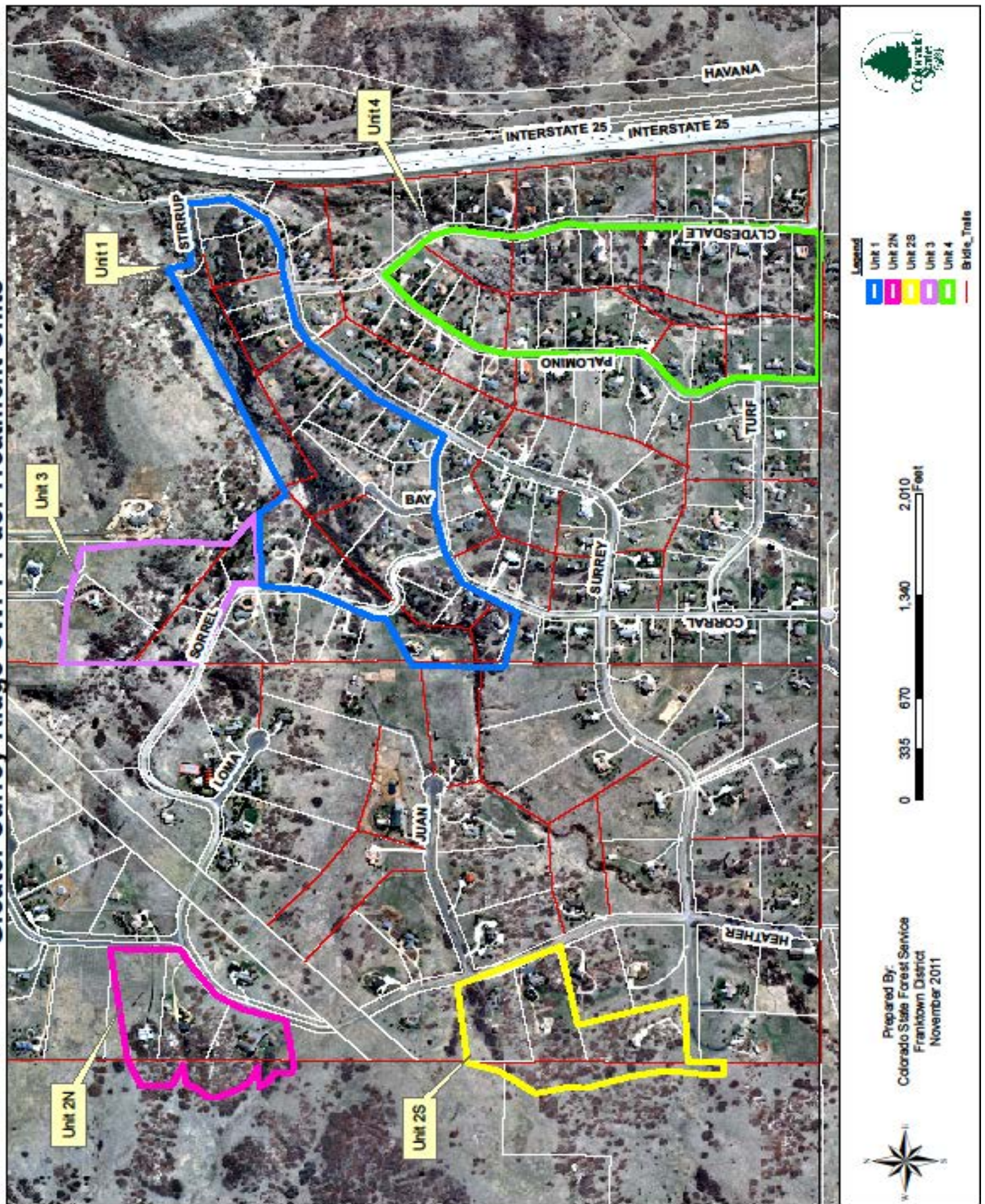
**(Boundaries are approximate on this map, and better defined**



in an attachment)

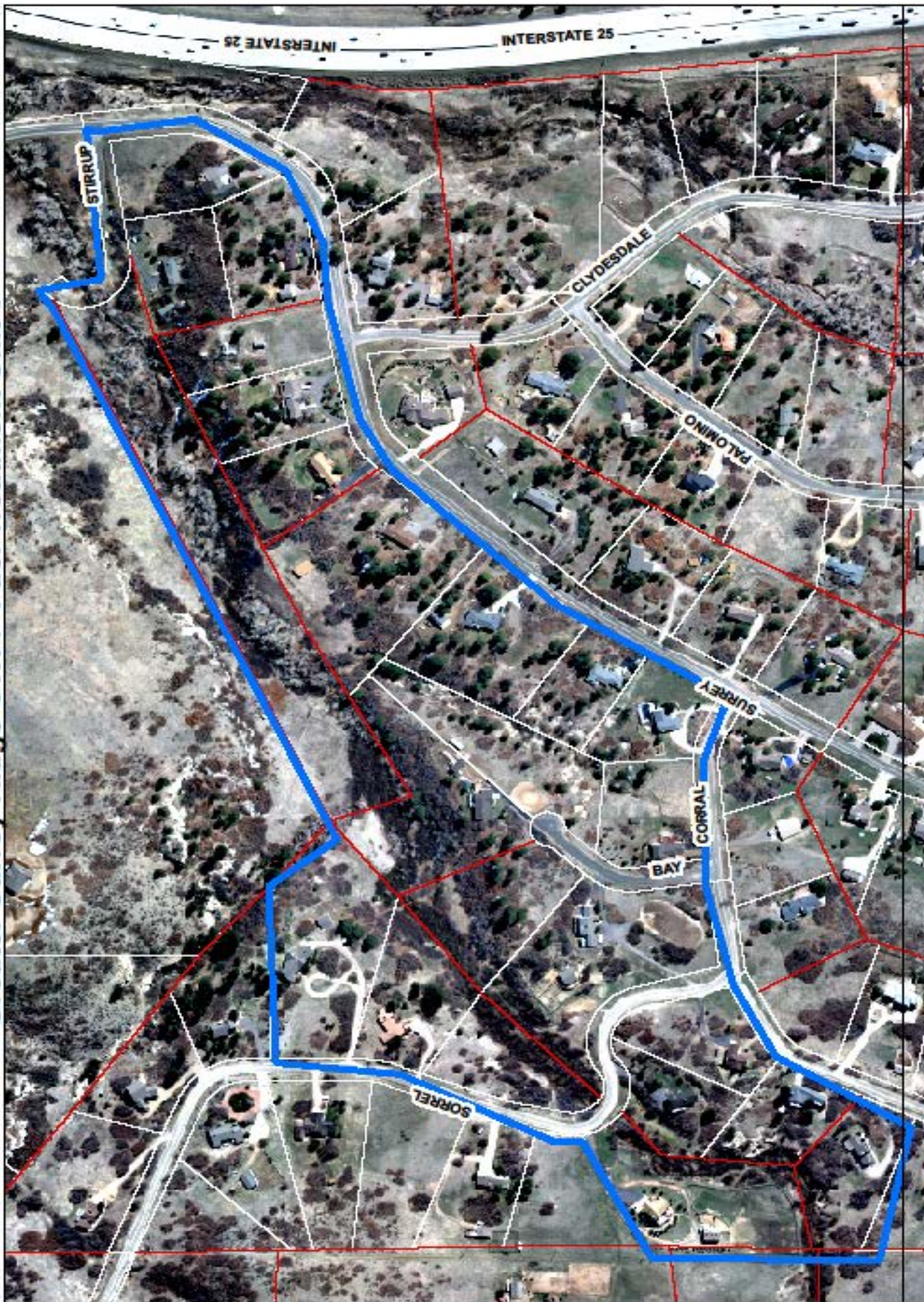


# Greater Surrey Ridge CWPP Fuel Treatment Units

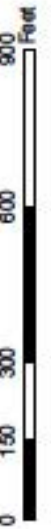




# Greater Surrey Ridge CWPP Fuel Treatment Unit 1



Prepared By:  
Colorado State Forest Service  
Franktown District  
November 2011



Legend  
Unit 1  
Bride Trails





# Greater Surray Ridge CWPP Fuel Treatment Unit 2N



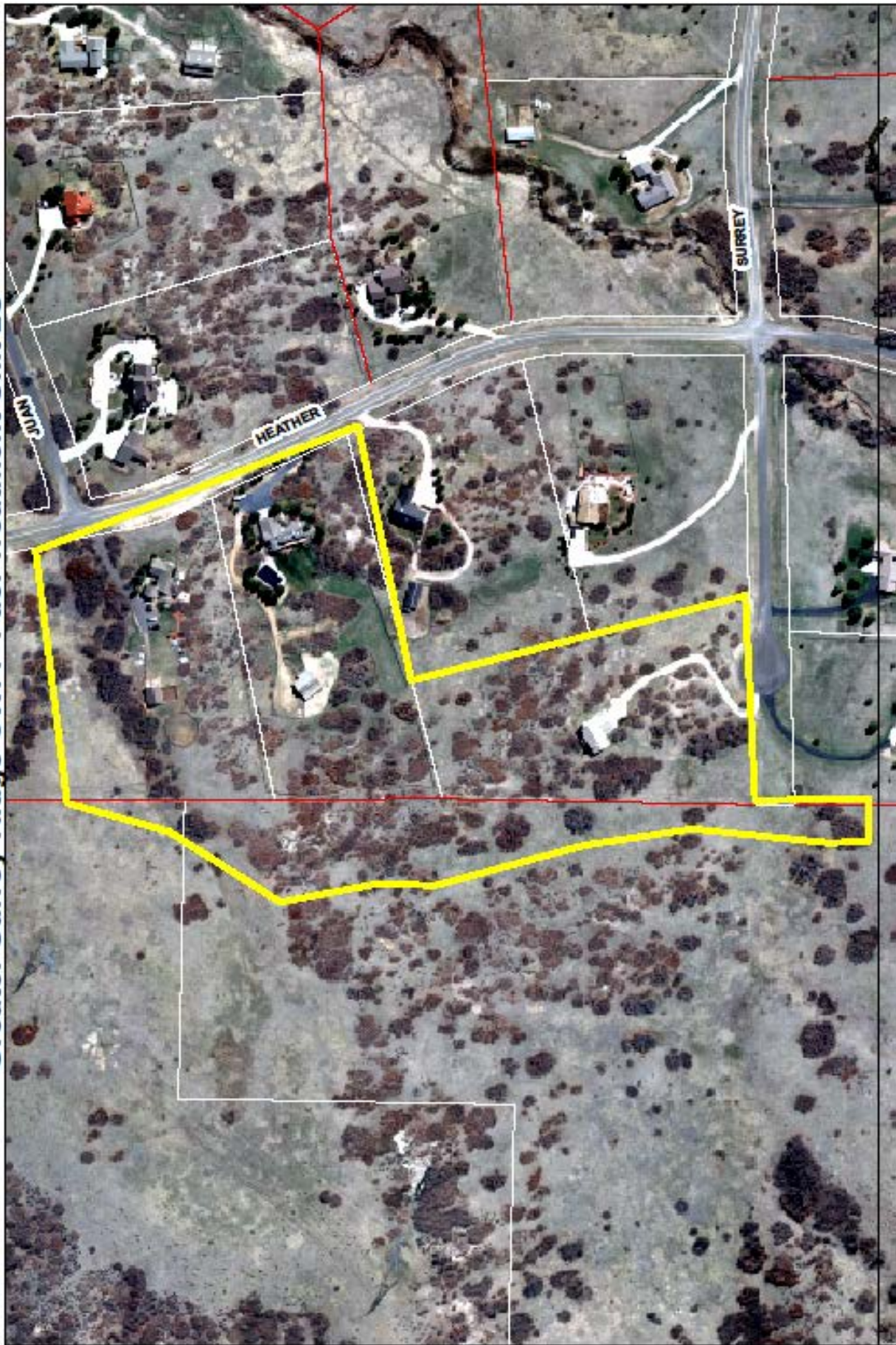
Prepared By:  
Colorado State Forest Service  
Franktown District  
November 2011



Legend  
Unit 2N  
Bride Trails



# Greater Surrey Ridge CWPP Fuel Treatment Unit 2S



Legend  
Unit 2S  
Blade Trails

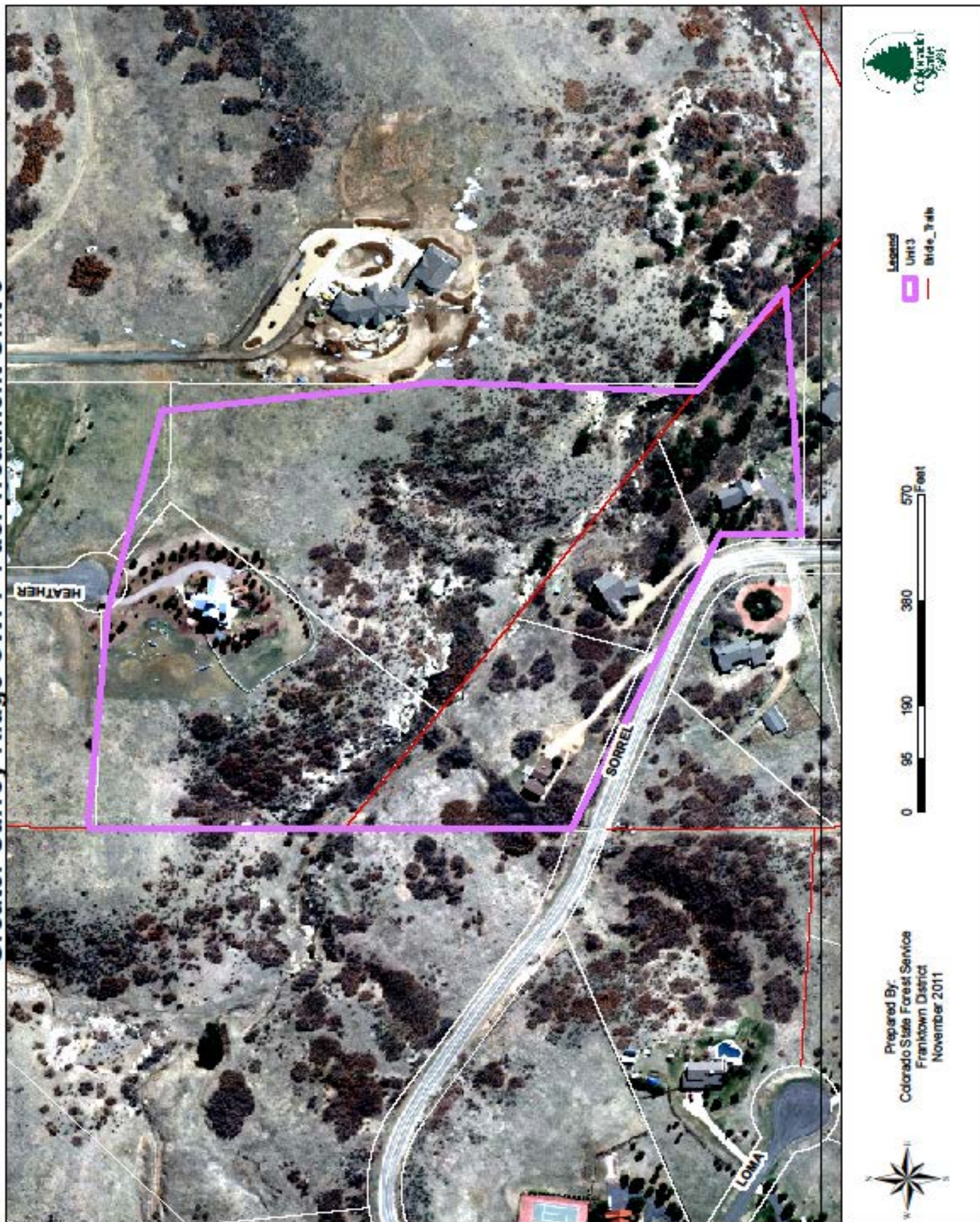


Prepared By:  
Colorado State Forest Service  
Franktown District  
November 2011





# Greater Surrey Ridge CWPP Fuel Treatment Unit 3





# Greater Surrey Ridge CWPP Fuel Treatment Unit 4



Legend  
Unit 4  
Bride Trails



Prepared By:  
Colorado State Forest Service  
Franktown District  
November 2011





The photographs on this page were taken in October 2010. Above is the view looking west from the end of Stirrup Lane. Below is the sign at the Stirrup Lane Bridle Path Trailhead. The image to the lower left shows the accumulated dead vegetation along the trail, while the image at right shows the dense growth of trees along the trail itself.







**These photographs, also taken in October 2010, show the dense tangle of vegetation at the western end of The Stirrup Lane Bridle Path and Trail looking north (top), east toward homes (middle) and east down the trail.**

## Einar Jensen

---

**From:** JOHN LAPORTE [JACK9308@MSN.COM]  
**Sent:** Wednesday, December 15, 2010 1:05 PM  
**To:** Ken Elliott  
**Cc:** Kriston Garrison; Jill Alexander; Einar Jensen  
**Subject:** Fw: Surrey Ridge CWPP Meeting  
**Attachments:** Surrey Ridge 12-10-2010 EJ Posting.doc

December 10th, 2010  
Surrey Ridge CWPP Meeting

### Meetings Attendees

Einar Jensen-South Metro Fire District  
Kristin Garrison-Colorado State Forest Service  
Jill Alexander- Douglas County: Wildfire Mitigation Specialist  
Jack and Mary LaPorte-Surrey Ridge Home Owner representatives

## Overall goal of meeting

To further the process of completing the application of applying for a fire mitigation grant for the Surrey Ridge community. And preparing the community for such and event.

### Summary

Four areas are target for future fuel mitigation in order of priority

- Stirrup Lane to Sorrel Road.
- Happy Canyon Creek in conjunction with the Creek Stabilization Project.
- The area that borders Interstate 25.
- The Surrey Ridge Road that provides an evacuation route to the tunnel. Note: This road is usually mowed twice a year by Douglas County.

At this time there are no grants available. However, there are grants that become available from time to time and it is important that the application process is complete and signed off so when a grant does become available Surrey Ridge application is ready. This is important because other communities are also vying for grant money.

There are several types of grants that can become available.

- A grant that pays 100% of the cost to mitigate the common areas.
- Grants that are 50/50 where the community pays half and the grant pays the other half.
- Grants that have different sharing requirements.
- There may be grants that will supplement the private homeowners.

Surrey Ridge has earned a high fire hazard rating because of its proximity to I-25 and its ecological context. Therefore, with the implementation of this plan and completion of the fire mitigation everyone in the community will benefit either directly or indirectly. A grass and or brush fire can spread quickly especially if the wind is blowing.

### Other discussion Items.

We talked about different types of fuel treatment and the possibility of setting up a demonstration site with the help of community volunteers we could learn the best method of mitigating potential fire hazards to our property.

We talked about action items that would enhance or increase our success of receiving a grant.

- Support of the Surrey Ridge Community Board.
- Support of the Surrey Ridge home owners.
- If possible a budget line item that will allow a grant to be completed if one comes available that requires sharing of expenses. Note: (this line item also shows commitment of the Board and homeowners.)

## **Action Items**

Einar Jensen will provide a draft of CWPP posting that can be included in the Surrey Ridge Sentinel and on the web site. **Please see attached posting.**

The board will need to review the posting and submit it to the Surrey Ridge Residents

Feedback is encouraged by the Surrey Ridge Residents to further understand their concerns and possible solutions and recommendations.

Dear Surrey Ridge Neighbors

As most of you are well aware we live in a High Risk Fire Area.

This is such a concern that the South Metro Fire Rescue Authority has assigned Life Safety Educator, Einar Jensen to our community.

The goal of The South Metro Fire Rescue Authority (SMFRA) is to help us develop a Colorado Wildfire Protection Plan (CWPP) to reduce the potential risk and lessen the available fuel in the case of a wildfire in our area and to prepare for such a contingency in the case we have to evacuate the area. If past history repeats itself, it's not if we have a fire in our community, but when. "There were 30 brushfires in the northern front range during the month of March 2011". Denver Post March 26<sup>th</sup>, 2011.

Since we all have a role in protecting our communities from wildfire and its potentially devastating consequences, we are currently developing a CWPP for Surrey Ridge to address those comprehensive risks with comprehensive solutions. The South Metro Fire Rescue Authority developed an umbrella CWPP for our entire district. While that document (and the one currently under development by Douglas County) meets our planning needs, it doesn't provide the level of detail useful for individual communities such as Surrey Ridge. Therefore, I have volunteered to work with the Surrey Ridge HOA Board and The South Metro Fire District to create a Surrey Ridge CWPP. The Good News: The community that has a non-binding CWPP to reduce wildfire risks on common and private property has opportunities to apply for grants to help fund that work.

Please take a look at the **proposed Surrey Ridge CWPP that is Attached**. After you read it, please take a few minutes to email or call your positive or negative feedback to your neighbor Jack LaPorte [jack9308@msn.com](mailto:jack9308@msn.com) 303-790-7736 or SMFRA Life Safety Educator Einar Jensen [einar.jensen@southmetro.org](mailto:einar.jensen@southmetro.org) so we can verify that we're designing a CWPP that meets the needs of Surrey Ridge. We'd also like to know whether you've performed any mitigation work (Thinning out brush and other potential fuel for fire) on your property in the last couple of years and, if so, what that worked entailed and/or the cost of that work. Please email us your feedback by May 10, 2011. Thanks for your time.

Jack LaPorte

For Surrey Ridge Board and South Metro Fire Rescue Authority

PS: Einar Jensen of the South Metro Fire Rescue Authority will be a featured guest to discuss the plan at our next annual meeting on Thursday May 19<sup>th</sup> at the Wilcox Library 7: PM.

The Surrey Ridge Newsletter will be out in several days with regard to the meeting



## Some Other Thoughts

Douglas County has an emergency notification web site. The purpose of this site is to notify you in case of an emergency. You can sign up here.

[https://ww2.everbridge.net/citizen/logoutLogin.action?gis\\_alias\\_id=170711](https://ww2.everbridge.net/citizen/logoutLogin.action?gis_alias_id=170711)

South Metro Fire Rescue Authority strongly discourages the use of the Rodenator to rid your property of voles and prairie dogs because of the fire hazard. In fact they had two wildfires in the district last year that were linked directly to the Rodenator.

**Hopefully, this never happens but you have to ask yourself the following questions.**

- If you had to evacuate the area, what would you need to take with you if you were about to lose your home? Do you have it handy if you only had a few minutes to leave?
- What if you had a handicap /special needs individual that needs help to evacuate?
- Do you have pets or horses that need to be evacuated? How would you evacuate them?
- Do you know the specific route to take if you have to evacuate?

If you have any comments or information on the above subject to share in future newsletters please forward the information to me. [Jack9308@msn.com](mailto:Jack9308@msn.com)

Sent April 14, 2011

# **SOUTH METRO FIRE RESCUE AUTHORITY**

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16 May 2011

Neighbors in the Surrey Ridge community,

I apologize for not attending your annual meeting this evening. My original intent for the meeting was for me to help you finalize the development of your Community Wildfire Protection Plan, but several recent observations and interactions have suggested we should take another look at our overall strategy, as I'll discuss later. However, we are at a stage that is a great opportunity to strengthen our plan by looking at the community in terms of an ecosystem and working together to include as many perspectives as possible. Therefore, I've included some good topics of discussion for your meeting that will provide critical input in the plan as well as guide our strategy.

But first, for the residents who aren't up to speed on Community Wildfire Protection Plans (CWPPs), these plans are a tool designed by Congress (under the 2003 Healthy Forests Restoration Act) to empower residents to guide the emergency planning and hazard reduction for their own communities. Within our state, the Colorado State Forest Service is given the responsibility to set minimum standards for CWPPs and one of those requirements is that the local community engages the local office of the Colorado State Forest Service, county and fire district in the development process. Another minimum standard is that residents drive the development process.

South Metro Fire Rescue Authority (SMFRA) completed its own CWPP in 2009, but because it doesn't contain enough detail for individual communities to identify hazardous areas our CWPP does not provide Surrey Ridge with a final plan. However, our CWPP does provide much of the background information your plan needs to stand on its own such as predicted wildfire characteristics. As long as your CWPP is added to ours as an addendum, yours will be deemed complete by the Colorado State Forest Service. Our plan provides well over half of the information needed for a local CWPP; the residents of a given community are responsible for the remaining input.

Getting back to those minimum standards, the Surrey Ridge Wildfire Mitigation Committee engaged SMFRA, Colorado State Forest Service

and Douglas County last year to begin developing the addendum material. These external stakeholders provided guidance and I, as a life safety educator with SMFRA, facilitated the writing of the plan as I have done with other communities within our fire district. Although I can't attend tonight, this meeting still provides you – the residents of Surrey Ridge – an opportunity to have an internal discussion regarding this CWPP because, again, you are responsible for driving the process.

One of my observations is that wildfires don't respect political boundaries. When they burn, they burn based on available fuels (vegetation and structures), weather (wind, air temperature and relative humidity) and topography (fire burns uphill faster than it does downhill). I suggest you include more of the Surrey Ridge ecosystem in your CWPP, including Surrey Ridge Estates as well as the open space between Surrey Ridge Estates and the electrical substation accessed from Monarch Boulevard. The primary winds in your community – as well as our entire fire district – are from the southwest. Thus a wildfire that starts to your southwest could easily be pushed by a light wind toward your homes. It will be hard for the external stakeholders to continue our part of this process without including the homes and open space to the west and southwest.

Another observation is that the only evacuation routes for Surrey Ridge and Surrey Ridge Estates are to the east under I-25 to the Frontage Road. The northern route is complicated by the single-lane size of the tunnel, but both routes can be compromised easily by a single vehicle crash as well as the need to get emergency vehicles into your neighborhood. Addressing this access challenge impacts more than one neighborhood because the issue itself addresses more than one neighborhood.

I have recently learned that there may be some philosophical differences or history that may present a challenge to bringing the various communities together. My hope is that tonight's discussion may help to break down any barriers and keep us moving forward. Tonight's meeting is a critical point in the development of your CWPP. I suggest you utilize the time to discuss the following points. I also suggest someone take notes so that the meat of the discussions can be added to your CWPP as it moves forward.

- Is the CWPP valuable to your community? If it is approved by the internal and external stakeholders, then who will be responsible for implementing its recommendations?
- What values in your community should be protected?
- Why did you move to your community? Would a wildfire that blackens the area change your attitude toward your community?

- Should the Surrey Ridge CWPP include the surrounding ecosystem including Surrey Ridge Estates and the open space to the west of those homes?
- How will your community evacuate safely if a large wildfire such as the Burning Tree fire occurs? Are residents ready to evacuate with little notice? How will you evacuate livestock? How will you react if you're at work when the evacuation order is given?
- Do you agree that the chosen three fuel treatment areas are important to community safety? Why or why not? Are there others that should be addressed?
- What responsibility do individual homeowners have in reducing the wildfire risk?
- How can you post your addresses more consistently so they can be seen in all-weather conditions and at all times of the day?
- Are there covenants that block certain mitigation measures?
- Are there enough water resources in your community? If not, what can be done about it?

If you want to move this process forward – and I hope you do because your community faces significant hazards that can be reduced through collaboration – please email the meeting notes and the names and contact information for all residents who want to be involved in the wildfire mitigation committee.

Mitigation can take several forms. Homeowner education is one form as are family and community emergency planning, but they net the best results in combination with physical treatment of the fuels in your community. Physical treatment often includes the following methods:

- **Mastication:** Using small specialized tractors to grind through large Gambel oak groves and thickets of willow, cottonwood or dead vegetation in order to produce healthier islands of trees and shrubs. This process is efficient in terms of time, but can be costly to hire because of the fuel and labor costs. This process also requires the treatment area be accessible from a roadway so the tractor can reach the intended area.
- **Manual:** This process utilizes hand tools such as chain saws, pruning shears and rakes to reduce the dead and live vegetation in a treatment area. Manual treatment is usually done on private property as part of weekend projects. For example, cutting the lower six feet of branches from mature ponderosa pines make them more resistant to wildfire. By cutting those branches, you help prevent a grassfire from igniting the branches and climbing into the tree canopy. That's why we call those lower branches "ladder fuels." You can do a similar treatment to Gambel oak, shrinking the gap between the canopy and the ground based on the age and size of the tree or shrub. Raking dead needles and leaves away from trees also is a beneficial mitigation technique.



Please note that clear-cutting is NOT mitigation. That misperception too often prevents residents from taking relatively easy steps to reduce the vegetation surrounding their homes and safeguard their families.

Structures also can benefit from mitigation. For example, cleaning the dead needles and leaves from gutters and away from walls make a home more resistant to embers. Embers are the airborne burning debris produced by a wildfire. Contrary to popular belief walls of flame don't ignite homes in wildland urban interface fires; embers do. They'll find the small pile of dead vegetation or the cushion on your deck furniture, smolder, grow and eventually ignite your home.

I am available to conduct a home ignition zone assessment for your property. Simply call or email me and we'll set a 30-minute appointment where we identify ways to reduce the wildfire risk to your home.

Therefore, SMFRA remains committed to reducing the risk of wildfires in your community and to your families and we remain committed to collaborating with you to reach those outcomes. I look forward to hearing from you and hope that we'll be able to reinvigorate the CWPP process with new insights and enthusiasm that builds on the strong efforts already provided by Jack and Mary LaPorte and Ken Elliot.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Einar Jensen', followed by a horizontal line.

Einar Jensen, Life Safety Educator  
South Metro Fire Rescue Authority  
720-989-2273  
[Einar.Jensen@SouthMetro.org](mailto:Einar.Jensen@SouthMetro.org)

**From:** JOHN LAPORTE [mailto:jack9308@msn.com]  
**Sent:** Tuesday, May 24, 2011 9:49 AM  
**To:** Einar Jensen  
**Cc:** Ken Elliott; Darrell Bond; Marilyn Gravois; Harlan Pelz; Jeff Sweers; Kristie Brindle; Scott Anderson; Wister Hart; Valerie Miller; Stehanie Bryant  
**Subject:** Re: This Thursday's annual meeting of Surrey Ridge

Einar here are some of the excerpts taken from our joint meeting with surrey Ridge Estates.

### Old Business:

1. Fire Protection Plan: Jack LaPorte presented information from Einar Jensen regarding the S.R Wild Fire Protection Plan.  
*Einar, I read the letter plus everyone that attended the meeting got a copy.*
2. Mitigation presentation by Montana fireman, Mike Fatchett- followed by open discussion.

Bond Darrell <[lobarker@msn.com](mailto:lobarker@msn.com)>; Gravois Marilyn <[Marilyn\\_Gravois@yahoo.com](mailto:Marilyn_Gravois@yahoo.com)>; Harlan Pelz <[hpelz@fwlaw.com](mailto:hpelz@fwlaw.com)>; Jeff Sweers <[jefftriman@msn.com](mailto:jefftriman@msn.com)>; Ken Elliot <[ellandco@comcast.net](mailto:ellandco@comcast.net)>; Kristie Brindle <[khbrindle@msn.com](mailto:khbrindle@msn.com)>; Scott Anderson <[scottandersonmb@q.com](mailto:scottandersonmb@q.com)>; JOHN LAPORTE <[jack9308@msn.com](mailto:jack9308@msn.com)>

**Fire info:** more to come when the committee is formed. Jack LaPorte is the SR contact and Stephaney Bryant is the SR Estates contact.

- Fire season is year around. It's not "If", but "When".
- Have an evacuation plan
- Post your address so that it is easily found by emergency workers.
- Mitigation of personal property reduces your fire risk. Trim pine tree branches 6 ft. from the ground to prevent "ladder fuels" leading to a canopy burn. Ground fires are more easily controlled than canopy fires.
- Remove juniper bushes from around the home and replace with more fire friendly shrubs.
- Remove pine needles from gutters and under trees.
- Do not stack firewood near your home.
- Most home fires are due to embers (airborne burning debris produced by wild fire) landing on dead vegetation or outdoor deck cousins. They smolder, grow and eventually ignite your home.
- Firewise.org for info. about what you can do to protect yourself and a plan to adopt.
- Your local fire department can come to your home and give further information about how to protect your property.

**In the event of a fire:**

- Shut off your gas meter.
- Move grill propane tank far away from the house.
- Turn on your sprinkler system

Since we have come to the conclusion that mandatory dues are the law, (CCIOA)and we are setting aside an amount of money in our budget for the Fire Mitigation Plan, the following concern needs to be addressed.

Einar Jensen of the South Metro Fire Rescue Authority would like Surrey Ridge to combine our fire protection plan with Surrey Ridge Estates.

This may only be possible under the following conditions.

- Surrey Ridge Estates becomes part of our HOA and the mandatory dues are paid by the residents of Surrey Ridge Estates.
- If Surrey Ridge Estates chooses not to be part of Surrey Ridge's HOA then each home owner in Surrey Ridge Estates be assessed some amount of money per lot to share the financial burden of establishing a fund for fire mitigation.
- Surrey Ridge Estates and Surrey Ridge have their separate plans which become separate addendums to the overall CWPP.

Assuming the last option is the one that would be adopted, there are some issues that we could work on together. An example would be an evacuation plan and then that plan could be a part of each of our addendum,

Jack LaPorte



# Surrey Ridge SENTINEL

September 15, 2011

## Surrey Ridge HOA Board

Scott Anderson, President  
303-434-4917

Jeff Sweets, Vice President  
720-849-3635

Kristi Brindle, Treasurer  
303-792-9310

Daniel Bond, At Large  
303-988-4333

Karl Bakke, At Large  
303-790-8239

Wesley Hart, At Large

Ken Elliott, At Large  
303-799-8058

## A Big Thank You

Thanks to the Surrey Ridge residents who helped with the annual clean-up of our neighborhood.

And, thanks to Boy Scout Troop 637, their parents, and neighborhood volunteers for rebuilding the SRH upper arena.

\*\*\*\*\*

If you would like to submit newsworthy information, a brief story, or neighborhood activities or fun events to the Surrey Ridge Sentinel, please contact Ken Elliott at [kellandco@comcast.net](mailto:kellandco@comcast.net) or Katie Smith at [kpatthesmith@gmail.com](mailto:kpatthesmith@gmail.com).

Plan ahead so we can get your item in the newsletter. Not all articles/ideas/events will be printed.

Thank you.

## Around the Neighborhood

During the past few months the SRHOA Board of Directors has approved initial community interest in the following two plans regarding fire protection and the future of water resources for Surrey Ridge. The two organizations are the South Metro Community Wildfire Protection Plan, ([www.douglas.co.us/CWPP/index.html](http://www.douglas.co.us/CWPP/index.html)) and the Rural Water Authority of Douglas County, (<http://dca.co/wateruser.org/>)

## South Metro Community Wildfire Protection Plan

Leaders from the wildfire suppression, mitigation, and forest management professions within Douglas County are in the process of developing a county-wide Community Wildfire Protection Plan (CWPP). Key components of the plan will include a county-wide wildfire hazard assessment, identification of communities at risk, and recommendations on how communities can reduce their risk to wildfire.

The SRHOA has appointed Jack LaPorte of our community to serve as our spokesman with the CWPP and to identify our particular community wildfire risks. Mr. LaPorte will be working with the South Metro Fire Department to develop a plan for Surrey Ridge.

## Rural Water Authority of Douglas County

The Rural Water Authority of Douglas County (RWA) was created on October 1, 2008, to serve the county's rural water users in providing an adequate, sustainable and reliable water supply. The Authority assists in the development of water resources, systems, in whole or in part, for the benefit of rural water users and owners of land within the service area.

The RWA will:

- Collaborate and cooperate with other local, regional and statewide water supply agencies in the development of water supply plans and conservation of water resources.
- Educate and inform water users as to issues affecting an adequate, sustainable and reliable water supply.
- services or functions related to the provision of an adequate, sustainable, and reliable water supply to Rural Water Users.

Water is an important issue for our neighborhood and the SRHOA has appointed representatives from Surrey Ridge to attend the RWA meetings which are held on the fourth Wednesday of each month at the Philip S. Miller building, 100 Third St., Castle Rock. The neighborhood representatives will report back to the SRHOA board and this information will be shared with our residents through the newsletter. Meetings are open to the general public, and rural water users are invited attend.



## History of Surrey Ridge Area

written and submitted by long-time resident Devin Schrader

There is an effort to write a brief history of the Surrey Ridge area from maybe the last man standing who knows.

The Happy Canon Ranch began selling building sites, and it was promoted as Surrey Ridge horse property. The county allowed sites as small as 2 acres to have up to two homes, a septic tank and a well (sometimes good at 2 1/2 feet). Many people bought more than one site, then sold off their extra site so that two acre sites began to dominate the east edge of Surrey Ridge.

Smaller homes began being built and real estate promoters wanted to build on even smaller sites, sometimes two to three houses on 2 acre sites.

To try to save the area generally, I bought much of undeveloped Surrey Ridge and began building upscale homes in what is now the middle section of Surrey Ridge.

About that time we decided to support county standards and pave our gravel roads. There was a cost involved and the resistance was fierce, but common sense prevailed.

We next promoted natural gas. It failed first try, but succeeded on the second try. I believe there are still homes here on propane.

To cut to the chase, we got the county to do the right thing and make five acre sites the minimum after the original area was developed. It was a good decision. The proof of their decision is Surrey Ridge Estates and Oak Hills.

There is a point to this effort that I'm trying to make. Because our sites in Surrey Ridge are smaller than would be ideal, we must promote every way possible, the strict adherence to the county criteria, and our good sense to make sure we preserve the quality of our area and the value of our properties.

Your help and the Surrey Ridge Homeowner Association's (SRHOA) help is needed to enforce the Surrey Ridge and county property requirements, not just on the weak and vulnerable, but on ALL homeowners who are not in compliance.

I recognize I'm coming from a different generation. I've lived in Surrey Ridge half of my life, therefore my perspective is different than yours and probably my culture is different than yours. This short history will give you some perspective you might not know.

There is strength in numbers and I strongly believe we should reach out to Surrey Ridge Estates. We need each other to form a strong political presence. This is a wonderful and unique place to live. Let's work together to keep it that way.

— Eats — Entertainment — Laughter — New Friends

### Ladies of Surrey Ridge Area

Did you know that Surrey Ridge has a ladies riding group, the HENS, a ladies book club, luncheon group, bridge group and a bunco group. If you are interested in any of these activities contact:

Sue Mahon for Bridge information: suemahon@thplns.com

Stephanie Bryant about Equestrian events and the HENS: bryant@central.com

Terri Anderson to get notified of Bunco games which are scheduled the second Tuesday evening of each month: tanderson@triplecrownfeed.com

Patte Smith at pattemsmith@aol.com

Jean Griswold for the Ladies Luncheon: jean.griswold@qwestoffice.net

## ATTENTION NEIGHBORS



Once again there has been a sighting of a mountain lion in Surrey Ridge. The mountain lion was seen on Sunday, September 12 crossing Surrey Road in the neighborhood. A deer carcass was also found on a riding path. Please be aware that bears and mountain lions occasionally wander through our neighborhood.

If you encounter a mountain lion:

- Most importantly, stay calm and slowly move away. DO NOT RUN.
- Give the lion a lot of room.
- Look as large as possible, open your jacket or raise your arms above your head.

Resident of Douglas County should call the Colorado Department of Wildlife at 303-291-2722 (M-F) to report a mountain lion sighting, or call the Douglas County sheriff.

Additional information can be found at wildlife.state.co.us.

## Halloween Happening



Halloween fun is just around the corner for the neighborhood youngsters. Plans are to have the hayrack rides that the kids have enjoyed in past years.

This has been a great way for the kids to trick-or-treat around Surrey Ridge.

Meet in the cul-de-sac at the end of Surrey Drive on Sunday, October 31!

Watch for more details in a future newsletter OR on signs posted in the neighborhood.

# BOO!

# Surrey Ridge SENTINEL

December, 2010

## Surrey Ridge HOA Board

Scott Anderson, President  
303-434-4912

Jeff Sweets, Vice President  
720-849-3635

Kristi Bundle, Treasurer  
303-792-9310

Daniel Bond, At Large  
303-988-4344

Karl Bakke, At Large  
404-790-8280

Wesley Hunt, At Large

Keri Elliott, At Large  
303-799-8058

Dean Schneider, At Large  
303-790-2558

## SRHOA MISSION STATEMENT

To seek ways to enhance the quality of life of the residents of Surrey Ridge, enhance the value of their property, to maintain community property, expand communications and encourage participation in community activities.

\*\*\*\*\*

If you would like to submit newsworthy information, a brief story, neighborhood activities, fun events, birthdays, graduations, marriages, etc. to the Surrey Ridge Sentinel, please contact Patti Smith at [ppattiesmith@j.com](mailto:ppattiesmith@j.com)

Plan ahead so we can get your item in the newsletter. Not all article/ideas/events will be printed.

Thank you



## GET INVOLVED...Surrey Ridge HOA Elections

SRHOA elections will be held February of 2011 (limited positions available) please notify Scott Anderson or Jeff Sweets if you have an interest in running. This is an opportunity for residents to get involved in a great community - - Surrey Ridge.

## Surrey Ridge HOA Annual Meeting

The annual SRHOA meeting will be held in March 2011 and it will be open to dues-paying Surrey Ridge residents only. (More details to come at a later date.)

## South Metro Community Wildfire Protection Plan

The Community Wildfire Protection Plan (CWPP) has been approved by the South Metro Fire District and by the Surrey Ridge CWPP committee. A grant to complete the work has been submitted to South Platte district. Upon approval of the grant the plan and grant will be submitted to the Board for approval.

Key components of the plan include a county-wide wildfire hazard assessment, identification of communities at risk, and recommendations on how communities can reduce their risk in wildfire.

## Surrey Ridge Stop Signs

Douglas County Traffic Division has decided to leave all the stop signs in place.

## Happy Canyon Creek Remediation

Construction on Happy Canyon Creek is scheduled to begin in January with completion in early spring. Douglas County and Urban Drainage will be responsible for the work.

## Getting to Know Our Neighbors

Maise Chorski is a long time resident of Surrey Ridge where she and her husband Bill settled over 40 years ago. After traveling around the world living in Japan, Germany and many other places, Maise and Bill decided they wanted to live by the mountains. They loved to ski and golf and their youngest daughter Jan, wanted a horse so Surrey Ridge became their home. They also had two other children Mike and Marilyn.

Maise was brought up in Hope, Arkansas just like Bill (Clinton). Her husband Bill grew up in New York City. They met while attending the University of Texas. After college they married.

Bill was a world class swimmer and diver on the University of Texas swim team where he won many awards. When the second World War started Bill joined the Army Air Force and became a bomber pilot. He served with the 8th Air Force based in England. Bill stayed in the Air Force and rose to a full colonel and his last assignment before retiring and coming to Surrey Ridge was Inspector General of the Air Force.

Maise's youngest daughter Jan and her husband Tim have a ranch in southeast Colorado. Jan is a world class sculptress and artist specializing in western art. Her art has been exhibited at the Denver Stock Show. Oldest daughter Marilyn, has made a career out of working for United Airlines as a flight attendant and Maise's son, Mike, works in New York City.

Continued

## Neighbors continued...

To those who know Maisie, they all agree that she has a super positive personality that readily offers a helping hand to anyone in need. Maisie worked for years with Ariel Sebrader, another long time resident, who had a successful stained glass business for many years.

"One of the blessings of being Maisie's friend was to see her coming up the drive carrying one of her famous cakes," smiles one neighbor. "She is an excellent cook." Maisie hand tailored vests for members of the Round Up Riders of the Rockies, a famous trail riding group. Years ago there were several members of that organization living in Surrey Ridge.

"I have always loved living in Surrey Ridge," states Maisie. "We enjoyed the neighborhood so much, and living so close to the mountains."

## Fun evening of Trick-r-Treating



Surrey Ridge kids, families, friends and relatives enjoyed the frightfully fun annual neighborhood Halloween Hayrick Ride. Sloppy joes, chips, pop and a lot of candy were served from a spooky black coffin manned by witches, ghouls and parents decked out for the dark and, can you believe it, warm night. Over fifty kids rode on three hay-filled tractors that wound around the neighborhood. It was great old-fashioned fun, a lot of laughter and yes, the kids filled up on yummy candy and hot chocolate!

A big thank you to all of the people who organized this event. You have great community spirit.

## SRHOA Web Site in Progress

Neighbor Valerie Miller has taken on the task of the Surrey Ridge web site and has been working on it for several months. The web address is [www.surreyridge.ca](http://www.surreyridge.ca)

If you have information or ideas to share for the web site you can contact Valerie at [aspenpeeper@gmail.com](mailto:aspenpeeper@gmail.com)

## Keep Our Neighborhood Clean

A few SR residents have suggested that we all take a look around our properties for trash that has found its way onto our ground or bushes. Now that the grasses are no longer summer-fresh, it is easy to see trash that has found its way along our roads. If, before the snow really flies, everyone would walk the perimeter of their property, picking up pop cans, fast food wrappers, plastic bags, cigarette butts, etc., we could go a long way toward keeping the neighborhood cleaned up, with minimal effort.

Thanks for the suggestion and for being concerned about keeping our neighborhood clean.



## ATTENTION NEIGHBORS

A bobcat has been spotted in Surrey Ridge by several residents. So keep an eye out.

Should you encounter a bobcat, you should keep as much distance between you and the animal as possible.

- Immediately protect children and pet.
- Back away from the bobcat slowly and deliberately.
- Avoid running away because that could trigger a pursuit response.
- If possible, spray the animal with water.
- When possible make a lot of noise (banging pans, for instance, or blowing an air horn).

## A Big Thank You

SR homeowner Connie Helguth wants to thank everyone who came running to help her when a brush fire ignited behind her house. "I am so grateful to the people who showed up to help — it was amazing," says Connie. "That's how Surrey Ridge residents are — helpful and thinking of others."

## HAPPY HOLIDAYS

May the holidays and New Year bring your families and friends peace, happiness and safe travels.





# Surrey Ridge SENTINEL

APRIL 2011

## Surrey Ridge HOA Board

Scott Anderson, President  
303-434-4937

Jeff Sweers, Vice President  
720-849-3635

Kristi Brundelle, Treasurer  
303-292-9110

Ken Elliott, Secretary  
303-799-8058

Darrel Bond, At Large  
303-988-4433

Wesley Hart, At Large  
304-664-6490

Marilyn Gravois, At Large  
404-507-2688

## SRHOA MISSION STATEMENT

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If you would like to submit newsworthy information, a fund story, neighborhood activities, fun events, birthdays, graduations, marriages, etc. to the Surrey Ridge Sentinel, please contact Patto Smith at [patto.smith@q.com](mailto:patto.smith@q.com)

Plan ahead so we can get your items in the newsletter. Not all articles/newsworthy will be printed.

Thank you!



## Surrey Ridge HOA will have its Annual Meeting on Thursday, May 19 at the Philip S. Miller Library, 100 S. Wilcox St., Castle Rock at 7 p.m.

Please come, this is a very important meeting for our community. This meeting is open to Surrey Ridge residents **only** and does not include residents of Surrey Ridge Estates.

Einar Jensen of the South Metro Fire Rescue Authority will be a featured guest to discuss the fire protection and a mitigation plan that we need to implement to reduce the risk of fire to our area should we have such an unfortunate event. This will be an excellent time to ask questions and come to a greater understanding of what actions need to be taken to protect our community, our property and our lives.

## Send in your ballots for HOA board members

Please remember to send in your ballots for the SRO board. Jack LaPorte and Harlan Pelz have generously agreed to be on the ballot. Surrey Ridge residents can still add their names to the ballot. Board members serve a two-year term. Ballots need to be turned in by May 15. After the May 19 board meeting Scott Anderson and Jeff Sweers will be stepping down from their board positions.

Over the past 10 to 20 years a number of Surrey Ridge residents have volunteered to serve additional time on the SRHOA Board because of a lack of interest by residents to serve our community. We want to thank those people again for their service. It now appears that this apathy has changed to one of interest and we would like to applaud it. We encourage all interested residents of Surrey Ridge to contact any Board member to volunteer. Openings on the Board will again be available for next year 2012."

## The 2011 Reappraisal and Notices of Valuation Teri Cox, Douglas County Assessor

As a result of the 2011 reappraisal, on May 1 the Assessor's Office will mail each property owner a notice of the appraised value of their property, with some important differences from past notifications. This year, in order to reduce the cost of mailing valuation information to property owners, the Assessor's Office will mail postcards instead of long notices. The long Notice of Value for 2011 will still be available on the Assessor's website as a tab on your property's Parcel Detail page.

Every two years the assessor's office revalues all real estate in the county as of an appraisal date set by state law. This year the date is June 30, 2010. Every reappraisal, we disregard the old valuations and start from scratch using an entirely new sales list. In other words, we aren't allowed to adjust values up or down by a percentage, but instead have to analyze sales from a specific time frame—in the case of the 2011 reappraisal this was from July 1, 2008 to June 30, 2010. We cannot consider sales or market influences that occurred after June 30, 2010.

For more information about the 2011 reappraisal and sales of Douglas County property, please visit the Douglas County Assessor website at [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor), or phone our office at 303-650-2450.

## ATTENTION SURREY RIDGE TEENS!

Did you know you can list your name for babysitting and odd jobs in the Castle Pines Connection newspaper **FOR FREE**? This is a great way to get your name out there and earn some extra income. Contact editor@CastlePinesConnection.com to take advantage of the free advertising!

Also, you can list your name in the Surrey Ridge Community Directory. Let your parents know that you want to list your name when they fill out the form below for this directory.

## RED CROSS BABYSITTING COURSE

Do you have a child age 11-18 that would be interested in taking the Red Cross Babysitting Certification course? Certified Red Cross teacher and SR resident Valerie Miller would like to put together a list of who might be interested. Once she has an idea of how many would like to receive the training she can put together a date, time and cost for the course. Please email her with your interest at aspenpreper@gmail.com

## SLOW DOWN! KEEP OUR CHILDREN AND PETS SAFE

Spring and summer bring out all the kids and pets in the neighborhood to play during the beautiful Colorado days. Please slow down and be on the look-out for the kids playing, bikers, walkers, horses, dogs and feral wildlife. Slow down and relax in your car - rushing makes drivers nervous and preoccupied. Keep our kids and pets safe!

Fill out form, cut and mail

## Community Directory Update for Surrey Ridge and Surrey Ridge Estates Residents

Please complete any information you would like included in the community directory.

Last name: \_\_\_\_\_

First name: \_\_\_\_\_ Spouse's name: \_\_\_\_\_

Street address: \_\_\_\_\_

Home phone: \_\_\_\_\_ Cell number: \_\_\_\_\_

Spouse cell: \_\_\_\_\_ Email: \_\_\_\_\_

Occupations: \_\_\_\_\_

Children's names and ages: \_\_\_\_\_

Contact information for teens that babysit, care for pets, or do lawn care: \_\_\_\_\_

Please mail information to:  
Red/Max Properties/ARMA, Attn: Karen Miller, 9200 E Panorama Cir Suite 140,  
Englewood, CO 80112

## RESPOND SOON! Neighbor Hoping to Start SR 4-H Club



"Hi neighbors, my name is Sandy and my family and I moved onto Clydesdale Rd (into the Riner's old house) last year. I have three children, two have been at two in 4H in Jefferson County. I am trying to start a Surrey Ridge 4H group and would like to welcome any kids in the area to join. There are both animal and non-animal projects and I can bring you a list if you are interested. What I like about 4H is their motto is 'learn by doing'. It teaches kids to be self-sufficient and help each other out." (Horses, dogs and cats are the only animals allowed in SR. Chickens, sheep, cows and other animals are not allowed in Douglas County and the Covenants of SR.)

**The registration deadline is the end April so you need to register soon!**

Please let me know if you have any questions and to sign your child up. Sandy at 720.291.1620. For more information on 4H [www.colostate.edu/dp/ce/coopest/dougla/](http://www.colostate.edu/dp/ce/coopest/dougla/)

## SR Park Closed for Happy Canyon Creek Damage Repair

Douglas County and Urban Drainage are remediating the flood damage done five years ago, it will take approximately 90 days.

## SR Homeowners Dues

Residents of Surrey Ridge received invoices for SRHOA. Please support the neighborhood and send in your dues by May 15, 2011.

## Pine Beetle Spraying — Reasonable Rates

Knothead Tree & Lawn Care  
Certified Arborist ARMA 2205  
Brett LeMare at (303) 885-3800

This company sprayed the pine trees in Clydesdale Park free of charge and we want to thank them. Please spray your trees. They are a valuable asset and we have seen a serious outbreak of the pine beetle in the SR community.

## Dumpster Days

Dumpster Days this year will be scheduled for July 15 and 16 and will be available to all dues paying residents.

# Surrey Ridge SENTINEL

JULY/AUGUST 2011

[www.surreyridge.co](http://www.surreyridge.co)

## Surrey Ridge HOA Board

Alan Pelz, President

3-931-7359

[pelz@comcast.net](mailto:pelz@comcast.net)

Walter Hart, Secretary

3-663-6490

[whart@comcast.net](mailto:whart@comcast.net)

Kristi Brandle, Treasurer

3-792-9310

[kbrandle@comcast.net](mailto:kbrandle@comcast.net)

Jack LaPorte

3-790-7736

[jlaporte@comcast.net](mailto:jlaporte@comcast.net)

Danell Bond, At Large

3-988-4337

[dbond@comcast.net](mailto:dbond@comcast.net)

Marilyn Gravois, At Large

3-688-1179

[mgravois@comcast.net](mailto:mgravois@comcast.net)

Karen Miller, Architectural Control

3-799-8058

[kcmiller@comcast.net](mailto:kcmiller@comcast.net)

Ken Elliott, Architectural Control

3-744-1422

[kelliott@comcast.net](mailto:kelliott@comcast.net)

If you would like to submit worthy information, a brief neighborhood activities, fun facts, birthdays, graduations, etc., to the Surrey Ridge Sentinel, please contact Patti Smith [pattismith@comcast.net](mailto:pattismith@comcast.net)

ahead so we can get your item in the newsletter. Not all articles/events will be printed.

Thank you

## Surrey Ridge HOA Board

Surrey Ridge has a new HOA Board. The new members are:

Alan Pelz, President

Walter Hart, Secretary

Kristi Brandle, Treasurer

Jack LaPorte

Danell Bond

Marilyn Gravois

Karen Miller and Ken Elliott- Architectural Control Committee

**The next Surrey Ridge community meeting is scheduled for Thursday, August 25 from 7:00-8:00 p.m. at the Philip S. Miller library, Castle Rock in the CR Bank East room. Please come!**

## IMPORTANT: Help needed for further development of fire mitigation and evacuation plan

HOA board member Jack LaPorte would like two or three more volunteers to form a Fire Mitigation and Evacuation Committee. Since we all live in a high risk fire area, we need to develop plans and action items for the following:

### Fire Mitigation

- How are we going to mitigate the common areas that have been identified in the CWPPlan?
- Are there other additional common areas that need to be addressed?
- Continue to develop a plan to help the home owners assess the fire risk on their property
- Develop ways that we can help or encourage homeowners to take action on their property

This includes the senior members of our community that may not have the physical abilities to perform such actions.

### Evacuation Plan

Discuss and develop evacuation plans for different scenarios

Provide homeowners a check list for the following:

- In case of evacuation what to bring with you
- Are there any special needs individual that need help in an evacuation
- What about pets and animals
- A check list one can access quickly to reduce the risk of a catastrophe

Note: The next Surrey Ridge Directory is scheduled for early 2012. The evacuation plan and homeowner check list would be a good place to publish it. Contact Jack LaPorte at 303-790-7736 or e-mail [jlaporte@comcast.net](mailto:jlaporte@comcast.net) if you are interested in helping out.





## Douglas County Emergency Notification web site

The Douglas County Sheriff's office are able to alert residents about severe weather, fires, floods, toxic environmental issues and other emergencies using Two-Waybridge-Aware Citizen Alert. Messages can be sent to residents on any communication path desired - cell phone, home phone, email, text messaging, pager, PDA and more - ensuring that residents and County staff receive life-saving emergency information and important public service announcements in minutes. Citizens listed in the County's 9-1-1 database will be automatically subscribed to alerts by phone, though any citizen may self-register, provide additional contact information or opt out.

Subscribers to this Douglas County Emergency Alert will receive notification ONLY when there is a situation that could pose a threat to public health and/or safety or threat to property as determined by the office of Douglas County Office of Emergency Management.

To subscribe for emergency notification log on to [www.dosheriff.net/emergency-management/Alerts\\_and\\_Warnings.html](http://www.dosheriff.net/emergency-management/Alerts_and_Warnings.html)

## Interested in social events? Crazy about horses?

The SR HOA is asking any residents who would like to form a social committee to plan social events for the neighborhood contact Wistar Hart at [wistarhart@gmail.com](mailto:wistarhart@gmail.com). Fun events could include Christmas party, eating, neighborhood picnic, music in the park, etc. This would be a great way to socialize and meet our neighbors. Social events could be planned for children too which could make it easier for the neighborhood kids to get to know each other.

Volunteers for a horse committee are also needed, so if you are an equestrian who wants to form a committee and plan events for SR contact Wistar Hart.



## Residents once again show generosity to neighborhood

Several residents of Surrey Ridge and SR Estates got together in June to clear a few horse trails. One trail is just south of the creek remediation and the other is a new crossing just off Anna's trail accessing the Boy Scout trail. Pictured are the work crew: Mrs. Gabreski, Sue Mahon, Wistar Hart, Charlan Pelz, Rand Potter, Dana Swears, Eshe and Jim Kelley, Stephanie Bryant, Barbara Fyfe, and Lara Potter. Karla and Rob Longrove are not pictured, but were part of the work crew.

## SLOW DOWN! Even bicyclists!

Kids and pets in the neighborhood are out playing during the beautiful Colorado days. Please drivers and bicyclists slow down and be on the look-out for the kids playing, other bikes, walkers, horses, dogs and wildlife. Slow down and relax in our car and on your bicycle. Everyone should obey traffic signs.

## Keeping Surrey Ridge beautiful

The SR HOA board is interested in recycling and also keeping our neighborhood clean. Here are a few things that are or will be going on in the neighborhood.

Brian Miller, SR resident is collecting and hauling off scrap metals. If you have any and would like it removed from your property, please call Brian at 304-551-2321. This will be an ongoing project he is doing.

## Dumpster Days RESCHEDULED: Now August 5, 6 and 7

It's time to clean up around your home and property. Dumpsters will be available on August 5, 6 and 7 for Surrey Ridge residents. Residents are respectfully requested to **NOT** place tree branches in the dumpsters due to the fact that they take up too much space.

Halaway, the company supplying the dumpsters requests that the following **NOT** be put in the dumpster: appliances containing freon, carpet, tires, concrete, dry wall, dirt, rock, sod, trees, and toxic waste including motor oil, gas and paint.

Also, note there is a free dump in Castle Rock for slash located at the end of Caprice St. on Saturdays from 8 a.m. - 1:00pm.

## PLEASE BE AWARE!

A black bear and a bob cat have been sighted recently in the neighborhood. Please pass this information on to family, friends and other residents.

## SR Homeowners Dues

Residents are encouraged to submit homeowners dues. The dues help to pay for dumpster days, park and neighborhood clean up, arena repairs, only to name a few. Please support the neighborhood and send in your dues to: Surrey Ridge HOA, 558 Castle Pines Pkwy Unit B4-212, Castle Pines, CO 80108.



## Treasurer's report SRHOA submitted by Kristi Brindle

How is SRHOA money used? Here is the answer:

	Actual 2010 expenses	Budget Approved 2011
Social	\$ 124.74 *	\$ 300.00
Liability insurance	\$ 3,122.00	\$ 800.00
Office supplies	\$ 31.00	\$ 50.00
Postage	\$ 84.80	\$ 100.00
Printing	\$ 82.04	\$ 100.00
Legal	\$ 120.00	\$ 500.00
Property upkeep	\$ 3,205.27	\$ 5,000.00
Rent	\$ 45.00	\$ 50.00
<b>Total</b>	<b>\$ 7,014.84</b>	<b>\$ 7,600.00</b>

Property upkeep in 2010 included Dumpster Days (\$818), \$690 for mowing common areas, \$760 for weed and tree spraying, \$912 for trail clearing, and \$24 for trash pickup supplies. The 2011 budget was prepared with the idea of doing more property work as that should be the emphasis of the SRHOA. The majority of property work is done in late summer so these efforts are in progress now.

### On other notes:

- A source of insurance for liability and director insurance was found that is at a much better rate than the prior company.
- Current state and federal IRS regulations require that to maintain a tax exempt status, HOAs can only spend limited dollars on social events. SRHOA files an annual report to the IRS to insure this.
- To date, 80 of the 119 homeowners have paid dues. Your contributions are appreciated. Please send a check to the SRHOA box if you haven't already.
- Any income above the budgeted amount has been designated for a capital improvement fund.
- If residents have any questions about the current expenditures or use of funds, please call Kristi at home. Weekends and Sundays are best at 303 792 9310.



Get involved...

Volunteer to keep Surrey Ridge the great place it is!

Be sure to attend the next Surrey Ridge community meeting, Thursday, August 25 from 7:00-8:00 p.m. at the Philip S. Miller Library in Castle Rock!

## Surrey Ridge has new web site...check it out!

Valerie Miller has generously been working on the Surrey Ridge web site and it is now functional. Please log on to [www.surreyridge.co](http://www.surreyridge.co) (yes it is .co for Colorado, and not .com) for information about the neighborhood. Valerie welcomes input, articles, and ideas for the site. You can contact her at [aspenpiper@gmail.com](mailto:aspenpiper@gmail.com).

## MUSIC in the PARK!

Join your neighbors and friends for Surrey Ridge Music in the Park. Bring a picnic, beverage, blanket and come enjoy some live music performed by The Rob Solomon Band.

Saturday, August 27 from 5 - 8 p.m. at the community park on Clydesdale.

## Surrey Ridge sisters love horsing around!

Reprinted with permission of the Castle Pines Connection

Whoa is not in 12 year old Haley Modzelewska's vocabulary when galloping her horse Boo at full speed around barrels, flags and poles. "I love the thrill of riding fast when competing," laughs Haley. "It is my horse's specialty and what I do best."

Modzelewska competes in several events at fairgrounds and horse arenas around the Douglas County area. "Competing is fun" she says smiling. "My favorite is the barrels, flags and poles which are timed events, but I also do English and Western showmanship - my mom encourages me to do that!"

Modzelewska and her sister, Aloe who is 6, have been on horseback most of their lives. Their brother, Jack, who is only one year old, will has a few years to go before he finds himself perched on the back of a full-size horse. "My family loves animals. We have two horses, two dogs, a cat, two bunnies and a bird!"

A soon to be eighth-grader at Rocky Heights Middle School, Modzelewska first started riding in Texas. The family moved to Colorado a few years ago and in March 2010 they bought a home in Surrey Ridge. "My mom and I ride the [horse paths that wind through the neighborhood - I really where we live and Colorado."

The younger Modzelewska began competing on lead line barrels at age 3 and participated in her first barrel, flags and poles race at the Elizabeth Community Rodeo this past May. She also has a passion for mutton bustin' and is looking forward to this event at the Douglas County Fair and Rodeo in August.

Both girls are involved in 4H programs as well as their mom, Sandy. "My husband, Jon and I believe that having the girls involved with horses, animals and 4H teaches them responsibility and patience. The 4H motto is to learn by doing - we really encourage the girls to be independent in taking care of their centers - they both have a natural gift with animals."

The older Modzelewska sister is trying out for Douglas County Rodeo princess this year. The competition, which is sponsored by the Douglas County Fair and Rodeo Royalty program, involves riding, public speaking and making public appearances. She is also training Boo to perform in the opening ceremonies at rodeos. "I know Boo can do it. I have a lot of faith in him - he is great horse."


So rodeo goes keep a sharp lookout in August as the two Modzelewska sisters tear around the Douglas County Fairgrounds bustin' mutton, flying around barrels and hopefully, one will be sporting a tiara!



Haley and her very special horse, Boo, competing in the buckle series at the Elizabeth Rodeo



Red and Aloe - it was love at first sight!

 Fill out form, cut and mail

### Community Directory Update for Surrey Ridge and Surrey Ridge Estates Residents

Please complete any information you would like included in the community directory and mail to the address below

Last name: \_\_\_\_\_

First name: \_\_\_\_\_ Spouse's name: \_\_\_\_\_

Street address: \_\_\_\_\_ Email: \_\_\_\_\_

Home phone: \_\_\_\_\_ Cell number: \_\_\_\_\_ Spouse cell: \_\_\_\_\_

Occupations: \_\_\_\_\_ Children's names and ages: \_\_\_\_\_

Contact information for teens that babysit, care for pets, or do lawn care: \_\_\_\_\_

Please mail information to: ReMax Professionals, Attn: Karen Miller, 9200 E. Panorama Cir Suite 140, Englewood, CO 80112  
or email your information to Karen Miller at karen.miller@remax.net

# Surrey Ridge SENTINEL

SEPTEMBER 2011

[www.surreyridge.co](http://www.surreyridge.co)

## Surrey Ridge HOA Board

Harlan Pelz, President  
303-931-2329  
hpelz44@gmail.com

Wistar Hart, Secretary  
404-663-8490  
wistarhart@gmail.com

Kristy Brindle, Treasurer  
303-292-9310  
kbrindle@msn.com

Jack LaPorte  
303-790-2736  
jack9308@earthlink.com

Barrel Bandt, At Large  
303-988-1333  
lbarbaker@earthlink.com

Marilyn Grayson, At Large  
303-688-1179  
marilyn\_grayson@yahoo.com

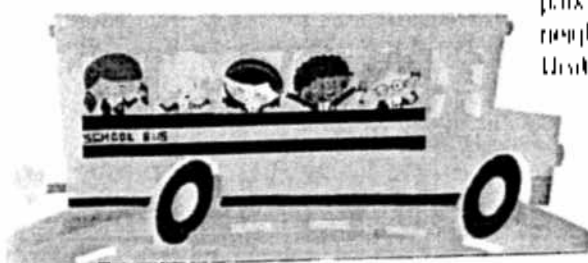
Ken Elliott, Architectural Control  
303-799-8058  
ellank06@gmail.com

Karen Miller, Architectural Control  
303-874-1322  
karen.miller@earthlink.net

## Please SLOW DOWN!

Schools have started and there are children who are running to catch the bus. Please be careful and watch out for the kids. Several speeding vehicles have been seen in the neighborhood.

And parents of teen drivers please remind your kids not to speed through the neighborhood. There are kids, dogs, horses, bikers and walkers that enjoy being outside!



The next Surrey Ridge community meeting is scheduled for Thursday, November 17 at 7:00 p.m. at the Philip S. Miller Library. Please contact a board member if you are in need of transportation.

## Water...a very special commodity for Surrey Ridge

Joe Bender, a water/well specialist will be giving a presentation regarding what every homeowner should know about the health and wellness of wells. Bender is currently chairman of the Board of Examiners for Water Well Construction and Pump Installation for the state of Colorado. His presentation will be *Water Wells 101: Into to Water Wells and Pumps* and will have hand outs and displays. Plan to attend this very informative presentation at the Surrey Ridge HOA meeting on Thursday, November 17.

An RSVP has been requested by Mr. Bender for this meeting so he is prepared with enough handouts and materials for the presentation. Please use the "Contact Us" page on the Surrey Ridge website to RSVP for this meeting.

## Get the scoop on protecting your property from fire

Please check the Surrey Ridge web site for information about how to prepare you and your family in the event of a fire. The South Metro Fire Department considers Surrey Ridge a high risk fire community. It is important to realize that fire mitigation on your property does not mean removing all of your trees.

First, let me, wdsr, to thank the SR residents who attended the last HOA meeting to learn about fire mitigation in our neighborhood. As Life Safety Educator with the South Metro Fire Rescue Authority, he has offered to personally visit properties to do a free fire evaluation. Contact him at 720-989-2773.

Kenzen also would like SR homeowners to fill out a survey regarding wildfire preparedness. Log on to [www.zonematrix.com/survey/WF82201705JRC9/](http://www.zonematrix.com/survey/WF82201705JRC9/) to take the survey.

## Receive the SR newsletter by email

Valerie Miller, Surrey Ridge's web master has set up a system that allows residents to receive the newsletter via email. If you would like the newsletter emailed to you, please use the "Contact Us" page and input your full name and email address. For those residents that live in Surrey Ridge, you will continue to see the newsletter in your mailbox. Please note that your email address will not be shared and will be delivered to you via [surreyridgehoa@gmail.com](mailto:surreyridgehoa@gmail.com).

## SR Homeowners Dues

Residents are required to submit homeowners dues. The dues help to pay for dumpster fees, park and neighborhood clean up, arena repairs, only to name a few. Please support the neighborhood and send in your dues to Surrey Ridge HOA, 558 Castle Pines Pkwy Unit B4-212, Castle Pines, CO 80108.

The Cherry Creek trail will be closed to horseback riding for revegetation until further notice.

Thank you for your cooperation and understanding.

If you would like to share about new worthy information, a fund story, neighborhood activities, fun facts, pet photos, please email me directly at [pat@smithsg.com](mailto:pat@smithsg.com). Please do not forget to get your design ideas ready for the artist who designs and prints them. Thank you!

## "MUSIC OF THE HEART" -- HAITI OUTREACH PROGRAM

Kim Buterick, a SFU studies student, has a great love of music, but more importantly a great love of the the people of Arsan au Veau, Haiti. Kim founded "Music of the Heart," a Haiti Outreach Program to bring music to this remote village of Haiti. Her goal is to raise money to buy new musical instruments, collect used instruments and start a small music program in their school. Most of all Kim want to surprise them with a piano keyboard for their church.

Kim will personally deliver any musical instruments she receives to Arsan au Veau, Haiti, November 28-December 6, 2011. Please consider a donation. More detailed information can be found on Facebook at "Music of the Heart" Haiti Outreach Program or you can contact Kim at [kim@premierharter.com](mailto:kim@premierharter.com) or 612-618-5669



## MUSIC in the PARK!

A big "Thank you" to Gary and Mary Krupp for providing power for Music in the Park!



## Horse Clinic a Great Success

Surrey Ridge equestrians came together for a horse clinic offered at the lower arena on Sunday, September 4. Riding instructor Eugene Carbone instructed those in attendance about balance and how to better control their horses. "This was a terrific experience," exclaimed one of the riders.



## Social Committee needs volunteers!

If you're interested in helping on the Surrey Ridge social committee, please contact Marilyn Gravois at 303-688-1179 or email [marilyn\\_gravois@yahoo.com](mailto:marilyn_gravois@yahoo.com).

## Fill out form, cut and mail

## Community Directory Update for Surrey Ridge and Surrey Ridge Estates Residents

Please complete any information you would like included in this community directory and mail to the address below

Last name \_\_\_\_\_  
 First name \_\_\_\_\_ Spouse's name \_\_\_\_\_  
 Street address \_\_\_\_\_ E-mail \_\_\_\_\_  
 Home phone \_\_\_\_\_ Cell number \_\_\_\_\_ Spouse cell \_\_\_\_\_  
 Occupation \_\_\_\_\_ Children's names and ages \_\_\_\_\_

Contact information for teens that babysit, care for pets, or do lawn care \_\_\_\_\_

Please mail information to: Realty Professionals, Attn: Karen Miller, 9200 E. Panorama Cir Suite 140, Englewood, CO 80112 or email your information to [karen.miller@verizon.net](mailto:karen.miller@verizon.net)

## Annual Halloween Hay Ride!

**Monday, October 31**

**5 p.m. at cul-de-sac at far west end of Surrey Drive**

Everyone welcome! SRHOA will provide burgers and buns. Please bring something to drink and a flashlight, as well as your scary costumes! Departure around 5:30 p.m. (There will be a separate trailer for the younger children.)

The route will go east on Surrey Drive then turn south on Corral Lane, east on Turf Lane, then to Palomino Drive a short stretch of Clydesdale and back to Surrey Drive then drop off where the ride began. **If you have candy to give, please leave your porch light on. If not please leave it off.**

If you have a tractor or truck 'n trailer suitable we could use one more hay wagon -- large turnout last few years!

For more information please contact Stephanie Bryant 720-300-6552.



## Peehewwww...it stinks around here!

If your dog gets sprayed by a skunk, bathe him/her in the following mixture in a 3 quart container, mix 1/2 bottle of Hydrogen Peroxide, 1/4 cup Baking Soda, 1 tsp. of dish washing soap and fill the remainder of the container with water. Let the mixture sit on your animal for 3-5 minutes and then rinse off. The mixture of the peroxide and baking soda neutralizes the scent.

## Reminder:

Per SR covenants, boats and RVs should be placed back away from the street view



# Surrey Ridge SENTINEL



NOVEMBER 2011

[www.surreyridge.co](http://www.surreyridge.co)

## Surrey Ridge HOA Board

Harlan Pelz, President\*  
303-931-7359  
[hppelz@comcast.net](mailto:hppelz@comcast.net)

Wistar Hart, Secretary  
303-663-6490  
[wistarhart@gmail.com](mailto:wistarhart@gmail.com)

Kristi Brindle, Treasurer  
303-792-9310  
[khbrindle@msn.com](mailto:khbrindle@msn.com)

Jack LaPorte  
303-790-7736  
[jack9308@msn.com](mailto:jack9308@msn.com)

Darrel Bond, At Large  
303-988-4333  
[lobarker@msn.com](mailto:lobarker@msn.com)

Marilyn Gravois, At Large  
303-688-1179  
[marilyn\\_gravois@yahoo.com](mailto:marilyn_gravois@yahoo.com)

Ken Elliott, Architectural Control  
303-799-8058  
[ellandco@comcast.net](mailto:ellandco@comcast.net)

Karen Miller, Architectural Control  
303-874-1322  
[karen.miller@remax.net](mailto:karen.miller@remax.net)

Janice Yamada, Architectural Control  
303-898-9143



## SPECIAL NOTICES

Per the Surrey Ridge covenants: RV's and boats are to be shielded from roadside view. If you have an exception, please contact an HOA board member to discuss.

Reminder: the Surrey Ridge trails are intended for horses and walkers only.

Please contact Marilyn Gravois, 303-507-7688 or [marilyn\\_gravois@yahoo.com](mailto:marilyn_gravois@yahoo.com), if you know of a new neighbor who has moved into the neighborhood.

A Mountain Lion and Bob cats have been spotted in the area. Please remember to keep your pets safe.



**Surrey Ridge community meeting is scheduled for Thursday, November 17 at 7:00 p.m. at the Philip S. Miller Library. Please contact a board member if you are in need of transportation.** Joe Bender, a water/well specialist will be giving a presentation regarding what every homeowner should know about the health and wellness of wells. An RSVP has been requested by Mr. Bender for this meeting so he is prepared with enough handouts and materials for the presentation. Please use the "Contact Us" page on the Surrey Ridge website to RSVP for this meeting.

## Messages to SR residents from Jack LaPorte Want To Find Out How Fire Resistant Your Property Is...

I just did and I was pleasantly surprised. Einar Jensen from the South Metro Fire Rescue Authority will perform a free analysis on your property. What surprised me was that out of the thirty-plus trees on my property, he did not recommend any of the trees to be cut down. Einar reviewed all the types of trees and bushes on my property, along with what trees that needed to be pruned to increase the fire resistant nature of the landscape. Otherwise, except for a couple of fizzers that were identified as being highly flammable, the process was simple and educational and took less than 45 minutes. Einar Jensen can be reached at 720-989-2273 try him, you will like him.

## Could You Be Found In A 911 Emergency?

Several weeks ago I went to visit a resident in our community, and even though I had the address, it took several minutes to find his property. Why was this? Well, I could not find his address; it was not on his mailbox or in any other recognizable way. I finally guessed at which property it was. If this was an emergency where minutes could mean life or death, do you want the emergency team guessing at where you live? The recommended way to identify your property is to have at least 4-inch reflective numbers with contrasting colors that can be seen from both sides. They should be displayed at least 3 to 4 feet off the ground if they are on your mailbox. Is your mailbox easily identified with your house?

## Equestrian Compliance Standards

In 2004, the residents of Surrey Ridge entered into an agreement with Douglas County to maintain our equestrian status on properties less than 2.3 acres. That agreement is set forth in the Surrey Ridge Community Equestrian Compliance Standards. The document states that, "On all lots less than 2.3 acres, only two (2) horses per lot are allowed. A lot is defined as one (1) parcel of land with a principal use (residential dwelling). On lots 2.3 acres and greater, refer to section 24 of the Douglas County Zoning Resolution. For vegetation standards and removal of animal waste, please review the Equestrian Compliance Standards on the Surrey Ridge Homeowners website so that Surrey Ridge does not lose its equestrian status. If you would like a copy of the standards, please contact a board member.

## Receive the SR newsletter by email

If you would like to receive the newsletter via email, log on to [surreyridge.com](http://surreyridge.com) and use the "Contact Us" page to input your full name and email address. For residents that live in Surrey Ridge, you will continue to see the newsletter in your mailbox. Please note that your email address will not be shared and will be delivered to you via [surreyridgehoa@gmail.com](mailto:surreyridgehoa@gmail.com).



## The Sweet Tomatoes Literary Society

Surrey Ridge has a book club! The Sweet Tomatoes Literary Society. The club meets in September to May (taking the summer off) on the last Thursday of the month. The group meets at 6:30 for dinner and the book discussions begin at 7pm. Please contact Carol Vieira if you would like to join or have any questions. She can be reached at 303-790-2236, or [flippov@msn.com](mailto:flippov@msn.com).

## Award-winning artist right in our own backyard

Reprinted with permission of the Castle Pines Connection

Creativity pulses through Surrey Ridge resident Jeanne Gormley. From award-winning floral design to exquisite, and yes, award-winning photography, Gormley is a true artist. Most recently Gormley was honored at The Floral Association of the Rockies Show held at the Denver Merchandise Mart. Gormley received second place honors for a contemporary and original bridal cascade bouquet and Facebook voters awarded her first place from their votes. "I was pleased and honored," says a very humble Gormley. "There were many incredible professional designs and florist at the show – it was a pleasure to be part of it."

And if that wasn't enough, Gormley won twelve awards for her photography at the Douglas County Fair this past August, and two of her photographs won the two Best of Show photography categories. Creativity knows no boundaries for her.

Gormley and her husband John have lived in Surrey Ridge since 1978 where they raised seven children. She became interested in flowers and floral design "many years ago," so she decided to attend Trim International Floral Design School. Twenty-nine years later Gormley is still going strong as the owner of Fleurs de Jeanne, a very successful florist business that specializes in weddings, but offers other arrangements as well.

"A lot of my business is word-of-mouth," states Gormley. "I offer my clients complete floral service – from the initial meeting to actually pinning on the boutonnieres and corsages before each wedding – I do it all and make sure it is done correctly."

Gormley stresses that the most important part of her floral work is making sure that the flowers are as fresh as possible and can hold up. She has even created a unique hand-tied bridal bouquet that keeps flowers fresh throughout the day. "I pride myself in offering the freshest bouquets – I make them the day of the wedding if it is in the evening, or the day before for morning events, and I deliver them too. Sometimes I press my husband into service helping me," laughs Gormley.

From flowers to photography, Gormley keeps very busy and still finds time to spend with her 19 grandchildren and 2 great-grandchildren. Taking inspiring photographs everywhere she travels, Gormley has an incredible collection of photography on her walls, along with fun-loving family portraits.

## Caroling, caroling, through the snow...Christmas bells are ringing



Please mark your calendar for December 23 at 6:45 p.m! Join SR neighbors to bring some Christmas cheer to someone who may need some good tidings. Meet for the caroling at the NE corner of Corral Ln and Bay Ln. Cindy Kessinger will be our song leader. Please let Cindy know so that we have enough music: [cindy@kessingermedia.com](mailto:cindy@kessingermedia.com). Also, contact a board member if you know of someone who is going through a difficult time and would appreciate some holiday caroling.

**Please turn your lights on if you'd like to have Trick 'r Treat visitors.**

## Annual Halloween Hay Ride!

**Monday, October 31  
5 p.m. at cul-de-sac at far west  
end of Surrey Drive**

Everyone welcome! SRHOA will provide burgers and buns. Please bring something to drink and a flashlight, as well as your scary costumes! Departure around 5:30 p.m. (There will be a separate trailer for the younger children.)

The route will go east on Surrey Drive then turn South on Corral Lane, east on Turf Lane, then to Palomino Drive a short stretch of Clydesdale and back to Surrey Drive then drop off where the ride began. **If you have candy to give, please leave your porch light on. If not please leave it off.**

If you have a tractor or truck 'n trailer suitable we could use one more hay wagon — large turnout last few years! For more information please contact **Stephanie Bryant 720-300-6552.**

**Fire tip:** Be sure to clean pine needles from your gutters and window wells as they are a fire hazard.

## Volunteers are needed for the Equestrian Committee

Please contact Darrel Bond at [lobarker@msn.com](mailto:lobarker@msn.com) or 303-988-4333 if you would like to volunteer.

**Dog lovers please be considerate of your neighbors.** Children are sleeping and hard-working residents are resting too. Please don't leave barking dogs out at night and in the early morning hours. Thanks.

## PLEASE NOTE: Surrey Ridge Phone Directory...you can email your information!

Karen Miller, who graciously provides the SR and SRE Community Phone Directory is asking all **residents who HAVE NOT** sent in information for the directory to **email or mail** Karen your information. For those who have, **please confirm that you HAVE SENT** your information to Karen by emailing her at [karen.miller@remax.net](mailto:karen.miller@remax.net). The directory is scheduled to come out the first quarter of 2012.

Mail coupon to Re/Max Professionals, Attn: Karen Miller, 9200 E Panorama Cir Suite 140, Englewood, CO 80112 or **email your information to Karen Miller at [karen.miller@remax.net](mailto:karen.miller@remax.net).**

Please complete any information you would like included in the community directory and mail to the address below.

Last name: \_\_\_\_\_

First name: \_\_\_\_\_ Spouse's name: \_\_\_\_\_

Street address: \_\_\_\_\_ Email: \_\_\_\_\_

Home phone: \_\_\_\_\_ Cell number: \_\_\_\_\_ Spouse cell: \_\_\_\_\_

Occupations: \_\_\_\_\_ Children's names and ages: \_\_\_\_\_

Contact information for teens that babysit, care for pets, or do lawn care: \_\_\_\_\_

# Surrey Ridge SENTINEL



April 2012

www.surreyridge.co

## Surrey Ridge HOA Board

Harlan Polz, President  
(803) 941-7379

hpolz@bellsouth.net

Wendy Hart, Secretary  
(803) 654-6281

wendyhart@bellsouth.net

Krista Binkley, Treasurer  
(803) 292-9316

kblin@bellsouth.net

Lack LaPorte  
(803) 700-7280

lackl@bellsouth.net

Daniel Board, At Large  
(803) 908-4111

dboarder@bellsouth.net

Marilyn Garrison, At Large  
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margdyer@comcast.net

John Pryorovich  
(803) 912-9987

Kerry Elliott, Architectural Control  
(803) 719-2962

kelliott@bellsouth.net

Karen Miller, Architectural Control  
(803) 874-1177

karenmiller@comcast.net

Karen Yamada, Architectural Control  
(803) 899-9141

## SRHOA MISSION STATEMENT

To seek ways to enhance the quality of life of the residents of Surrey Ridge; enhance the value of their property; to maintain the community property; expand communications and encourage participation in community activities.

## CREEK UPDATE

Brad Robertson with the Lincoln County Department of Community Planning and Sustainable Development Improvement Division will be completing work along the creek in the next few weeks. They will be harvesting willows along the creek in order to re-vegetate areas disturbed during construction.

## SURREY RIDGE HOA MEETING

The next SRHOA meeting will be held on **May 10 at 7:30 p.m. at the Castle Pines Community Center, 7404 Yorkshire Drive in Castle Pines. Please plan to attend!**

This board would like to clarify the reason the 2012 Surrey Ridge annual meeting is being held on July 10 (a Thursday) instead of May 8 (a Tuesday). There were no rooms large enough and available to accommodate the expected number of people for the annual meeting.

The agenda has not been finalized, but will at least include the election of directors and the establishment of annual dues. A finalized agenda will be mailed to every homeowner.

## CHIPPER DAYS - June 2 and 3

Have you been thinking about clearing out the shrubbery around your property this spring? If you have, now is a great time. June 2 and 3, 2012 have been designated as Chipper Days.

With our encouragement from the South Metro Area Resource Authority, the SRHOA Board and SRPA, they are sponsoring the first Chipper Days program.

The goal of the SR and SRPA fire mitigation committee is to encourage everyone to evaluate their property and start concentrating efforts on reducing wild land fire hazards in the more susceptible areas. Zone one is designated as the ground around your home or other valuable building of least 15 feet from the structure. If you are wondering which vegetation should be trimmed and the method in which the vegetation should be treated to open exposure, the best way to please contact Mr. Brian Jensen of South Metro Area Resource Authority for a guide. BRF 40 minute evaluation of your property. Brian is very knowledgeable and experienced in the science of wild land fire mitigation and is available about what will make the most sense for your property and your resources. Contact Brian Jensen at [bjensen@southmetra.com](mailto:bjensen@southmetra.com) or his phone number is 720 989-2273.

## Program Logistics

Two programs and a third would be scheduled to be carried out along the creek as part of your home, with the cut ends of the limbs up facing the creek side on June 2nd. The chipper crew will come by your home with a heavy duty wood chipping chipper, power generator, and fuel tank, and if you desire, haul the chips away. We will be testing the bulk chipper available for the forestry program. This chipper should be able to handle to cut 6" limbs, up to 12" in diameter, in diameter. Anything larger than 6" in diameter, in diameter will be rejected.

Keep in mind, proper disposal is key. We will need equipment consisting of 25 volunteers, 2 heavy duty trucks to haul the chips away, the two day period of full day work, possibly up to an additional pickup truck or trailer to carry the chips away. Chips will be disposed of in Surrey Ridge at a designated site. Crew "check-in" will be there on both days to provide safety instruction, check equipment oversight for the project. Volunteers will need to have gloves, work boots, safety glasses, and noise protection for the ears. We may also need weed whackers. We anticipate that we will be able to do 20 homes over the course of two days, but eventually the number of homes served will be dependent on best weather participation and volume of debris brought to the site. We are that you get on the sign up list for chipping of your property, or if you can help by manning one of the crew, please call or email Rick Mueck at (803) 689-9279, [rmueck@comcast.net](mailto:rmueck@comcast.net).

Chipper days are back



## er Days continued from front

Each SRRA funds will be used to support the project. For those living in Sunny Ridge Estates, a permit fee will be \$20, and if anyone lives there independently, that's a pretty good price!

This is an opportunity to give up your property and reduce the fuel that could contribute to the spread of a wild land fire. Please note: this plan is NOT a mandate by any fire authority, state forest service or county office. It is completely voluntary but highly recommended and it only makes sense in light of facts to make our homes and property as fire resistant as possible. We don't want to be the next Crown Point. For further information on fire mitigation, please check the "Ready Set Go" info on the SR web site: [www.sunnyridge.co](http://www.sunnyridge.co)

## LETTER FROM THE BOARD

In the past few months, Sunny Ridge residents have voiced differing opinions regarding dues and enforcement of the covenants. Some believe dues should be voluntary and covenants should not be enforced. It is agreed that there is a desire for independence and governing the community and further work needs to be done to resolve the disagreements. The Board reached their current dues policy because of the SRRA law and because the By-Laws (Article X Annual Dues) state: "Each member shall (legally, meaning mandatory) contribute annual dues in an amount determined by the members at the annual meeting for election of directors." This was also confirmed by legal counsel.

Note: It is becoming evident that the SRRA has meant to protect and uphold the By-Laws, not the other way since their inception in 1987.

The majority (80%) of homeowners have paid their dues for 2011 in part to three separate reminders and persistence by the Board. The Board has continued to make promises to follow the By-Laws. Homeowners have been spending money and investing the governing document in an attempt to sand out the mandated By-Laws, Covenants, and Articles of Incorporation. We have been challenged to adhere to the By-Laws due to the majority of certain individuals. It comes down to one word: "shall." The current board believes this supersedes all other interpretations which have come forth.

## SAFE EQUESTRIAN RIDING

- You should try to avoid riding along roads if possible. But sometimes following a short section of road, or crossing a road to get to a trail is unavoidable. Here are some tips that may help you stay safe riding your horse along roadsides.
- Plan to ride on off-peak traffic times.
- Know the traffic regulations in your area regarding horses. Most often horses must travel with the traffic.
- Try to stay well off the roadbeds, but watch for hazards in ditches and wettes, such as broken glass and holes.
- Stay together. Cross roads as a group so no one is left behind.
- Be courteous to drivers, especially those who have made a special effort to get around you safely.
- Hand signals for horseback riders are the same as for cyclists along roads.
- Stay off pavement if possible. Some road surfaces are like ice to a horse.
- Information from: <http://horses.about.com/od/equestrian/tp/equestrian-safety.htm>

## Fire Awareness from Einer Jensen

At this time of year, the best way to reduce the risk of wildfire on your property is to modify the vegetation in the 30 feet immediately surrounding your home: remove grasses and weeds, prune branches of all species that are growing toward eaves and over the roof, cut the low hanging branches of trees and larger (saw-hol oak (ladder trees) and remove dead stems in the oak groves. The cutting can be stopped during the neighborhood upcoming cleanup weekend. Taking preventive and dead leaves also will reduce the wildfire risk around your home. Several weeks of individual effort will produce collective results.

Einer Jensen, Life Safety Educator, South Metro Fire Rescue Authority  
720-984-2228 or [Einer.Jensen@SouthMetro.org](mailto:Einer.Jensen@SouthMetro.org).



Gardening club members joined Marilyn and Roger Frankel to share gardening tips, plants, and ideas for successful gardening in Sunny Ridge. The next meeting is planned for Saturday, April 28, at the third residence (1747 Laurel Rd) at 100 p.m. If you'd like to attend, please contact Marilyn at [Marilyn@Gardeningclub.com](mailto:Marilyn@Gardeningclub.com) or 303-507-7694.



Jim Hymowitz helps clear out brush and debris during the Feb. 5, 2012 snow day.



Thanks to Mary Knapp, Ruben Kenner, and the Easter Bunny for making the Easter Egg Hunt in Sunny Ridge a smashing success!

# Yee-hah!

## Kick your heels up at the SR Barn Party!

**SATURDAY, April 28  
6:00 p.m.**

**THE HENRY'S BARN  
9434 CORRAL LANE**

**BYOB** Soft drinks and water provided

**A - P** Please bring an appetizer

**R - Z** Please bring a dessert

**ENTERTAINMENT AND FUN!**

**When embers are flying, how will your home fare?**

**Is your family ready to evacuate?**

**Are you prepared to survive a wildfire?**



South Metro Fire Rescue Authority is hosting a community meeting for residents in your community to discuss the draft Community Wildfire Protection Plan and wildfire mitigation in general.

Please join us for this meeting of neighbors:

January 18, 2012  
6—8 p.m.

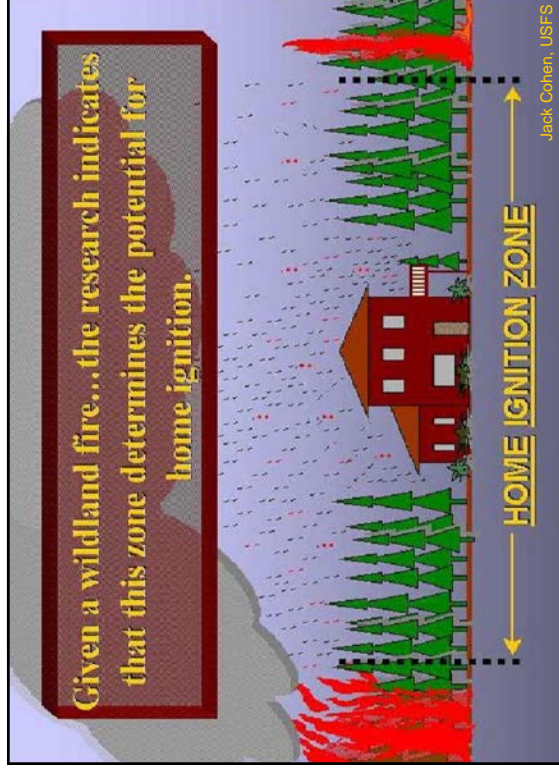
Castle Pines Community Building  
7404 Yorkshire  
Castle Pines ~ 80108

Contact SMFRA Life Safety Educator  
Einar Jensen at 720-989-2273 or  
[einar.jensen@southmetro.org](mailto:einar.jensen@southmetro.org) to request your  
copy of the draft plan.





# 12 Ways You can Prepare for a Wildfire in 2012



1. Replace all junipers, fitzers and pinions (aka "Little Green Gas Cans") within 30 feet of your home with native fire-resistant plants.
2. Create two family emergency kits. One is to take with you in case of evacuation; the other is in case you are unable to evacuate and must shelter-in-place.
3. If your home has a wood shake shingle roof, replace those flammable shingles with fire-resistant materials. Your roof may be the most vulnerable part of the house.
4. Post your address so that it is visible from the street in all weather conditions. If we can't find you, we can't help you.
5. Clean gutters regularly to prevent a build-up of needles and leaves, which are easy fuels for flying embers.
6. Download, read and implement the Ready-Set-Go brochure from [www.SouthMetro.org](http://www.SouthMetro.org)
7. Thin out large, dense groves of Gambel oak into islands that are more resistant to disease and more attractive to wildlife.
8. Create and practice a family evacuation plan, including a meeting place outside of the neighborhood.
9. Remove low-hanging branches (called ladder fuels) to prevent a grassfire from igniting large oak and trees.
10. Create and practice a family communications plan that includes an out-of-area contact. Your family/friends call them for updates that you provide rather than calling you directly.
11. Register with Douglas County's emergency notification system: <http://tinyurl.com/3b7hxn9>
12. Cut down any dead or dying trees.







**Fireworks cause dozens of wildfires in our fire district every year. They may be illegal in your neighborhood; check with local authorities. You and your family are responsible for preventing these fires.**

Fireworks during the Fourth of July are as American as apple-pie, but did you know that more fires are reported on that day than any other day of the year in the United States? More than half of these fires are caused by fireworks. The good news is you can enjoy your holiday and the fireworks, with just a few simple safety tips:

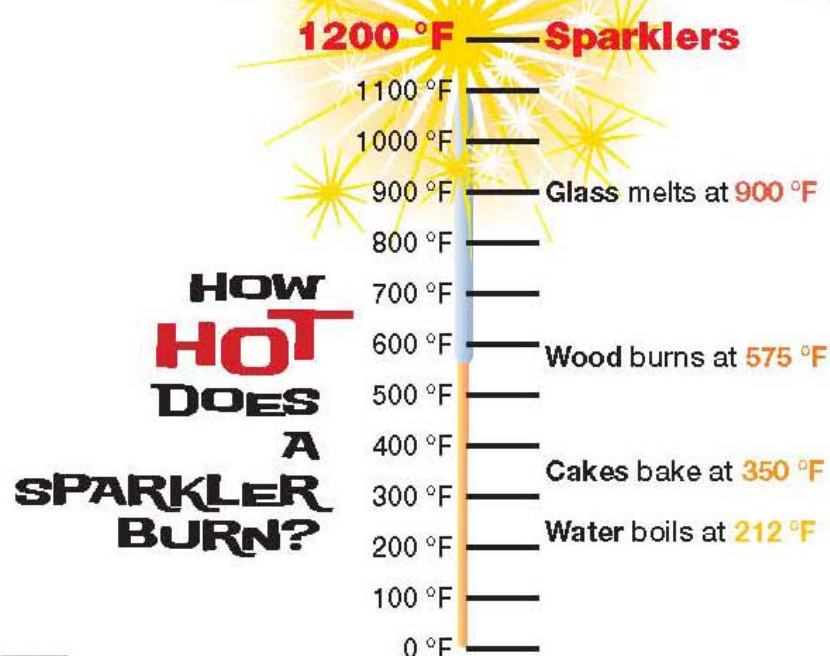
#### PROCEED WITH CAUTION!

- Leave fireworks to the professionals. Do not use consumer fireworks.
- The safest way to enjoy fireworks is to attend a public display conducted by trained professionals.
- After the firework display, children should never pick up fireworks that may be left over, they may still be active.

#### CONSUMER FIREWORKS

include sparklers and firecrackers. The tip of a sparkler burns at a temperature of more than **1,200 degrees**

**Fahrenheit**, which is hot enough to cause third-degree burns.



#### FACTS

- Each July Fourth, thousands of people, most often children and teens, are injured while using consumer fireworks.
- The risk of fireworks injury was two-and-a-half times as high for children ages 10–14 as for the general population.



Your Source for **SAFETY** Information

NFPA Public Education Division • 1 Batterymarch Park, Quincy, MA 02169

[www.nfpa.org/education](http://www.nfpa.org/education)

[www.southmetro.org](http://www.southmetro.org) ~ 720-989-2271 ~ [LifeSafetyEducation@southmetro.org](mailto:LifeSafetyEducation@southmetro.org)



## **DECLARATION OF PROTECTIVE COVENANTS**

FOR

First and Second Filings of SURREY RIDGE, a subdivision of a  
portion of Section 27, T.6 S., R. 67 W., in Douglas County, State of Colorado

WHEREAS, Surrey Ridge Properties, Inc. and Equestrian Properties, Inc. are the owners of the above described real property, it is their desire to maintain said real property as a first class residential area, and do hereby, for themselves, their successors, grantees or assigns, impose and establish conditions and protective covenants with respect to the above real property as follows:

1. **BUILDING SITE:** A building site hereinafter referred to as lot, for the purpose of these covenants is an area upon which a dwelling shall be erected containing a minimum square foot are as stipulated further in these covenants.
2. **LAND USE:** No lot shall be used except for residential purposes. No building shall be erected, placed or altered or permitted other than a single family residence with an attached garage, and one shelter or stable for horses not to exceed 450 square feet in area, and of a design similar to the main residence.
3. **ARCHITECTURAL CONTROL:** No building, wall, fence or other structure shall be erected, placed, altered or permitted on any lot until construction plans and specifications showing the kind of materials, shape, height, floor plans and exterior design have been submitted to and approved in writing by the Architectural Control Committee as to the workmanship, quality of materials and harmony of design with that of existing structures. No fence or exterior wall shall be erected, placed or altered on any lot nearer to any street than the building set back line and shall not exceed 6 feet in height and shall be so designed to meet with the approval of the Architectural Control Committee as to the regulations stated in this paragraph. Approval shall be as provided for in the following paragraph setting forth the duties of the Architectural Control Committee.
4. **DWELLING SIZE:** No dwelling shall be erected or altered on any lot, any residence having a square footage area of less than 1,350 square feet of finished living area on one floor, except, when such home is a multi-level, then fifty per cent (50%) credit will be allowed toward the required 1,350 square feet of finished living area for the portion of a lower level when the finished floor of such is not more than 3 feet below the finished exterior grade. No credit will be allowed for any finished area or basement having a finished floor more than 3 feet below the finished grade.
5. **BUILDING LOCATION:** No building shall be permitted on any building lot nearer to the front building line set back than a minimum of 35 feet, or nearer than a minimum of 25 feet from the side lot line except in such case where the contour of any lot or existing natural foliage interferes with the construction of a residence on any lot, then a minimum distance of 40 feet between any two buildings on adjacent lots shall apply but approval of the architectural committee shall be required in accordance with the provisions in Paragraph 3 of these covenants.
6. **EASEMENTS:** Easements for installation and maintenance of utilities, drainage, and bridle paths as shown on the recorded plat shall be reserved as shown on said plat. Within these easements, no structure, planting or other materials shall be placed, planted or permitted to remain which shall interfere with the installation of maintenance of utilities, or which may change the flow of water through the drainage channels in the easements or cause any interference therewith. The easements areas of each lot shall be maintained continuously by the lot owners with the exception of easements designated for use as bridle paths. Any easement designated for use as a bridle path in conjunction with utilities shall not permit the construction of any fence, wall, plantings or structure of any type which will interfere in any way with maintaining a clear right of way in said easement, and maintenance of all bridle paths shall be by the local homeowners' association.
7. **NUISANCE:** The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon in any dwelling, other building on the lot or on the vacant portion of the lot.
8. **TEMPORARY STRUCTURES:** No temporary structure or portion of any building, basement, garage or dwelling shall be occupied as living quarters until the exterior of the building has been fully completed and any building commenced must be fully completed within one year from the start of constructions. No temporary structures or temporary in character trailer, mobile home, basement, shack, tent, garage, or barn shall be used on any lot at any time as a residence.
9. **SIGNS:** No sign of any type shall be displayed to the public view on any lot except signs used to advertise the property for sale and such sign shall not exceed six (6) square feet in area, and signs placed by the builder or developer offering the property for sale shall be permitted until the area has been completely sold out.
10. **OIL AND MINING OPERATIONS:** No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations of shafts be permitted on any lot. No derrick or other structure for use in boring for oil, natural gas may be erected or maintained on any lot.

11. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats, other household pets and horses may be kept provided they are not kept or bred for commercial purposes. Horses may be kept on the rear 1/2 of the lot but the number shall be limited to no more than two horses on any one lot.
12. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Any containers or equipment used for storage or disposal of any waste shall be kept in a clean sanitary condition.
13. **SIGHT DISTANCE AT INTERSECTIONS:** No fence, wall or shrub planting which obstructs the view between 2 feet and 6 feet high about the roadways shall be placed or permitted to remain on any corner lot in an area formed by a radius on the inside of the corner which would make a circle of 40 feet, unless the foliage line is maintained at a sufficient height as not to obstruct such sight lines.
14. **NATURAL FOLIAGE:** No natural foliage or trees may be removed, destroyed, cut down or mutilated on any lot or wilderness area unless said foliage is in violation of the provisions in Paragraph 13 of these covenants or when such foliage shall interfere with the construction of a residence or installation of utilities on any lot, then approval of the architectural committee shall be required.
15. **ARCHITECTURAL CONTROL COMMITTEE:** The Architectural Control Committee is composed of: C.J. Medema, Denver, Colorado; James G. Alsum, Denver, Colorado; and Frank Randell, Littleton, Colorado. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining member shall have the authority to designate a successor. Neither the members of the committee or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the authority through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.
16. **PROCEDURE:** The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in the event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.
17. **TERM:** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
18. **ASSOCIATION:** A homeowners' association is hereby established to provide services not provided by governmental authorities. All owners of lots in filings 1 and 2 of Surrey Ridge, shall be members of said association and shall be entitled to one vote for each lot owned the conducting of the affairs of said homeowners association. The purpose of the association is to maintain existing roadways until January 1968, and thereafter if necessary, and to provide maintenance of all bridle paths and wilderness areas for the term of these covenants. No trees or plantings may be removed from any wilderness area unless written permission has been obtained from the association.
19. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.
20. **SEVERANCE:** Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

SURREY RIDGE PROPERTIES, INC.

EQUESTRIAN PROPERTIES, INC.



## DECLARATION OF PROTECTIVE COVENANTS

FOR

Third Filing of SURREY RIDGE, a subdivision of a  
portion of Section 27, T.6 S., R. 67 W., except Lot 10, block E, in Douglas County, State of Colorado

WHEREAS, Surrey Ridge Properties, Inc. is the owner of the above described real property, it is their desire to maintain said real property as a first class residential area, and do hereby, for themselves, their successors, grantees or assigns, impose and establish conditions and deed restrictions with respect to the above real property as follows:

1. **BUILDING SITE:** A building site hereinafter referred to as lot, for the purpose of these covenants is an area upon which a dwelling shall be erected containing a minimum square foot are as stipulated further in these covenants. Further that no lots shall be re-subdivided or split without the written approval of the Architectural Committee referred to herein.
2. **LAND USE:** No lot shall be used except for residential purposes. No building shall be erected, placed or altered or permitted other than a single family residence with an attached garage. One shelter or stable for horses not to exceed 600 square feet in area will be permitted.
3. **ARCHITECTURAL CONTROL:** No building, wall, fence or other structure shall be erected, placed, altered or permitted on any lot until construction plans and specifications showing the kind of materials, shape, height, floor plans and exterior design have been submitted to and approved in writing by the Architectural Control Committee as to the workmanship, quality of materials and harmony of design with existing structures. All buildings, residences and accessory buildings shall have hand split cedar shake shingles on all roofs unless otherwise approved in writing by the Architectural Control Committee. No fence or exterior wall shall be erected, placed or altered on any lot nearer to any street than the building set back line and shall not exceed 6 feet in height. All fences other than wood must be approved by the Architectural Control Committee. Approval shall be as provided for in the following paragraph setting forth the duties of the Architectural Control Committee. All exposed concrete walls, concrete blocks and other unsightly surfaces must be stuccoed, veneered or otherwise shielded from view.
4. **DWELLING SIZE:** No dwelling shall be erected or altered on any lot, any residence having a square footage area of less than 1,500 square feet of finished living area on one floor, except, when such home is a multi-level, then fifty per cent (50%) credit will be allowed toward the required 1,500 square feet of finished living area for the portion of a lower level when the finished floor of such is not more than 3 feet below the finished exterior grade. No credit will be allowed for any finished area or basement having a finished floor more than 3 feet below the finished grade.
5. **BUILDING LOCATION:** No building shall be permitted on any building lot nearer to the front building line set back than a minimum of 35 feet, or nearer than a minimum of 25 feet from the side lot line except in such case where the contour of any lot or existing natural foliage interferes with the construction of a residence on any lot, then a minimum distance of 40 feet between any two buildings on adjacent lots shall apply but approval of the architectural committee shall be required in accordance with the provisions in Paragraph 3 of these covenants.
6. **EASEMENTS:** Easements for installation and maintenance of utilities, drainage, and bridle paths as shown on the recorded plat shall be reserved as shown on said plat. Within these easements, no structure, planting or other materials shall be placed, planted or permitted to remain which shall interfere with the installation or maintenance of utilities, or which may change the flow of water through the drainage channels in the easements or cause any interference therewith. The easements areas of each lot shall be maintained continuously by the lot owners with the exception of easements designated for use as bridle paths. Any easement designated for use as a bridle path in conjunction with utilities shall not permit the construction of any fence, wall, plantings or structure of any type which will interfere in any way with maintaining a clear right of way in said easement, and maintenance of all bridle paths shall be by the local homeowners' association.
- \*in the original, the number 7 was not used and it skipped to 8.
7. **NUISANCE:** The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon in any dwelling, other building on the lot or on the vacant portion of the lot. All vehicles, camper trailers, campers and trailers must be kept garaged or shielded from view. No building materials may be stored on any site unless construction is in progress under protective covenants herein.
8. **TEMPORARY STRUCTURES:** No temporary structure or portion of any building, basement, garage or dwelling shall be occupied as living quarters until the exterior of the building has been fully completed and any building commenced must be fully completed within one year from the start of constructions. No temporary structures or temporary in character trailer, mobile home, basement, shack, tent, garage, or barn shall be used on any lot at any time as a residence.
9. **SIGNS:** No sign of any type shall be displayed to the public view on any lot except signs used to advertise the property for sale and such sign shall not exceed six (6) square feet in area, and signs placed by the builder or developer offering the property for sale shall be permitted until the area has been completely sold out.



10. OIL AND MINERAL OPERATIONS: No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations of shafts be permitted on any lot. No derrick or other structure for use in boring for oil, natural gas may be erected or maintained on any lot.
11. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs and cats. Other household pets and horses may be permitted provided they are not kept or bred for commercial purposes and further that such household pet or pets shall be restrained from doing anything which may be or becomes an annoyance or nuisance to neighbors or the neighborhood.
12. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Any containers or equipment used for storage or disposal of any waste shall be kept in a clean sanitary condition. Refuse cans and/or clotheslines shall be shielded from view at all times.
13. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall or shrub planting which obstructs the view between 2 feet and 6 feet high about the roadways shall be placed or permitted to remain on any corner lot in an area formed by a radius on the inside of the corner which would make a circle of 40 feet, unless the foliage line is maintained at a sufficient height as not to obstruct such sight lines.
14. NATURAL FOLIAGE: No natural foliage or trees may be removed, destroyed, cut down or mutilated on any lot or wilderness area unless said foliage is in violation of the provisions in Paragraph 13 of these covenants or when such foliage shall interfere with the construction of a residence or installation of utilities on any lot, then approval of the architectural committee shall be required.
15. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee is composed of: \*John F. Devila, Surrey Ridge, Colorado; James G. Alsum, Denver, Colorado; Neil Medema, Denver, Colorado. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining member shall have the authority to designate a successor. Neither the members of the committee or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the authority through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. A majority of the committee must approve in writing all construction for subject real property.
16. PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in the event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.
17. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
18. ASSOCIATION: A homeowners' association is hereby established to provide services not provided by governmental authorities. All owners of lots in filings 1 and 2 of Surrey Ridge, shall be members of said association and shall be entitled to one vote for each lot owned the conducting of the affairs of said homeowners association. The purpose of the association is to maintain existing roadways until January 1968, and thereafter if necessary, and to provide maintenance of all bridle paths and wilderness areas for the term of these covenants. No trees or plantings may be removed from any wilderness area unless written permission has been obtained from the association.
19. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.
20. SEVERANCE: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

SURREY RIDGE PROPERTIES, INC.



## DECLARATION OF PROTECTIVE COVENANTS

FOR

Unit 4 of SURREY RIDGE, a subdivision of a  
portion of Section 27, T.6 S., R. 67 W., of the 6<sup>th</sup> P.M., in Douglas County, State of Colorado

WHEREAS, Equestrian Properties, Inc. is the owner of the above described real property, it is their desire to maintain said real property as a first class residential area, and do hereby, for themselves, their successors, grantees or assigns, impose and establish conditions and deed restrictions with respect to the above real property as follows:

1. **BUILDING SITE:** A building site hereinafter referred to as lot, for the purpose of these covenants is an area upon which a dwelling shall be erected containing a minimum square foot are as stipulated further in these covenants. Further that no lots shall be re-subdivided or split without the written approval of the Architectural Committee referred to herein.
2. **LAND USE:** No lot shall be used except for residential purposes. No building shall be erected, placed or altered or permitted other than a single family residence with an attached garage. One shelter or stable for horses not to exceed 600 square feet in area will be permitted.
3. **ARCHITECTURAL CONTROL:** No building, wall, fence or other structure shall be erected, placed, altered or permitted on any lot until construction plans and specifications showing the kind of materials, shape, height, floor plans and exterior design have been submitted to and approved in writing by the Architectural Control Committee as to the workmanship, quality of materials and harmony of design with existing structures. All buildings, residences and accessory buildings shall have hand split cedar shake shingles on all roofs unless otherwise approved in writing by the Architectural Control Committee. No fence or exterior wall shall be erected, placed or altered on any lot nearer to any street than the building set back line and shall not exceed 6 feet in height. All fences other than wood must be approved by the Architectural Control Committee. Approval shall be as provided for in the following paragraph setting forth the duties of the Architectural Control Committee. All exposed concrete walls, concrete blocks and other unsightly surfaces must be stuccoed, veneered or otherwise shielded from view.
4. **DWELLING SIZE:** No dwelling shall be erected, placed or altered on any lot having a square footage area of less than 1,500 square feet of finished living area on one floor, except, when such home is a multi-level, then fifty percent credit will be allowed toward the required 1,500 square feet of finished living area for the portion of a lower level when the finished floor of such is not more than 3 feet below the finished exterior grade. No credit will be allowed for any finished area or basement having a finished floor more than 3 feet below the finished grade.
5. **BUILDING LOCATION:** No building shall be permitted on any building lot nearer to the front building line set back than a minimum of 35 feet, or nearer than a minimum of 25 feet from the side lot line except in such case where the contour of any lot or existing natural foliage interferes with the construction of a residence on any lot, then a minimum distance of 40 feet between any two buildings on adjacent lots shall apply but approval of the Architectural Committee shall be required in accordance with the provisions in Paragraph 3 of these deed restrictions and covenants.
6. **EASEMENTS:** Easements for installation and maintenance of utilities, drainage, and bridle paths as shown on the recorded plat shall be reserved as shown on said plat. Within these easements, no structure, planting or other materials shall be placed, planted or permitted to remain which shall interfere with the installation or maintenance of utilities, or which may change the flow of water through the drainage channels in the easements or cause any interference therewith. The easements areas of each lot shall be maintained continuously by the lot owners with the exception of easements designated for use as bridle paths. Any easement designated for use as a bridle path in conjunction with utilities shall not permit the construction of any fence, wall, plantings or structure of any type which will interfere in any way with maintaining a clear right of way in said easement, and maintenance of all bridle paths shall be by the local homeowners' association.

\*in the original, the number 7 was not used and it skipped to 8.

7. **NUISANCE:** The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon in any dwelling, other building on the lot or on the vacant portion of the lot. All vehicles, camper trailers, campers and trailers must be kept garaged or shielded from view. No building materials may be stored on any site unless construction is in progress under protective covenants herein. No junk cars may be parked or stored on any site.
8. **TEMPORARY STRUCTURES:** No temporary structure or portion of any building, basement, garage or dwelling shall be occupied as living quarters until the exterior of the building has been fully completed and any building commenced must be fully completed within one year from the start of constructions. No temporary structures or temporary in character trailer, mobile home, basement, shack, tent, garage, or barn shall be used on any lot at any time as a residence.
9. **SIGNS:** No sign of any type shall be displayed to the public view on any lot except signs used to advertise the property for sale and such sign shall not exceed six (6) square feet in area, and signs placed by the builder or developer offering the property for sale shall be permitted until the area has been completely sold out.



10. OIL AND MINERAL OPERATIONS: No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations of shafts be permitted on any lot. No derrick or other structure for use in boring for oil, natural gas may be erected or maintained on any lot.
11. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs and cats. Other household pets and horses may be permitted provided they are not kept or bred for commercial purposes and further that such household pet or pets shall be restrained from doing anything which may be or becomes an annoyance or nuisance to neighbors or the neighborhood.
12. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Any containers or equipment used for storage or disposal of any waste shall be kept in a clean sanitary condition. Refuse cans and/or clotheslines shall be shielded from view at all times.
13. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall or shrub planting which obstructs the view between 2 feet and 6 feet high about the roadways shall be placed or permitted to remain on any corner lot in an area formed by a radius on the inside of the corner which would make a circle of 40 feet, unless the foliage line is maintained at a sufficient height as not to obstruct such sight lines.
14. NATURAL FOLIAGE: No natural foliage or trees may be removed, destroyed, cut down or mutilated on any lot or wilderness area unless said foliage is in violation of the provisions in Paragraph 13 of these covenants or when such foliage shall interfere with the construction of a residence or installation of utilities on any lot, then approval of the architectural committee shall be required.
15. ARCHITECTURAL CONTROL COMMITTEE: The Architectural Control Committee is composed of: \*John F. Devila, Surrey Ridge, Colorado; James G. Alsum, Denver, Colorado; Neil Medema, Denver, Colorado. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining member shall have the authority to designate a successor. Neither the members of the committee or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the authority through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. A majority of the committee must approve in writing all construction for subject real property.
16. PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in the event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.
17. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
18. ASSOCIATION: A homeowners' association is hereby established to provide services not provided by governmental authorities. All owners of lots in filings 1 and 2 of Surrey Ridge, shall be members of said association and shall be entitled to one vote for each lot owned the conducting of the affairs of said homeowners association. The purpose of the association is to maintain existing roadways until January 1968, and thereafter if necessary, and to provide maintenance of all bridle paths and wilderness areas for the term of these covenants. No trees or plantings may be removed from any wilderness area unless written permission has been obtained from the association.
19. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.
20. SEVERANCE: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

SURREY RIDGE PROPERTIES, INC.

DECLARATION OF PROTECTIVE COVENANTS for

SURREY RIDGE ESTATES a Subdivision of portion of Section 28, Township 6 South, Range 67 West of the 6th P. M., Douglas County, Colorado.

WHEREAS, Equestrian Properties, Inc., is the owner of the above described real property, it is their desire to maintain said real property as a first class residential area, and do hereby, for themselves, their successors, grantees, or assigns, impose and establish conditions and deed restrictions with respect to the above real property as follows:

1. BUILDING SITE: A building site hereinafter referred to as lot, for the purpose of these covenants is an area upon which a dwelling shall be erected containing a minimum square foot area as stipulated further in these covenants. Further, that no lots shall be re-subdivided or split.

2. LAND USE: No lot shall be used except for residential purposes. No building shall be erected, placed or altered or permitted other than a single family residence with an attached garage. One shelter or stable for horses not to exceed 900 square feet or less than 500 square feet will be permitted. No more than one dwelling unit will be allowed on a lot.

3. ARCHITECTURAL CONTROL: No building, wall, fence or other structure will be erected, placed, altered, permitted or existing structure repainted on any lot until construction plans and specifications showing the kind of materials, shape, height, floor plans, exterior design and exterior color scheme have been submitted to in writing and approved in writing by the Architectural Control Committee as to the workmanship, quality of materials and harmony of design with existing structures. All buildings, residences and accessory buildings shall have hand split cedar shake shingles on all roofs unless otherwise approved in writing by the Architectural Control Committee. No fence or exterior wall shall be erected, placed or altered on any lot nearer to any street than the building set back lines and shall not exceed 6 feet in height. An ornamental fence may be approved on the property line provided it does not infringe on an easement. All fences must be approved by the Architectural Control Committee. Approval shall be provided for in the following paragraph setting forth the duties of the Architectural Control Committee. All exposed concrete walls, concrete blocks and other unlighted surfaces must be stuccoed, veneered or otherwise shielded from view.

4. DWELLING SIZE: No dwelling shall be erected, placed or altered on any lot having a square footage area of less than 1700 square feet of finished living area on one floor except, when such home is a multi-level, then fifty per-cent credit will be allowed toward the required 1700 square feet of finished living area for the portion of a lower level when the finished floor of such is not more than 3 feet below the finished exterior grade, but in no event will the main floor living area be less than 1200 square feet. No credit will be allowed for any finished area or basement having a finished floor more than 3 feet below the finished grade.

5. BUILDING LOCATION: No building shall be permitted on any building lot nearer to the front building line set back than a minimum of 50 feet, or nearer than a minimum of 40 feet from the side lot line except in such cases where the contour of any lot or existing natural foliage interferes with the construction of a residence on any lot, then a minimum distance of 30 feet between any two buildings on adjacent lots shall apply, but written approval from the Architectural Control Committee shall be required in accordance with the provisions in Paragraph 3 of these deed restrictions and covenants. All setbacks shall comply with the Douglas County zoning resolutions.

6. EASEMENTS: Easements for installation and maintenance of utilities, drainage and bridle paths as shown on the recorded plat shall be reserved as shown on said plat. Within these easements, no structure, planting or other materials shall be placed, planted or permitted to remain which shall interfere with the installation or maintenance of utilities, or which may cause any interference therewith. The easement areas of each lot shall be maintained continuously by the lot owners with the exception of easements designated for use as bridle paths. Any easement designated as a bridle path in conjunction with utilities, shall not permit the construction of any fence, wall plantings, or structure of any type which will interfere in any way with maintaining a clear right of way in said easement; and maintenance of all bridle paths shall be the local homeowners' association's responsibility. All bridle paths shall be clearly identified and riders shall stay within the identified trails.

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7. **NUISANCE:** The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon in any dwelling, other building on the lot or on the vacant portion of the lot. All vehicles, camper trailers, campers and trailers must be kept garaged or shielded from view. No building materials may be stored on any site unless construction is in progress under protective covenants herein. No unregistered vehicles may be parked or stored on any site, except when stored in an enclosed garage.

8. **TEMPORARY STRUCTURES:** No temporary structures or portion of any building, basement, garage or dwelling shall be occupied as living quarters until the exterior of the building has been fully completed, and any building commenced must be fully completed within one year from the start of construction. No temporary structures, trailers, mobile homes, basements, shacks, tents, garages or barns shall be used on any lot at any time as a residence.

9. **OIL AND MINERAL OPERATIONS:** No oil drilling, oil development, oil refining, quarrying or mining operations of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot. No derrick or other structure for use in boring for oil, natural gas may be erected or maintained on any lot.

10. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except cats and dogs. Other household pets and saddle horses may be permitted provided that they are not kept or bred for commercial purposes, and further that such household pet or pets shall be restrained from doing anything which may be or become an annoyance or nuisance to neighbors or the neighborhood. All animals must be under the control of their owners and not allowed to run at large off the owner's property. Horses may be kept or maintained on a single lot according to County limitations only. Lots shall not be overgrazed and supplemental feed must be provided for animals.

11. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Any containers or equipment used for storage or disposal of any waste shall be kept in a clean, sanitary condition. Refuse cans and/or clotheslines shall be shielded from view at all times.

12. **SIGHT DISTANCE AT INTERSECTIONS:** No fence, wall or shrub planting which obstructs the view between 2 feet and 6 feet in height about the roadway shall be placed or permitted to remain on any corner lot in an area formed by a radius on the inside of the corner which would make a circle of 40 feet, unless the foliage line is maintained at a sufficient height so as not to obstruct such sight lines.

13. **NATURAL FOLIAGE:** No natural foliage or trees may be removed, destroyed, cut down or mutilated on any lot or wilderness area unless said foliage is in violation of the provisions in paragraph 12 of these covenants or when such foliage shall interfere with the construction of a residence or installation of utilities on any lot, then approval of the Architectural Control Committee shall be required.

14. **ARCHITECTURAL CONTROL COMMITTEE:** The Architectural Control Committee shall be composed of Tibor C. Gartner, Genesee Gulch, Colorado; (temporary appointment) James C. Lassaux, Surrey Ridge, Colorado; and J. F. Davila, Surrey Ridge, Colorado (temporary appointment). A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have the authority to designate a successor. Neither the members of the committee or its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the authority through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. A majority of the committee must approve in writing all construction for subject real property.

15. **PROCEDURE:** The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in the event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

16. **TERM:** The covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date



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these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by 75% of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

17. ASSOCIATION: A homeowner's association is hereby established to provide services not provided by governmental authorities. All owners of lots in Surrey Ridge Estates shall be members of said association and shall be entitled to one vote for each lot owned in the conducting of the affairs of said homeowner's association. No trees or any other planting may be removed from any wilderness area unless written permission has been obtained from the association, unless the county pest control office requests the removal of diseased trees.

18. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or recover damages.

19. SEVERANCE: Invalidity of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

20. OMITTING RESTRICTIONS HEREIN, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

EQUESTRIAN PROPERTIES, INC.

BY David G. Elmore  
President

State of Colorado)  
County of Arapahoe)

The foregoing instrument was acknowledged before me this 23rd day of August, 1976  
by David G. Elmore as President of Equestrian Properties, Inc.

My notarial commission expires Nov 2 1976

Witness my hand and official seal

Viatake L. Bateman  
NOTARY PUBLIC



## Community Feedback and Input

Date	Medium	Comment	Response
04/26/11	Email	As we are the only house on Stirrup Lane and it appears to be the main focus of your plan it is probably appropriate to comment. I have lived in this house for 20 years and have continually tried to keep vegetation under control on my property... you either do it or let it overtake you! We are curious and concerned about promoting Stirrup Lane as a demonstration site. Exactly what does that entail? Thank you for your effort in looking this over, I'm sure it took many hours of review and planning.	Core Team member Jensen conducted a home ignition zone assessment of this property and explained what a demonstration site entails. The verbiage in the plan was adjusted to make it more clear, too.
05/11/11	Email	The consensus from the homeowners was that we would like both groups to be involved - we understand that someone somewhere is or has proposed access on Heather Drive which is in the Estates part of the neighborhood. Our communities have worked together well in the past and have always felt like the same area other than the size of the lots. We've been successful in working on water adjudication and the rebuilding of our community riding ring (Estates side) together. We hold barn dances, halloween hay rides, bunko groups, bridge, riding groups etc., crossing from one community to the next and back. Please let us know if we'd be welcome.	Surrey Ridge Estates was added to the CWPP through the Core Team and now in the plan itself.
08/10/11	Email	Here's what I value about SR and its surroundings: Rolling hills and subareal physiography looks like Colorado should: not high-density living with people stacked upon one another. Small property acreage. No businesses or annoying advertising signage. Privacy (nice neighbors but at arms reach). Neighborhood is stable (low turnover of property owners). Hard to get into neighborhood and also out of. Variety of house designs from late '60s to 2000s. Live and let live tolerance of population.	This comment was a reply to the Core Team's inquiry about the GSR community values.
01/18/12	Community Meeting	When is grant money available?	Grant money is available periodically throughout the year. Depending on the program, a community may be required to have a CWPP either completed or in progress.

01/18/12	Community Meeting	How does the local match factor into a project on community property?	Speaking specifically to the Front Range Fuel Treatment Program, the local match includes in-kind or donated volunteer labor, which is valued based on a rate set by the federal government. The CSFS reimburses the grant recipient after the work is complete.
01/18/12	Community Meeting	A demonstration site would be a useful way to show our residents what mitigation can entail and break some stereotypes.	The Core Team will meet in February to finalize the implementation plan and brainstorm demo site ideas.
01/18/12	Community Meeting	Does the plan consider private lots or mandate work on private property?	The CWPP does not mandate work be done anywhere. It does explain that the best mitigation work combines the creation of defensible space on private property with mitigation work on adjoining public or commonly-held lands. South Metro's Fire-Adapted Communities brochure explains this concept, too.
01/18/12	Community Meeting	Treating the bridle trails is a large project. Where do we start? Have other communities done that sort of work?	The Burning Tree Ranch HOA, north of Franktown, successfully treated its bridle trails using a masticator that mowed the vegetation throughout the right-of-way that protects the trail. Another option is to hand-prune vegetation along the trail system. Either way, the wildfire mitigation is a compliment to trail maintenance that protects horses and riders by revealing potential tripping hazards and maintains privacy for the adjacent homes.
01/18/12	Community Meeting	How can we in Surrey Ridge Estates work with the Highlands Ranch Backcountry personnel to mitigate vegetation along the fence line?	Mark Giebel of the Highlands Ranch Community Association is a member of the Core Team and has expressed interest in <u>working with those neighbors.</u>
01/18/12	Community Meeting	Are masticators selective?	No. The height at which they cut vegetation can be adjusted, but they do not distinguish between living and dead stems/branches of oak. The preferred height of the leftover vegetation should be added to the contract if a private company is hired so that people, horses and other land users aren't impacted negatively by the mitigation work. Part of the ongoing educational outreach will be before and after images of mitigated areas.



01/18/12	Community Meeting	What are the benefits to a prescribed burn?	Prescribed burning is an effective tool in the mitigation toolbox, especially when combined with the creation of defensible space closer to homes and weed abatement. Prescribed fire, like a wildfire, returns nutrients to the soil, eliminates dead vegetation and helps some plant species grow/expand. It's done in a regulated fashion with firefighters trained specifically to "herd" the fire to accomplish mitigation goals. Prescribed fire also provides training opportunities for firefighters. There are risks, but SMFRA's prescribed fire experts work with local, state and national regulatory agencies to maximize safety and benefits. At this point one property owner is interested in such a burn, but wants to meet with the SMFRA resources before committing to that decision. Educational outreach to the adjoining community is a component of any sort of prescribed fire.
01/18/12	Community Meeting	Is there a target for compliance with the CWPP's recommendation, such as a certain number or percentage of homes?	Because the vegetation surrounding each home varies, establishing such a target is misleading. For example, a single homeowner who removes the junipers from his property or replaces his shake shingle roof with a fire-resistant shingle may reduce the general wildfire risk much more than several homeowners who keep their lawns mowed and watered. Each form of mitigation is important, but the success of each also depends on what the specific wildfire behavior happens to be.
01/18/12	Community Meeting	How does Reverse 911 work?	Douglas County Sheriff's Office has the ability to notify residents of emergencies by sending information to telephones, cell phones, pagers, email accounts and other technologies. Such information includes evacuation orders and routes. When a resident calls 911 to report the emergency, the DCSO dispatchers initiate their procedures for notifying the right people about the problem, from their own officers, to police officers in neighboring agencies, to the fire department and residents as well as other resources based on their own training and judgement. Register for the emergency notification system by visiting <a href="http://dcsheriff.net">http://dcsheriff.net</a> .

01/18/12	Community Meeting	How will the traffic chokepoints be handled in an evacuation?	Police officers from Douglas County Sheriff's Office, Lone Tree Police Department and other agencies will respond to handle those potential problem areas, including the tunnel on Surrey Drive. Residents also can help by developing and practicing an evacuation plan. Additionally, residents should evacuate immediately when they receive an emergency notification that an evacuation is imminent or mandated. Waiting leads to heavier congestion when the wildfire (or other hazardous condition) finalizes reaches the community. Imagine trying to maneuver the roads when smoke obscures most landmarks beyond your car's hood -- even with the headlights on. There may be livestock running loose because property owners were unable to load their horses into trailers (or didn't have enough trailer space for all their horses) . Evacuate early. There are more evacuation tips in teh Ready Set Go brochure in this CWPP or at <a href="http://www.southmetro.org">www.southmetro.org</a> .
01/18/12	Community Meeting	Who is responsible for trimming trees that touch or threaten the power lines?	If the trees are between your house and the pole, you are responsible. SMFRA and Xcel Energy suggest hiring a reputable and insured company to do that work to prevent from being electrocuted. If the trees are between poles, contact Xcel Energy at 1-800-895-4999 to notify Xcel about the hazard. Additional information about Xcel's tree trimming policies is available at <a href="http://www.xcelenergy.com/Safety_&amp;_Education/Yard_Safety/Vegetation_Management">www.xcelenergy.com/Safety_&amp;_Education/Yard_Safety/Vegetation_Management</a> .
01/18/12	Community Meeting	Residents in the Hidden Pointe neighborhood have a reputation for using illegal (airborne) fireworks around Independence Day. Is there anything that can be done?	Deputy Michelle Rademacher, of the DCSO, Community Resource Unit, said the best option would probably be using a Variable Message Board. We could put the board out near the entrance to the neighborhood in earlier June reminding residents about fire danger and the use of illegal fireworks. As always residents can call in fireworks complaints to our non-emergency number. The sheriff's office takes a zero tolerance policy towards illegal fireworks but it is often hard for deputies the catch the parties in the act.

01/18/12	Community Meeting	Can the Smokey Bear fire danger signs be added to the community?	The challenge with using such signs is keeping the actual fire danger accurate rather than trying to create an ongoing sense of fear. When people see a reference to high fire danger in the middle of a rainstorm, the sign's credibility is reduced. SMFRA is investigating other ways to remind residents about the need to be vigilant.
01/18/12	Community Meeting	How do we get more residents aware, educated and willing to participate?	In other communities, participation has increased as a few neighbors start working on their properties and create results. Their efforts and positive promotions build momentum that increases participation and the overall impact of the mitigation efforts.
01/18/12	Community Meeting	Does anyone have photographs of wildfire resistant landscaping and gardens?	SMFRA is building a wildfire-resistant plant guide; developing a guide with a macro-vision toward the whole garden is a great idea and may become a fall project.



# Helicopter Water Dip Site Briefing Paper

Interagency Helicopter Operations Guide - June 2009  
Chapter 8

Exhibit 8-1: Example Of A Two-Way Helispot

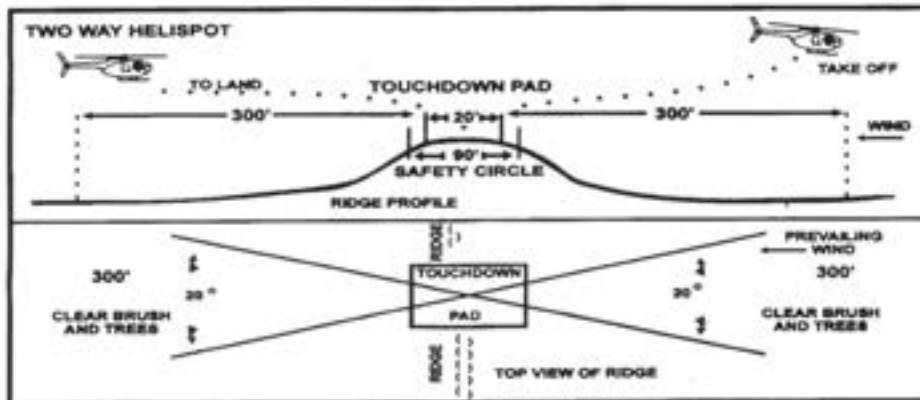
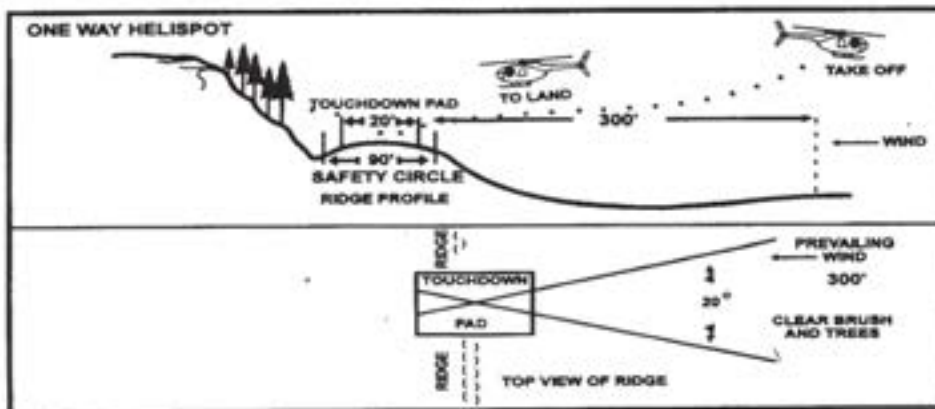


Exhibit 8-2: Example Of A One-Way Helispot



The above diagrams identify the ideal requirements for helicopter landing areas. A Two-Way Helispot is better than a One-Way Helispot because the helicopter can approach and depart into the wind. These diagrams also identify those requirements for an acceptable dip site.

Some items to consider when determining if a dip site may be appropriate for helicopter water access:

- Surrounding terrain and vegetation allows appropriate clearance from the aircraft's rotor diameter
  - As defined in the Interagency Helicopter Operations Guide, a Safety Circle consists of an obstruction-free area on all sides of the touchdown pad or water

## Helicopter Water Dip Site Briefing Paper

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source. The size of the safety circle depends on the size of the helicopter. For example:

- Large Type 1 Helicopter (Sikorsky S-64, Chinook BV-234, Kamax Sky Crane) – 110'
- Medium Type 2 Helicopter ( Bell UH-1, Bell 205/212/214) – 90'
- Light Type 3 Helicopter (Aerospatiale AS350, Bell 407/206L4) – 75'
- If terrain or vegetation does not allow a typical helicopter to hover directly above the water source (approximately 25 feet), a helicopter equipped with a longline and water bucket still may be able to access this dip site. Longlines typically are 150 to 200 feet in length.
- The approach and departure paths must be clear, especially when longline equipment is involved. Pilots prefer to approach and depart into the wind.
- In terms of water depth, for medium or light helicopters equipped with a water bucket, 3 to 5 feet deep would be adequate. For large helicopters equipped with a water bucket, 8 to 10 feet deep would be adequate. Large helicopters equipped with a tank and snorkel could use water 5 feet deep.
- Water source should be free of debris and underwater hazards such as fence material, underwater logs, or anything that could potentially snag a bucket or snorkel.
- Strong rotor wash can damage facilities or improvements close to the water site both with the air movement and with debris carried in the wind. Also, debris or lightweight materials that could be blown about or transported into the aircraft rotors must be considered as well as any need for dust abatement.
- Public access and livestock access while operations are ongoing must be minimized.
- Establish an agreement for the utilization of the water (monetary compensation, any rehabilitation concerns) before the incident begins.
- Power lines and other aerial hazards
- Is the water source supplied with water from a stream, spring or pump?
- Are there any known aquatic invasive species issues with the water source?
- The proposed dip site should not be located within heavily congested areas. Also, the aircraft flight route should not cross any major roadways.

Another option for homeowners would be to allow firefighters to set up a portable tank and draft water from the pond, lake, stream, river etc..... This dip tank could be placed on an acceptable level with all-weather access and easy escape.





## HRCA Wildcat Mountain Trail System

### LEGEND

Yellow = HRCA Trails

Dark Blue = Douglas County East/West Trail

Black = Backcountry Wilderness Area Property Line







## **RULES AND REGULATIONS**

**All rules apply to the sections of the Backcountry Wilderness Area of Highlands Ranch which are owned by the Highlands Ranch Community Association (HRCA) and have access provided by a designated trail system.**

The Backcountry Wilderness Area is private property owned by the HRCA. Trails are for use only by HRCA members and their guests. Guests must be accompanied by an HRCA member. Non HRCA members on the property without an HRCA member present are trespassing and may be prosecuted.

**It is prohibited and may be unlawful, unless otherwise approved in writing by the Backcountry Wilderness Area Supervisor or the HRCA Community Manager for any person:**

### **A. Closed Areas**

- 1) To enter, use, or occupy the Backcountry before sunrise or after sunset except when such entry use or occupancy is part of an HRCA sanctioned activity.
- 2) To enter, use, or occupy the Backcountry during the time such land or portions thereof are designated for closure for reasons including, but not limited to, seasonal closures, wildlife protection closures, sensitive area closures, and erosion control closures.
- 3) To walk, run, jog, hike, bicycle, ride a horse, or in any other manner, go off of the designated trail, except under the immediate direction and control of an HRCA employee or an authorized HRCA volunteer during an HRCA sanctioned activity.
- 4) To cross, go over, or go under any fence within the property. Fences may only be crossed through designated gates. If gates are locked, they may not be climbed over or crossed through in anyway.

### **B. Damage to Property/Vandalism**

- 1) To remove, destroy, deface, damage or in any other way vandalize any amenity, facility, structure, sign, marker, or any other improvement.

- 2) To alter, damage, destroy, remove, or in any other way vandalize wildlife habitat features or potential wildlife habitat features; including, but not limited to animal dens, burrows, dwellings, and nests.
- 3) To remove, deface, damage, or in any other way vandalize any vegetation, rock, or any object of archaeological, biological, geological, or historical interest, or any object that may be considered a natural resource to the area.
- 4) To excavate, dig, or disturb the ground, including but not limited to any rock, soil, and sediment or plant matter.

**C. Dogs/Domestic Animals**

- 1) To bring any dog, cat, bird or other domestic animal under one's custody, care, or ownership into the Backcountry. With the exception of a certified companion animal or equestrians on the Wildcat Mountain Trail System and dogs on leash on the Rocky Gulch Trail.
- 2) To leave unattended any dog, cat, horse, or other domestic animal under one's custody, control, or ownership.
- 3) To allow any pet to chase, attack, pursue, harass, cause injury, or kill wildlife including mammals, birds, reptiles, amphibians, and fish; or to alter, damage, destroy, remove, or in any other way vandalize wildlife habitat features including but not limited to animal dens, burrows, dwellings, or nests.

**D. Wildlife/Habitat**

- 1) To feed, or to attempt to feed, any wildlife.
- 2) To take, collect, gather, or possess any animal, vegetation, rock, wood or any other object.
- 3) To remove or release any wildlife or domesticated animal.
- 4) To trap or set traps, harass, chase, harm, capture, kill, maim, or possess any wildlife including mammals, birds, reptiles, amphibians, and fish except:
  - a) When hunting is allowed by written permission from HRCA in accordance with rules and regulations administered by the Colorado Division of Wildlife; or
  - b) With written permission from HRCA for purposes of scientific research, wildlife census, education, or interpretation.

**E. Livestock/Grazing**

- 1) To harass, harm or chase any livestock or to allow a domestic animal to harass, harm or chase any livestock.
- 2) To turn livestock loose onto or to negligently or intentionally allow livestock to graze without prior written agreement with the HRCA.

**F. Firearms/Projectiles/Explosives/Flying Crafts**

- 1) To possess, cock, aim, or discharge any firearm, including but not limited to rifles, handguns, BB guns, pellet guns, air guns, paint ball guns, slingshots, or any device capable of discharging any projectile, except when hunting is allowed by written permission from HRCA in accordance with rules and regulations administered by the Colorado Division of Wildlife.
- 2) To possess, draw, or discharge any archery equipment, including but not limited to bows, longbows, crossbows, compound bows, arrows, and darts; except in designated areas or when hunting is allowed by written permission from HRCA in accordance with rules and regulations administered by the Colorado Division of Wildlife.
- 3) To possess, ignite, or discharge fireworks or explosive devices.
- 4) To throw, discharge or launch any type of missiles or any remote controlled, self-powered water, surface, or aircraft.
- 5) To ignite or launch any model rocket or similar device.
- 6) To golf, or hit any golf balls.

**G. Fire**

- 1) To build, light, or maintain any fire of any nature.
- 2) To smoke, light, or discard, cigarettes, cigars, pipes, and/or any other smoking device.

**H. Litter/Dumping**

- 1) To deposit or leave any refuse, trash, litter, household or construction debris or commercial garbage including but not limited to brush, lawn trimmings, and Christmas trees.



**I. Posted Notices**

- 1) To violate any posted sign or to violate any regulation set forth in a brochure or other manner of communication.

**J. Glass Containers**

- 1) To possess any glass container.

**K. Unreasonable Noise**

- 1) To use sound amplification devices or make unreasonably loud noises which would disturb others.

**L. Interference**

- 1) To interfere or attempt to interfere with any HRCA employee or HRCA volunteer while in performance of their official duties or to give false or misleading information with the intent to mislead said person in the performance of their duties.

**M. Rock Climbing/Bouldering**

- 1) To take part or aid in any type of rock climbing and/or bouldering.

**N. Unlawful Improvements**

- 1) To construct, place or maintain any kind of road, trail, structure, fence, enclosure, communication equipment or other improvements except with written permission or within the allowed uses outlined in the management plan.
- 2) To place fixed or permanent rock climbing hardware.

**O. Use of Motorized Vehicle**

- 1) To operate any motorized vehicle on or off of the trail, including but not limited to gas, battery, and electric powered motors. Emergency, maintenance, and patrol vehicles are excluded; as well as such devices used by disabled persons.

**P. Parking**

- 1) To park any vehicle and/or trailer on or within The Backcountry Wilderness Area; except in designated trail parking area.

- 2) To park any bicycle or horse in such a manner as to create a hazard or obstruction to pedestrians, equestrians, bicyclists, and emergency responders or damage natural resources.

**Q. Hazardous Activity**

- 2) To engage in any activity which constitutes a hazard to the safety of self or other persons except in areas where such activity is specifically authorized.

**R. Commercial Activity**

- 1) To conduct any commercial activity, special activity, event, or concession, or to provide any service, product or activity for which a fee is charged.

**S. Failure to Yield Right of Way**

- 1) Bikers must yield to pedestrians and equestrians while pedestrians must yield to equestrians.

**Violations**

Violations of rules and regulations may result in prosecution in accordance with private property laws of the state of Colorado or penalization in accordance with HRCA rules.



# South Metro Fire Rescue

## Wildland Urban Interface Risk Reduction Program

### Home/Structure Wildfire Hazard Assessment

Address: \_\_\_\_\_

Homeowner Name(s): \_\_\_\_\_

Subdivision/Community: \_\_\_\_\_

Evaluator: \_\_\_\_\_ Date Evaluated: \_\_\_\_\_

SITE HAZARD RATING	RATING	
<b>HOME IDENTIFICATION</b>		
Address is clearly marked with 4" reflective numbers	0	
Address is difficult to read (small numerals, obstructed view, visible in one direction, not all-weather)	5	
Address is not marked	10	
<b>DRIVEWAY CHARACTERISTICS</b>		
Is private driveway at least 12' wide with 15' vertical clearance?		
Yes	0	
No	10	
Is private driveway gated?		
No	0	
Yes	10	
If private driveway is gated, is it locked?		
Gate is not locked	0	
Gate locked but able to be unlocked by responders	3	
Gate locked, unable to be unlocked by responders	10	
Driveway Length		
<150 feet with turnaround	0	
>150 feet with turnaround	2	
<150 feet without turnaround	4	
>150 feet without turnaround	5	
<b>STREET SIGNAGE</b>		
Noncombustible, reflective signage, 4" lettering	0	
Combustible, not reflective or not present	5	
<b>MEANS OF ACCESS</b>		
Ingress & Egress		
Two or more roads in/out from home	0	
One road in/out from home	7	
Road Width		
At least 24 feet wide	0	
Less than 24 feet wide	3	
All-Season Road Conditions		
Surfaced Road, Grade <5%	0	
Surfaced Road, Grade >5%	2	
Non-surfaced Road, Grade <5%	2	
Non-surfaced Road, Grade >5%	5	
Other than All-Season Road	7	



<b>TYPE OF GROUND COVER (Primary Type within 30' of Structure)</b>		
Sand, Gravel, Etc.	0	
Grasses up to 6 inches tall	2	
Grasses 6-12 inches tall	4	
Grasses greater than 12 inches tall	6	
Shrubs with leaves	3	
Shrubs with needles	5	
<b>SURROUNDING TREES (How many and what type surround the home?)</b>		
Select the <b>ONE</b> that best describes the tree community		
Hardwoods (trees with leaves)		
No trees within 30 feet	0	
10 trees within 30 feet	2	
10-20 trees within 30 feet	3	
20+ trees within 30 feet	4	
Conifers (trees with needles)		
No trees within 30 feet	0	
10 trees within 30 feet	3	
10-20 trees within 30 feet	6	
20+ trees within 30 feet	10	
Mixed Hardwoods and Conifers		
No trees within 30 feet	0	
10 trees within 30 feet	3	
10-20 trees within 30 feet	4	
20+ trees within 30 feet	6	
<b>LANDSCAPING</b>		
Are plants clear of the structure?		
Shrubs are at least 5 feet from structures	0	
Shrubs are less than 5 feet away or directly contact structure	10	
Mulch		
Non-flammable type (pea gravel, lava rock, chunky bark)	0	
Flammable material	10	
Overhanging Limbs		
Trimmed at least 8 feet above structure	0	
Less than 8 feet above structures	10	
Ladder Fuels (low-lying branches and tall shrubbery)		
Are ladder fuels trimmed at least 8 feet above ground?	0	
Are ladder fuels untreated or lower than 8 feet above ground?	10	
<b>PERIMETER</b>		
Firewood		
At least 30 feet away from structure and on a lateral contour	0	
At least 30 feet away from structure and above or below structure	5	
Stacked on porch or against home	10	
Propane/Gas Tanks (excluding grill tanks)		
More than 30 feet away from home	0	
Less than 30 feet away from home	5	
Tank is obstructed with overgrown brush	10	
Electrical Supply		
Lines above ground	3	
Lines below ground	0	

<b>TOPOGRAPHY within 300 feet of structure</b>		
Slope <9%	1	
Slope 10-20%	4	
Slope 21-30%	7	
Slope 31-40%	8	
Slope >41%	10	
<b>ADDITIONAL ENVIRONMENTAL CONTEXT</b>		
Chimney, Saddle or other Topo that influences fire	2	
History of burning from lightning, arson, highway, railroad	5	
Severe winds, dry conditions typical	5	
Proximity of adjacent structures could influence fire spread	6	
<b>BUILDING CONSTRUCTION</b>		
Roofing		
Class A - slate, concrete tile, fiberglass shingles	0	
Class B - metal, aluminum shingles	3	
Class C - felt-tar based shingles, asphalt shingles, asphalt/tar/gravel	8	
Nonrated - Wood shakes	20	
Siding		
Non-combustible siding	0	
Combustible siding	10	
Decks		
Non-combustible material	0	
Combustible material	5	
Space under deck is free of litter, debris	0	
Space under deck has litter, debris	5	
Attic Vents - Covered with 1/8 mesh screening?		
Yes	0	
No	5	
Gutters and Eaves		
Gutters are cleaned of debris and Eaves are covered	0	
Gutters are not cleaned, but Eaves are covered	5	
Gutters are not cleaned, and Eaves are uncovered	10	
Fencing		
Non-combustible material in contact with structure	0	
Combustible material in contact with the structure	5	
Structure Setback Relative to Slope		
>30 feet from structure to slope	0	
<30 feet from structure to slope	5	
<b>LOCAL FIRE PROTECTION</b>		
Water Source Availability		
Pressurized Hydrants within 1,000 feet of structure	0	
Pressurized Hydrants >1,000 feet but in subdivision	2	
Cistern or dry hydrant (maintained) within 1,000 feet	3	
Cistern or dry hydrant (maintained) >1,000 feet but in subdivision	5	
Ponds, creeks capable of all-season sustaining drafting in subdivision	7	
No water available	10	
Organized Response Resources		
Station <5 miles from structure	0	
Station >5 miles from structure	3	
Fixed Fire Protection (if known)		
Residential sprinkler system	0	
Monitored fire alarm	2	
None	5	

## **Hazard Assessment**

**Low Hazard**

**0-72**

**Moderate Hazard**

**73-102**

**High Hazard**

**103-163**

**Extreme Hazard**

**163-247**

### **What does the Wildfire Hazard Rating Mean?**

#### **Low Hazard:**

Your home has a **STRONG** chance of surviving a low to moderate intensity wildfire without the influence of firefighters, which ultimately enables those firefighters more time to evacuate residents with special needs and fight the fire directly.

#### **Moderate Hazard:**

Your home has a **FAIR** chance of surviving a low to moderate intensity wildfire on its own or with the influence of firefighters. Minor improvements will increase your home's resistance to wildfire.

#### **High Hazard:**

Your home is **VULNERABLE** to igniting during a low to moderate intensity wildfire. Firefighters may not be able to commit resources to save your home because of its vulnerabilities.

#### **Extreme Hazard:**

Not only is your home **VULNERABLE** to ignition during a low to moderate intensity wildfire, its condition make it **UNSAFE** for firefighters to attempt to defend it. Remember that even small modifications can make the difference between losing or saving your home.

Most structures **DON'T** ignite from direct flame contact. Most structures ignite from radiant heat (heat that doesn't warm the intervening air but does warm objects) and embers (airborne cinders, sparks, burning pine cones, etc.).

Radiant heat will quickly warm a fuel such as fencing, decks, siding or the roof to a temperature in which it automatically ignites. Flames from the actual wildfire may be several dozen or hundreds of feet away, but the house is now burning. Radiant heat also passes through windows and may ignite materials inside a home, bypassing the exterior walls altogether.

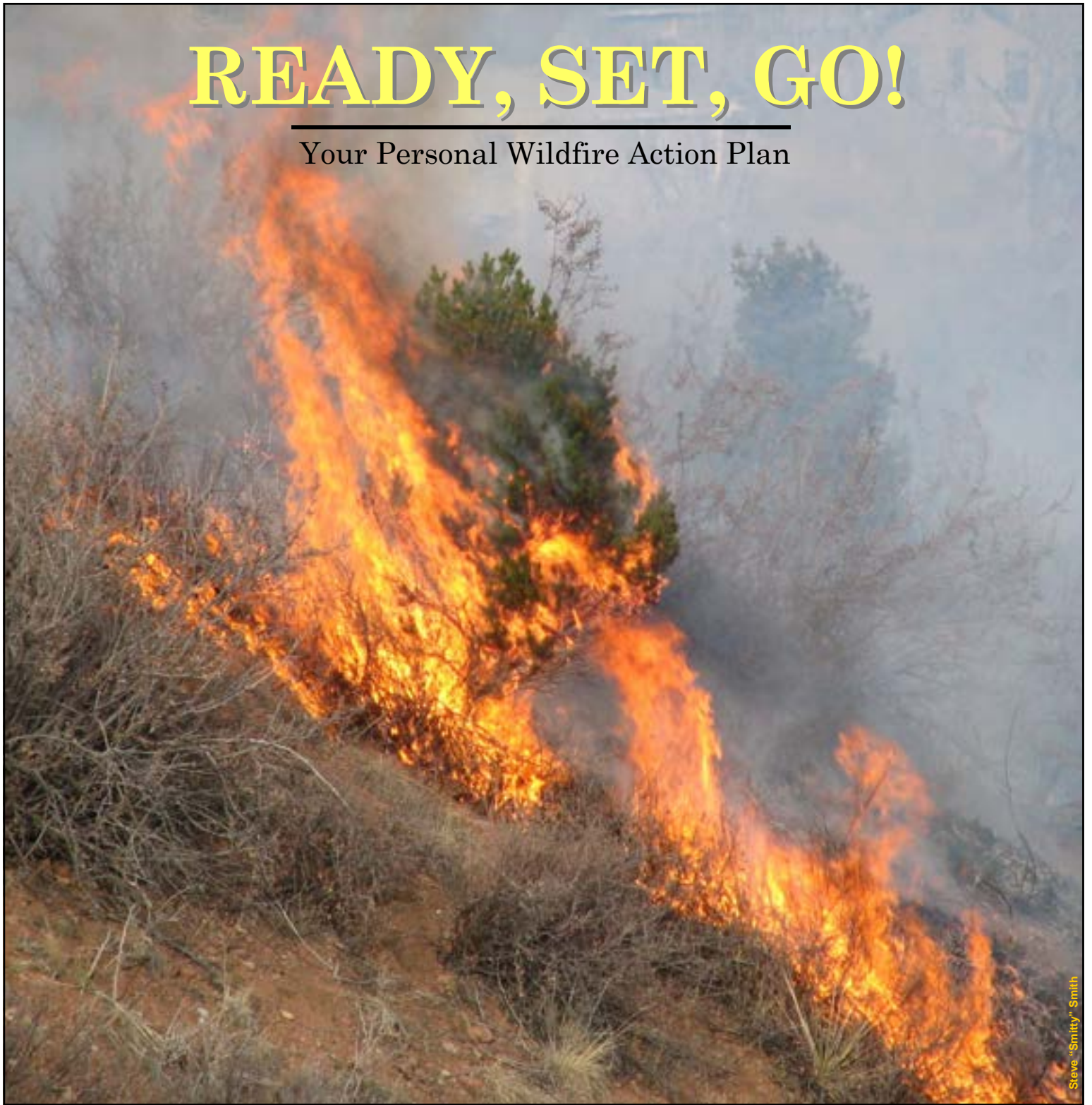
Embers (also known as fire brands) also ignite structure fires. As fires burn, they suck in oxygen and push heated air upward. That column of rising air contains embers and tosses them in all directions, often several miles away from the main fire. If an ember lands on a combustible surface such as pine needles in a gutter, dry grass or wood shake shingles, then it could ignite a spot fire away from the main fire capable of growing into a new wildfire or burning a structure.

For information on making your home more resistant to wildfires, contact a Life Safety Educator from South Metro Fire Rescue (720-989-2271, [LifeSafetyEducator@southmetro.org](mailto:LifeSafetyEducator@southmetro.org) or [www.southmetro.org](http://www.southmetro.org)).



# READY, SET, GO!

Your Personal Wildfire Action Plan



Steve "Smitty" Smith



Steve "Smitty" Smith



Einar Jensen





# READY, SET, GO!

## Wildfire Action Plan

Saving Lives and Property  
through Advance Planning



The fire season is now a reality throughout the year in Colorado, which means that both firefighters and residents have to be on heightened alert for the threat of wildfire at all times.

Colorado's firefighters take every precaution to help protect you and your property from a wildfire. Residents need to do the same. Successfully preparing for a wildfire requires you to take personal responsibility for protecting yourself, your family and your property. During a major wildfire, there simply will not be enough fire engines or firefighters to defend every home, so residents must become part of the solution.

If your home borders or sits with a mile or two of a natural area, what firefighters call the Wildland Urban Interface, you are at risk from a wildfire. And, if you live within one mile of a natural area, you live in the Ember Zone. Homes in the Ember Zone are at risk from wind-driven embers from a wildfire. Recent fires across the nation have resulted in entire neighborhoods being destroyed by fires started by embers, not the wildfire itself.

This publication will help guide you through the process of making your home resistant to wildfires and your family ready to leave early and safely. We call this process, "Ready, Set, Go!"

You will learn about the Ember Zone and how to retrofit your home with ignition resistant features. We'll show you the importance of having defensible space around your home and the preparations you need to make so you can leave early, evacuating well ahead of the fire.

Fire is, and always has been, a natural part of the beautiful area where we've chosen to live. Wildfires, fueled by a build-up of dry vegetation and driven by hot, dry winds, are extremely dangerous and almost impossible to control. Many residents have built their homes and landscaped without fully understanding the impact a fire could have on them. This publication will help you prepare your home so you can leave early, confident that you've done everything you reasonably can to protect your home.

It's not a question of if, but when, the next wildfire will occur. That's why the most important person protecting your life and property is you. With advance planning and preparation, you can dramatically increase your safety and the survivability of your property.

### Now, Get Ready, Get Set, Go!

This publication was prepared by the Fire & Life Safety Educators of Colorado, Fire Marshals Association of Colorado and Colorado State Fire Chiefs Association so that Colorado's fire departments and life safety professionals could have a common resource for educating their citizens about wildfire prevention, mitigation and reaction. Many agencies will supplement this information with programming geared specifically for their communities.

**Colorado: Ready, Set, Go!**  
also is supported by:

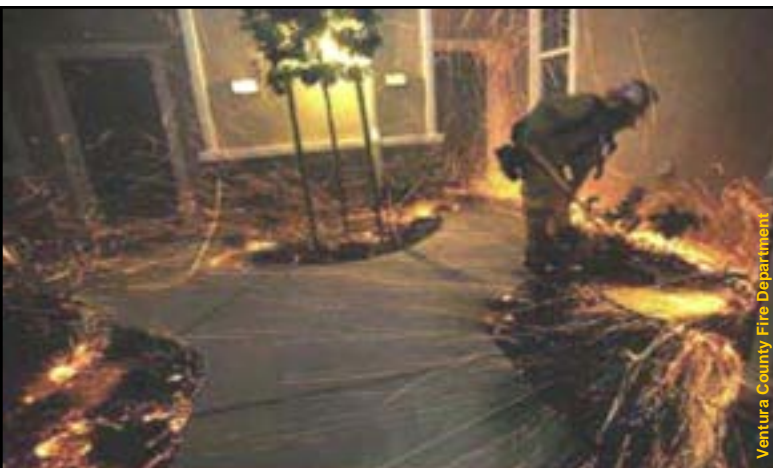
**Pikes Peak Wildfire Prevention Partners  
West Region Wildfire Council**

# Living in the Wildland Urban Interface and the Ember Zone

Ready, Set, Go! begins with a house that firefighters can defend.

## Defensible space works!

If you live next to a natural area, the Wildland Urban Interface, you must provide firefighters with the defensible space they need to protect your home. The buffer zone you create by removing weeds, brush and other vegetation helps to keep the fire away from your home and reduces the risks from flying embers.

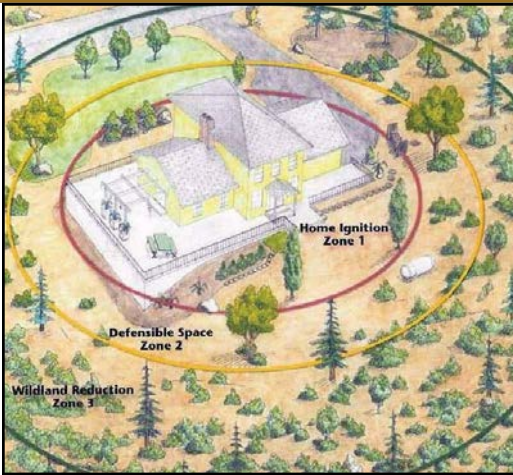


A home within one mile of a natural area is in the Ember Zone. Wind-driven embers can attack your home. You and your home must be prepared well before a fire occurs. Ember fires can destroy homes or neighborhoods far from the actual flame front of the wildfire.





# What is Defensible Space?



**Defensible space is the space between a structure and the wildland area that, under normal conditions, creates a sufficient buffer to slow or halt the spread of a wildfire to the structure. It protects the home from igniting from direct flame, radiant heat and embers. Defensible space is essential for structure survivability during wildfires.**

## Zone 1

This zone, which consists of an area of 15 feet around the structure, features the most intense modification and treatment. This 15 feet is measured from the outside edge of the home's eaves and any attached structures, such as decks. Limit vegetation within this zone to species on Colorado's FireWise list. Do not plant directly beneath windows or next to foundation vents. Frequently prune and maintain plants in this zone to ensure vigorous growth and a low growth habit. Remove dead branches, stems and leaves.

Do not store firewood or other combustible materials in this area. Enclose or screen decks with metal screening. Extend gravel coverage under the decks. Do not use areas under decks for storage.

If ponderosas, aspens or blue spruces are growing in this zone, consider them part of the structure and extend the distance of the entire defensible space accordingly. Isolate the tree from any other surrounding trees. Prune low-lying branches (ladder fuels that would allow a surface fire to climb into the tree) and any branches that interfere with the roof or are within 10 feet of the chimney. In all other areas, prune all branches of shrubs or trees up to a height of 10 feet above ground (or 1/2 the height, whichever is the least).

## Zone 2

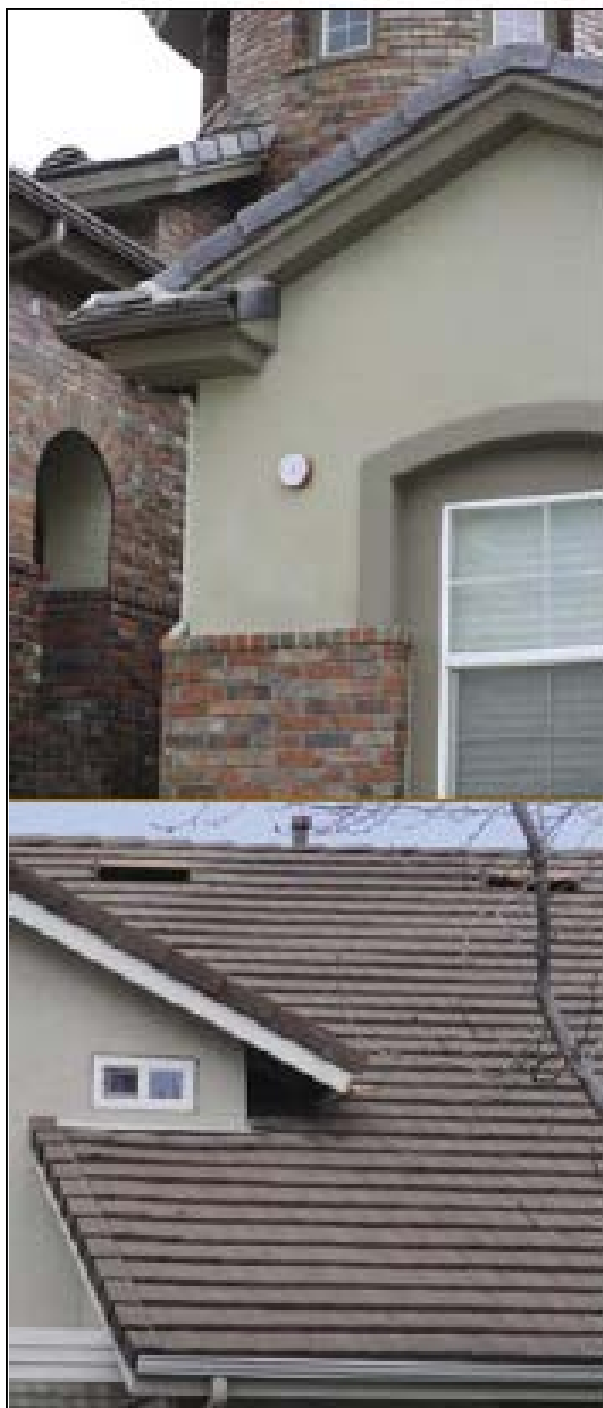
This zone features fuel reduction efforts and serves as a transitional area between Zones 1 and 3. The size of Zone 2 depends on the slope of the ground where the structure is built. Typically, the defensible space should extend *at least* 75 to 125 feet from the structure. Remove stressed, diseased, dead or dying trees and shrubs. Thin and prune the remaining larger trees and shrubs. Be sure to extend thinning along either side of your driveway all the way to your main access road. These actions help eliminate the continuous fuel surrounding a structure while enhancing homesite safety and the aesthetics of the property.

## Zone 3

This area of traditional forest management extends from the edge of your defensible space to your property boundaries. The healthiest forest is one that has multiple ages, sizes, and species of trees where adequate growing room is maintained over time. Remember to consider the hazards of ladder fuels. A greater number of wildlife trees can remain in Zone 3. Make sure that dead trees pose no threat to power lines or fire access roads.

# What is a Hardened Home?

Construction materials and the quality of the defensible space surrounding it are what gives a home the best chance to survive a wildfire. Embers from a wildfire will find the weak link(s) in your home's fire protection scheme: a small, overlooked or seemingly inconsequential factor with enormous potential consequences. However, there are measures you can take to safeguard your home from wildfire. While you may not be able to accomplish all the measures listed below, each will increase your home's, and possibly your family's, safety and survivability during a wildfire.



## ROOFING

Roofs are the most vulnerable surface where embers land because they provide nooks for embers to lodge and ignite a fire. Roof valleys, open ends of barrel tiles and rain gutters are all vulnerable to ember accumulation.

## EAVES

Embers can gather under open eaves and ignite exposed wood or other combustible material.

## VENTS

Embers can enter the attic or other concealed spaces and ignite combustible materials through vents. Vents in eaves and cornices are particularly vulnerable, as are any unscreened vents.

## WALLS

Combustible siding or overlapping materials provide surfaces and crevices for embers to nestle and ignite walls.

## WINDOWS and DOORS

Embers can enter a home through gaps in doors, including garage doors. Plants or combustible storage near windows can be ignited from embers and generate enough heat to break windows and/or melt combustible frames.

## BALCONIES and DECKS

Embers that collect in or on combustible surfaces or the undersides of decks and balconies can ignite that material and enter the home through walls or windows.

## MORE

To harden your home further, consider protecting it with a residential fire sprinkler system. In addition to extinguishing or at least containing a fire started by an ember that enters your home, it also protects you and your family throughout the year from any fire that may ignite inside.



# Tour a Wildfire Ready Home

**Garage:** Have a fire extinguisher and tools such as a shovel, rake, bucket and hoe available for fire emergencies.

Install a solid door with self-closing hinges between the garage and living area. Install weather stripping around and under doors to prevent ember intrusion.

Store all combustibles and flammable liquids away from ignition sources.

**Vents:** Vents on homes are particularly vulnerable to flying embers. All vent openings should be covered with 1/8-inch or smaller mesh. Do not use fiberglass or plastic mesh because those materials can melt and burn.

Attic vents in eaves or cornices should be baffled or otherwise protected to prevent ember intrusion (mesh is not enough).

**Deck/Patio:** Use heavy timber or non-flammable construction material for decks.

Enclose the underside of balconies and decks with fire-resistant materials to prevent embers from blowing underneath.

Remove combustible items such as baskets, dried flower arrangements and other debris as well as furniture from the deck if a wildfire approaches.

**Driveways and Access Roads:** Driveways should be designed to allow fire and other emergency vehicles and equipment to reach your home.

Access Roads should have a minimum 10-foot clearance on either side of the traveled section of the roadway and should allow for two-way traffic.

Ensure that all gates open inward and are wide enough to accommodate emergency equipment. Locked gates should be equipped with a Knox Box or similar entry system that can be accessed by emergency responders quickly and safely.

Trim trees and shrubs overhanging the road to a minimum of 15 feet to allow emergency vehicles to pass.

**Home Site and Yard:** Ensure you have at least a 100-foot radius of defensible space (treated vegetation) around your home. Note that even more treatment may be needed for homes in severe hazard areas. Look beyond what you own to determine the impact a common slope or neighbors' yard will have on your property during a wildfire.

Cut dry weeds and grass before noon when temperatures are cooler to reduce the chance of sparking a fire.

Landscape with fire-resistant plants that have a high moisture content and are low-growing.

Keep woodpiles, propane tanks and combustible materials away from your home and other structures such as garages, barns and sheds.

Ensure that trees are far away from power lines.

**Roof:** Your roof is the most vulnerable part of your home because it can easily catch fire from wind-blown embers. Homes with wood-shake or wood shingle roofs are at high risk of being destroyed during a wildfire.

Build your roof or re-roof with fire-resistant materials such as composition, metal or tile. Block any spaces between roof decking and covering to prevent ember intrusion.

Clear pine needles, leaves and other debris from your roof and gutters.

Cut any tree branches within 10 feet of your roof.

**Address:** Post your address with 4" reflective numbers that can be seen from the road in all weather conditions.



**Chimney:** Cover your chimney and stove-pipe outlets with a non-flammable screen or 1/4-inch wire mesh or smaller to prevent embers from escaping and igniting a fire.

Make sure that your chimney is at least 10 feet away from any tree branches.

**Gutters:** Screen or enclose rain gutters to prevent an accumulation of plant debris and ember intrusion.

**Non-Combustible Fencing:** Make sure to use non-combustible fencing to protect your home and other structures during a wildfire.

**Non-Combustible Boxed-in Eaves:** Box in eaves with non-combustible materials to prevent an accumulation of embers.

**Windows:** Heat from a wildfire can cause windows to break before the home ignites. Broken windows allow burning embers to enter and start fires inside the home. Single-paned and large windows are particularly vulnerable.

Install dual-paned windows with the exterior pane of tempered glass to reduce the change of breakage during a fire. Limit the size and number of windows in your home that face large areas of vegetation because windows also allow radiant heat to pass into the home to ignite combustible materials such as curtains and upholstery.

**Walls:** Wood products, such as boards, panels or shingles, are common siding materials. However, they are combustible and not good choices for fire-prone areas.

Build or remodel with fire-resistant building materials such as brick, cement, masonry or stucco. Be sure to extend those materials from foundation to roof.

**Water Supply:** Have multiple garden hoses that are long enough to reach any area of your home and other structures on your property.

If you have a pool or well, consider installing a pump.

**Inside:** Keep working fire extinguishers on hand in accessible locations.

Install smoke alarms on each level of your home and near bedrooms. Test them monthly and change the batteries each year.

When remodeling, install residential sprinklers in your home and maintain the system as suggested by the installer.



# READY, SET, GO!

## Create Your Own Wildfire Action Plan

Now that you've done everything you can to protect your house, it's time to prepare your family. Your **Wildfire Action Plan** must be prepared with all members of your household well in advance of a fire.

Use these checklists to help you prepare your Wildfire Action Plan. Each family's plan will be different, depending on their situation.

Once you finish your plan, rehearse it regularly with your family and keep it in a safe and accessible place for quick implementation.



### GET READY

#### Prepare Your Family

- ☐ Create a **Family Disaster Plan** that includes meeting locations and communication plans and rehearse it regularly. Include in your plan the evacuation of large animals such as horses.
- ☐ Have fire extinguishers on hand and train your family how to use them.
- ☐ Ensure that your family knows where your gas, electric and water main shut-off controls are and how to use them.
- ☐ Plan several different evacuation routes.
- ☐ Designate an emergency meeting location outside the fire hazard area.
- ☐ Assemble an emergency supply kit as recommended by the American Red Cross.
- ☐ Appoint an out-of-area friend or relative as a point of contact so you can communicate with family members who have relocated.
- ☐ Maintain a list of emergency contact numbers posted near your phone and in your emergency supply kit.
- ☐ Keep an extra emergency supply kit in your car in case you can't get to your home because of fire.
- ☐ Have a portable radio or scanner so you can stay updated on the fire.



# GET SET

## As the Fire Approaches

- ☐ Evacuate as soon as you are set!
- ☐ Alert family and neighbors.
- ☐ Dress in appropriate clothing (i.e., clothing made from natural fibers, such as cotton, and work boots). Have goggles and a dry bandana or particle mask handy.
- ☐ Ensure that you have your emergency supply kit on hand that includes all necessary items, such as a battery powered radio, spare batteries, emergency contact numbers, and ample drinking water.
- ☐ Stay tuned to your TV or local radio stations for updates, or check the fire department Web site.
- ☐ Remain close to your house, drink plenty of water and keep an eye on your family and pets until you are ready to leave.

### INSIDE CHECKLIST

- ☐ Shut all windows and doors, leaving them unlocked.
- ☐ Remove flammable window shades and curtains and close metal shutters.
- ☐ Remove lightweight curtains.
- ☐ Move flammable furniture to the center of the room, away from windows and doors.
- ☐ Shut off gas at the meter. Turn off pilot lights.
- ☐ Leave your lights on so firefighters can see your house under smoky conditions.
- ☐ Shut off the air conditioning.

### OUTSIDE CHECKLIST

- ☐ Gather up flammable items from the exterior of the house and bring them inside (e.g., patio furniture, children's toys, door mats, etc.) or place them in your pool.
- ☐ Turn off propane tanks.
- ☐ Don't leave sprinklers on or water running - they can waste critical water pressure.
- ☐ Leave exterior lights on.
- ☐ Back your car into the driveway. Shut doors and roll up windows.
- ☐ Have a ladder available.
- ☐ Patrol your property and extinguish all small fires until you leave.
- ☐ Seal attic and ground vents with pre-cut plywood or commercial seals if time permits.

### IF YOU ARE TRAPPED: SURVIVAL TIPS

- ☐ Shelter away from outside walls.
- ☐ Bring garden hoses inside house so embers don't destroy them.
- ☐ Patrol inside your home for spot fires and extinguish them.
- ☐ Wear long sleeves and long pants made of natural fibers such as cotton.
- ☐ Stay hydrated.
- ☐ Ensure you can exit the home if it catches fire (remember if it's hot inside the house, it is four to five times hotter outside).
- ☐ Fill sinks and tubs for an emergency water supply.
- ☐ Place wet towels under doors to keep smoke and embers out.
- ☐ After the fire has passed, check your roof and extinguish any fires, sparks or embers.
- ☐ Check inside the attic for hidden embers.
- ☐ Patrol your property and extinguish small fires.
- ☐ If there are fires that you can not extinguish with a small amount of water or in a short period of time, call 9-1-1.



Steve D. "Smitty" Smith



# Go! | *Early!*

By leaving early, you give your family the best chance of surviving a wildfire. You also help firefighters by keeping roads clear of congestion, enabling them to move more freely and do their job.

## WHEN TO LEAVE

Leave early enough to avoid being caught in fire, smoke or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to leave, don't hesitate!

## WHERE TO GO

Leave to a predetermined location (it should be a low-risk area, such as a well-prepared neighbor or relative's house, a Red Cross shelter or evacuation center, motel, etc.)

## HOW TO GET THERE

Have several travel routes in case one route is blocked by the fire or by emergency vehicles and equipment. Choose an escape route away from the fire.

## WHAT TO TAKE

Take your emergency supply kit containing your family and pet's necessary items.



## EMERGENCY SUPPLIES

The American Red Cross recommends every family have an emergency supply kit assembled long before a wildfire or other emergency occurs. Use the checklist below to help assemble yours. For more information on emergency supplies, visit the American Red Cross Web site at [www.redcross.org](http://www.redcross.org).

- ☐ Three-day supply of water (one gallon per person per day).
- ☐ Non-perishable food for all family members and pets (three-day supply).
- ☐ First aid kit.
- ☐ Flashlight, battery-powered radio, and extra batteries.
- ☐ An extra set of car keys, credit cards, cash or traveler's checks.
- ☐ Sanitation supplies.
- ☐ Extra eyeglasses or contact lenses.
- ☐ Important family documents and contact numbers.
- ☐ Map marked with evacuation routes.
- ☐ Prescriptions or special medications.
- ☐ Family photos and other irreplaceable items.
- ☐ Easily carried valuables.
- ☐ Personal computers (information on hard drives and disks).
- ☐ Chargers for cell phones, laptops, etc.

Note: Keep a pair of old shoes and a flashlight handy in case of a sudden evacuation at night.



Write up your Wildfire Action Plan and post it in a location where every member of your family can see it. Rehearse it with your family.

## My Personal Wildfire Action Plan

During High Fire Danger days in your area, monitor your local media for information on brush fires and be ready to implement your plan. Hot, dry and windy conditions create the perfect environment for a wildfire.

### Important Phone Numbers:

Out-of-State Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Work: \_\_\_\_\_

School: \_\_\_\_\_

Other: \_\_\_\_\_

Evacuation Routes: \_\_\_\_\_

\_\_\_\_\_

Where to go: \_\_\_\_\_

\_\_\_\_\_

Location of Emergency Supply Kit: \_\_\_\_\_

\_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

### Colorado's Partners in Wildfire Prevention & Safety



**If you have an emergency,  
Call 911**

# Tax credit available for mitigation work

As authorized by §39-22-104(4)(n), C.R.S., for income tax years 2009 through 2013 individuals, estates and trusts may subtract from federal taxable income 50% of the costs incurred in performing wildfire mitigation measures that meet the following qualifications and limitations:

- The taxpayer must own the property upon which the wildfire mitigation measures are performed.
- The property upon which the wildfire mitigation measures are performed must be located in Colorado.
- The property upon which the wildfire mitigation measures are performed must be located in a wild land-urban interface area.
- The wildfire mitigation measures must be authorized by a community wildfire protection plan adopted by a local government within the interface area.
- The total amount of the subtraction may not exceed \$2,500.

An approved community wildfire protection plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommend the types and methods of treatments. It also must recommend measures to reduce structural ignitability.

Additional information regarding community wildfire protection plans can be found online at [www.csfs.colostate.edu](http://www.csfs.colostate.edu).



## Costs

Costs include any actual out-of-pocket expense incurred and paid by the landowner and documented by receipt for performing wildfire mitigation measures. The following expenses are specifically excluded within statute and do not qualify for this subtraction:

- Inspection or certification fees;
- In-kind contributions;
- Donations;
- Incentives;
- Cost sharing;

Wildfire mitigation measures include the following activities to the extent that they meet or exceed any Colorado State Forest Service standards or any other applicable state rules:

- Creating and maintaining a defensible space around structures;
- Establishing fuel breaks;
- Thinning of woody vegetation for the primary purpose of reducing risk to structures from wildland fire;
- Secondary treatment of woody fuels by lopping and scattering, piling, chipping, removing from the site or prescribed burning.

For information regarding these and other wildfire mitigation measures, visit [www.csfs.colostate.edu](http://www.csfs.colostate.edu); for information about the tax credit, check [www.taxcolorado.com](http://www.taxcolorado.com).







# Fire Adapted Communities: **The Next Step in Wildfire Preparedness**





# Do You Know What It Takes To Survive Wildfire?

## Fire Adapted Community (FAC):

A community located in a fire-prone area that requires little assistance from firefighters during a wildfire. Residents of these communities accept responsibility for living in a high fire-hazard area. They possess the knowledge and skills to...

- Prepare their homes and property to survive wildfire.
- Evacuate early, safely and effectively.
- Survive, if trapped by wildfire.



**Fire Adapted Home:** This home survived the 750-acre 2010 Reservoir Road Fire in Larimer County because the homeowners had reduced their risk in advance of the wildfire. They combined ignition-resistant building materials with defensible space around their home and good access. Two homes were destroyed by this wildfire. The efforts of individual homeowners are essential in the creation of a fire adapted community.

## Colorado at Risk

There is more wildfire in our future and for many areas in our state, it is not a matter of "if" wildfire is going to occur, but "when." Unfortunately, many Coloradans and their homes are not prepared to survive wildfire. Faced with the growing potential for loss of human life and property from wildfire, South Metro Fire Rescue Authority is promoting the FAC concept. We believe this concept is ideal for reducing our shared wildfire threat.

There are proven steps that homeowners can take to improve the odds of human life and home survival during wildfire. The purpose of this project, as with the associated Ready-Set-Go Campaign, is to promote and teach these steps. Once implemented at the neighborhood level, these recommendations will assist communities in becoming Fire Adapted Communities.



## Who Wins, Who Loses

Why do some houses survive a wildfire, while others are destroyed? Research findings prove that house survival during wildfire is neither random nor miraculous. Rather, it is the features of the house, the characteristics of the adjacent vegetation and other fuels, and routine maintenance that often determine which homes burn and which survive. These types of actions, which are called pre-fire activities, are completed before a wildfire occurs to improve the survivability of people and the home. The winners will be the people who implement pre-fire activities. When everyone in the neighborhood completes their pre-fire activities, they start becoming a FAC.

## A Fire Adapted Community Can Survive Wildfire With Little or No Assistance from Firefighters.

### Before the Fire



Prior to the fire, this homeowner changed the roof material from wood shakes to fire-resistant tiles and reduced the amount of flammable vegetation surrounding the home. These pre-fire activities helped this house survive the fire.

### During the Fire



### After the Fire



# The Elements of a Fire Adapted Community

## Community Protection

Well-designed fuelbreaks and safe areas protect the community.

## Defensible Space

Proper management of vegetation surrounding the home reduces the wildfire threat.



## Access

Good access helps emergency responders arrive in a timely manner.

## Evacuation

Prepared communities can evacuate safely and effectively.

## Built Environment

Appropriate home construction and maintenance resists ignition.



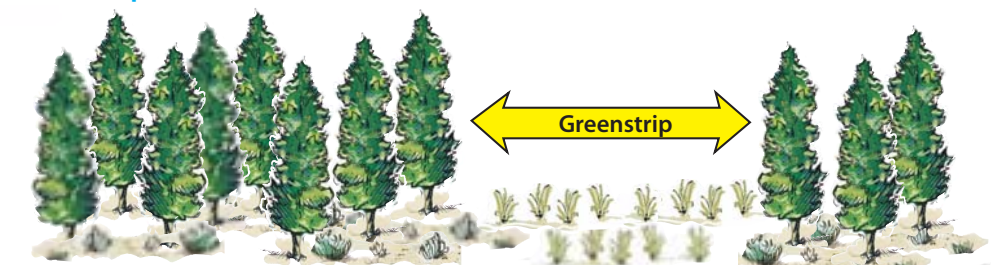
# Community Protection



**Safe Area:** A safe area is a designated location within a community where people can go to wait out the wildfire. Often, safe areas are ball fields, irrigated pastures, parks and parking lots.

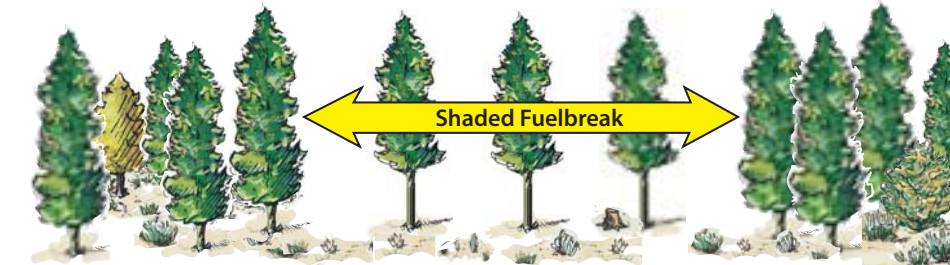
**Fuelbreak:** A fuelbreak is a strip of land where highly flammable vegetation is removed to reduce the wildfire threat. Fuelbreaks change fire behavior by slowing it down, reducing the length of flames and preventing the fire from reaching tree canopies. Fuelbreaks can improve the success of fire retardant dropped from the air, provide a safer area for firefighters to operate and allow for easier creation of firelines (a strip of bare ground established during a wildfire). **Shaded** and **greenstrip** are types of fuelbreaks. Community fuelbreaks are most effective when integrated with the defensible space of adjacent homes. Rock outcrops, rivers and meadows are examples of existing fuelbreaks; they also can be developed and maintained by residents.

Greenstrip



A greenstrip is a type of fuelbreak planted with less flammable vegetation.

Shaded Fuelbreak



A shaded fuelbreak is created on forested lands when trees are thinned, tree canopies raised by removing lower branches and the understory vegetation managed to reduce the fire threat.



# Access

**Address:** The home's address should be readily visible from the street. The address sign should be made of reflective, noncombustible material with characters at least 4 inches high.

**Gated Driveways:** Electronically operated driveway gates require key access for local fire departments and districts.

**Turnarounds:** Homes located at the end of long driveways or dead-end roads should have turnaround areas suitable for large fire equipment. Turnarounds can be a cul-de-sac with at least a 45-foot radius or a location suitable for a 3-point turn.

**Driveway Clearance:** Remove flammable vegetation extending at least 3 feet from both sides of the driveway. Overhead obstructions (overhanging branches and power lines) should be removed or raised to provide at least a 15-foot vertical clearance.

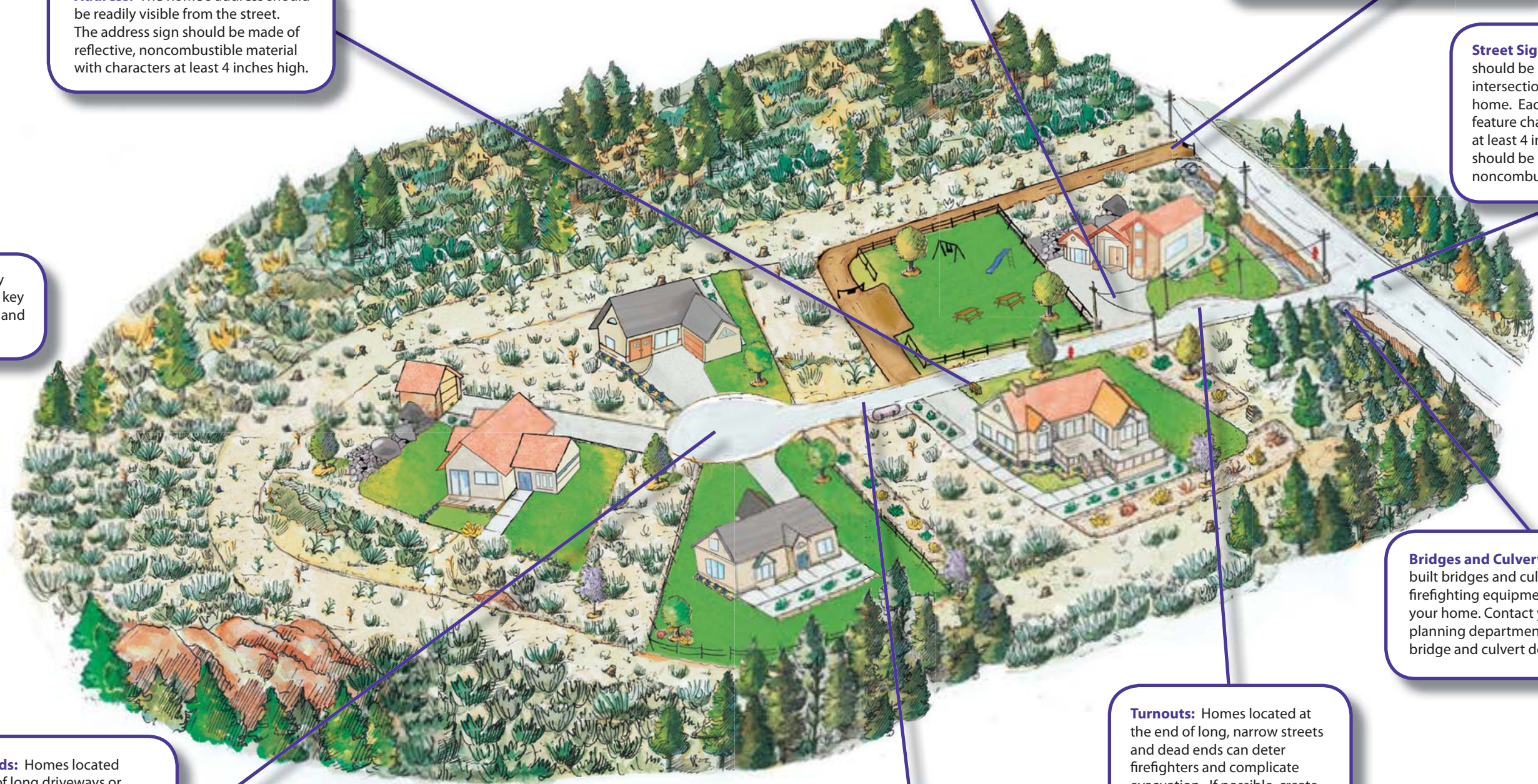
**Secondary Road:** When communities only have one way in and out, evacuation of residents while emergency responders are arriving can result in traffic congestion and potentially dangerous driving conditions. A second access road, even one only used for emergency purposes, can improve traffic flow during a wildfire and provide an alternate escape route.

**Street Signs:** Street signs should be posted at each intersection leading to your home. Each sign should feature characters that are at least 4 inches high and should be made of reflective, noncombustible material.

**Bridges and Culverts:** Inadequately built bridges and culverts may prevent firefighting equipment from reaching your home. Contact your county's planning department about proper bridge and culvert design for your area.

**Turnouts:** Homes located at the end of long, narrow streets and dead ends can deter firefighters and complicate evacuation. If possible, create turnouts in the driveway and access roads that will allow two-way traffic.

**Road Width and Grade:** Roads should be at least 20 feet wide and long driveways should be at least 12 feet wide with a steepness grade of less than 12 percent.





# Defensible Space

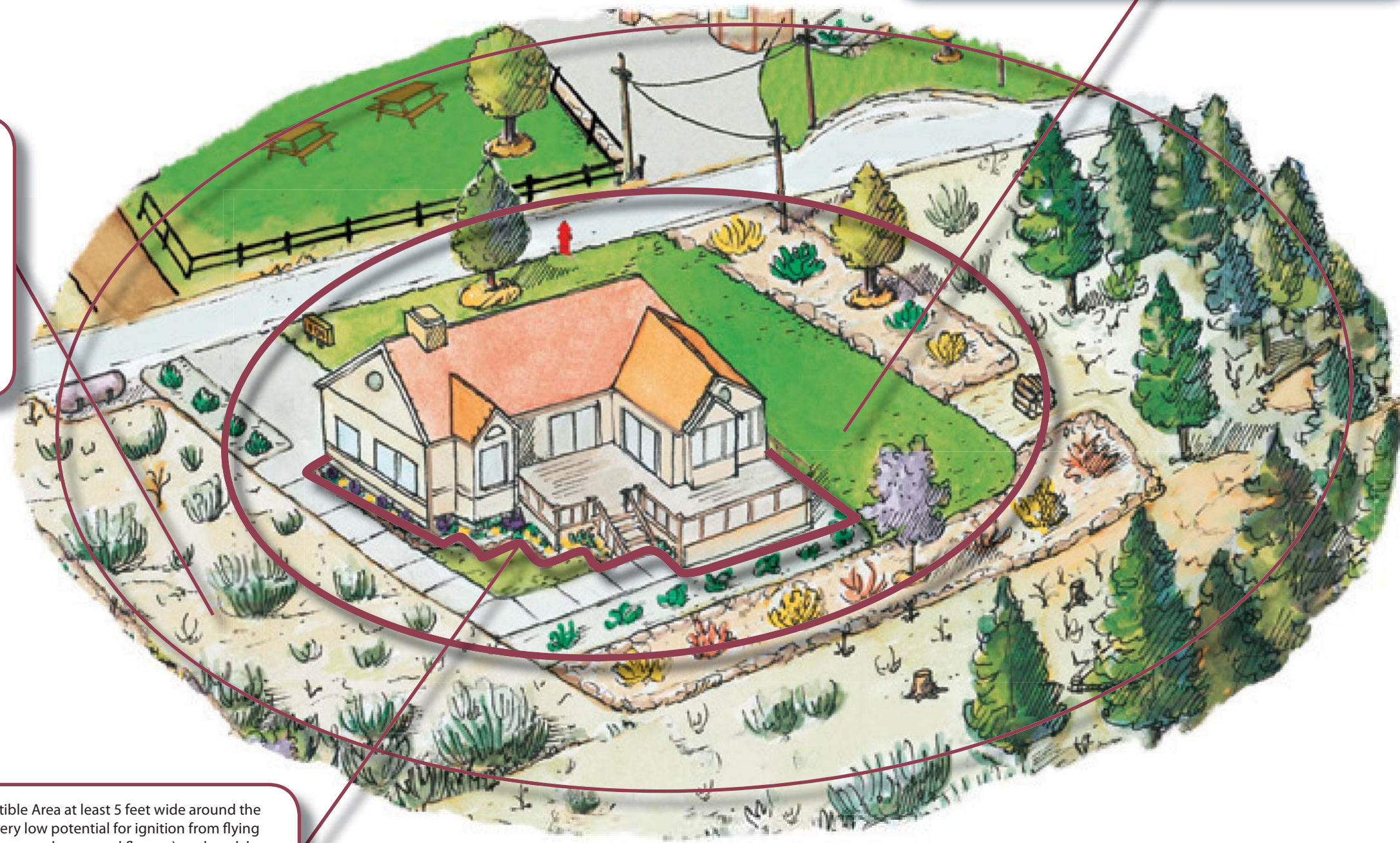
**Wildland Fuel Reduction Area:** This area usually lies beyond the residential landscape area and is where ponderosa pines, Gambel oak, yucca and other native plants grow.

Within this area:

- Remove all dead vegetation (dead shrubs, dried grass and fallen branches).
- Thin out thick shrubs and trees to create a separation between them.
- Remove ladder fuels by cutting low tree branches, and removing or pruning any shrubs under the tree.

**Noncombustible Area:** Create a Noncombustible Area at least 5 feet wide around the base of your home. This area needs to have a very low potential for ignition from flying embers. Use irrigated herbaceous plants (lawn, ground cover and flowers), rock mulches, or hard surfaces (concrete, brick and pavers) in this area. Keep it free of woodpiles, wood mulches, dead plants, dried leaves and needles, flammable shrubs (fytzer and juniper) and debris.

**Lean, Clean and Green Area:** For a distance of at least 30 feet from the home, there should be a Lean, Clean and Green Area. Lean indicates that only a small amount of flammable vegetation, if any, is present within 30 feet of the house. Clean means there is no accumulation of dead vegetation or flammable debris within the area. Green denotes that plants located within this area are kept healthy, green and irrigated during fire season. For most homeowners, the Lean, Clean and Green Area is the residential landscape. This area often has irrigation, contains ornamental plants and is routinely maintained.



See page 12, [Five Steps to Creating an Effective Defensible Space](#)



# Built Environment

**Eaves:** Embers can accumulate under open eaves and enter the attic through gaps in construction materials. Covering the underside of the eaves with a soffit, or boxing in the eaves, reduces the ember threat. Enclose eaves with fiber cement board or 5/8-inch-thick, high-grade plywood. If enclosing eaves is not possible, fill gaps under open eaves with caulk.

**Exterior Siding:** Wood products (boards, panels and shingles) are common siding materials. However, they are combustible and not good choices for fire-prone areas. Noncombustible siding materials (stucco, brick, cement board and steel) are better choices. If using noncombustible siding materials is not feasible, keep siding in good condition and replace materials in poor condition.

**Windows and Skylights:** Windows are one of the weakest parts of a home and usually break before the structure ignites. A broken window allows burning embers and heat to enter the home, which may lead to internal ignition. Single-pane windows and large windows are particularly vulnerable. In high fire-hazard areas, install windows that are at least double-glazed and that utilize tempered glass for the exterior pane. The type of window frame (wood, aluminum or vinyl) is not as critical. However, vinyl frames should have metal reinforcements. Keep skylights free of pine needles, leaves and other debris, and remove overhanging branches. If skylights are placed on steep pitched roofs that face large amounts of nearby fuels (a mature pine tree or another house), consider using flat ones constructed of double-pane glass.

**Vents:** Attic, eave and foundation vents are potential entry points for embers. All vent openings should be covered with 1/8-inch or smaller wire mesh. Another option is to install ember-resistant vents. Do not permanently cover vents, as they play a critical role in preventing wood rot.

**Rain Gutters:** Rain gutters trap flying embers. Always keep rain gutters free of leaves, needles and debris. Check and clean them several times during fire season.

**Chimneys:** Chimney and stovepipe openings should be screened with an approved spark arrestor cap.

**Roof:** Homes with wood-shake or shingle roofs are much more likely to be destroyed during a wildfire than homes with fire-resistant roofs. Consider replacing wood-shake or shingle roofs with a Class-A fire-resistant type (composition, metal or tile). Openings in roofing materials, such as the open ends of barrel tiles, should be plugged to prevent ember entry and debris accumulation. Regardless of the type of roof, keep it free of fallen leaves, needles and branches.

**Firewood:** Firewood stacks should be located at least 30 feet from the home. If the stacks are stored uphill from the house, make sure that burning firewood cannot roll downhill and ignite the home. Consider using an ember-resistant firewood cover.

**Decks:** Decks using wood and wood-plastic materials are often combustible. Keep all deck materials in good condition. As an option, consider using fire-resistant-rated materials. Routinely remove combustible debris (pine needles, leaves, twigs and weeds) from the gaps between deck boards and under the deck. Enclosing the sides of the deck may reduce this type of maintenance. Do not store combustible materials under the deck.

**Flammable Items:** Keep the porch, deck and other areas of the home free of easily combustible materials (baskets, dried flower arrangements, newspapers, pine needles and debris).



# 5 Steps to Creating an Effective Defensible Space

The term defensible space refers to the area between a house and an oncoming wildfire where the vegetation has been managed to reduce the wildfire threat and allow firefighters to defend the house safely. In the event that firefighters are not available, defensible space also improves the likelihood of a home surviving without assistance.

Unfortunately, when some homeowners hear the term defensible space, they envision a large expanse of bare ground surrounding their home. While bare ground is certainly effective at increasing home survivability, it can detract from the home's aesthetics and contribute to soil erosion. It is also unnecessary.

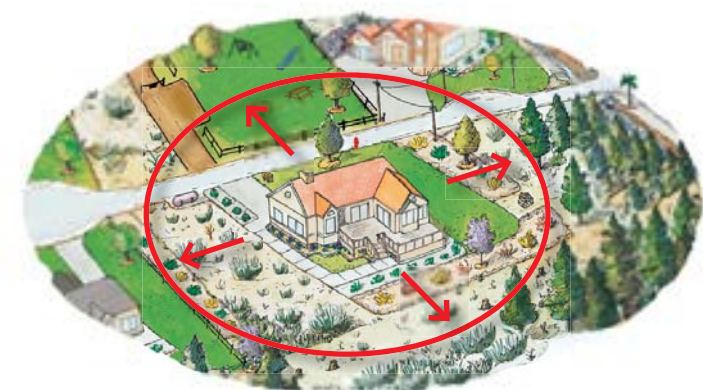


## Step One

The size of the defensible space is usually expressed as a distance extending outward from the house in all directions. The recommended distance is not the same for every home. It varies depending on the dominant vegetation surrounding the home and steepness of slope. Use the Recommended Defensible Space Distance table to determine the right space for your home.

Once the recommended distance for defensible space is known, mark it by tying strips of cloth or flagging to shrubs. This becomes the Defensible Space Zone.

If the Defensible Space Zone exceeds your property boundaries, seek permission from adjacent landowners before doing work on their property. It is important to note that the effectiveness of the Defensible Space Zone improves when entire neighborhoods implement defensible space practices.



Defensible space distance is measured from the base of the house, extending outward.



A homeowner can have both an effective defensible space and an attractive landscape.



## Step Two

Within the recommended Defensible Space Zone, remove:

- Dead and dying trees.
- Dead native and ornamental shrubs.
- Dead branches.
- Dead leaves, needles and twigs that are still attached to plants, draped on live plants or lying on the ground within 30 feet of the house.
- Dried grass, weeds and flowers.
- All junipers amd fitzers.

RECOMMENDED DEFENSIBLE SPACE DISTANCE			
	Flat To Gently Sloping 0-20%	Moderately Steep 21-40%	Very Steep +40%
Grass Dry grass and weeds	30 feet	100 feet	100 feet
Shrubs and Woodland Sagebrush, Gambel oak and juniper	100 feet	200 feet	200 feet
Trees Ponderosa pine If there's a substantial shrub understory, use those values stated above.	100 feet	100 feet	200 feet

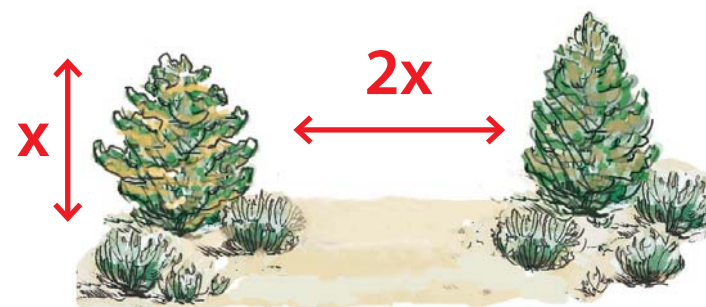


## Step Three

Within the Defensible Space Zone, native trees and shrubs, (ponderosa pine and Gambel oak) should not occur in dense stands. Dense stands of trees and shrubs pose a significant wildfire threat. Thin dense tree and shrub stands to create more space between them.

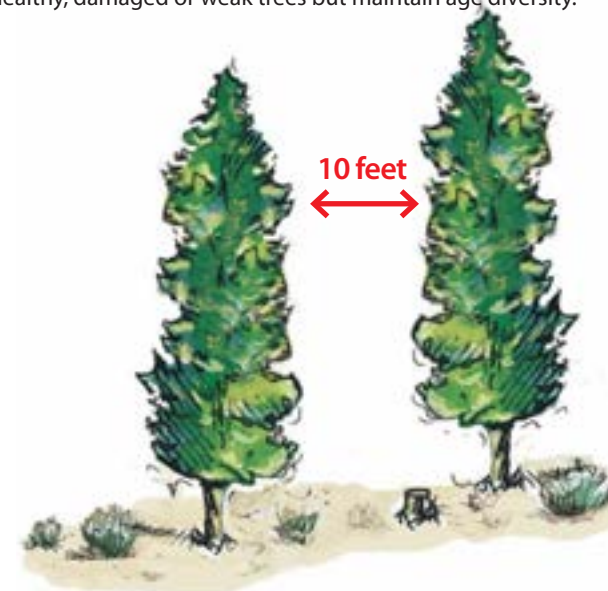
### Gambel oak and Juniper

On flat to gently sloping terrain, individual shrubs or small clumps of shrubs within the Defensible Space Zone should be separated from one another by at least twice the height of the average shrub. For homes located on steeper slopes, the separation distance should be greater. For example, if the typical shrub height is 2 feet, then there should be a separation between shrub branches of at least 4 feet. Remove shrubs or prune to reduce their height and/or diameter. In most instances, removing junipers is the preferred approach.



### Ponderosa pine

On flat to gently sloping terrain, ponderosa pine should be thinned to provide an average separation between canopies of at least 10 feet. For homes located on steeper slopes, the separation distance should be greater. When selecting trees for removal, consider cutting unhealthy, damaged or weak trees but maintain age diversity.

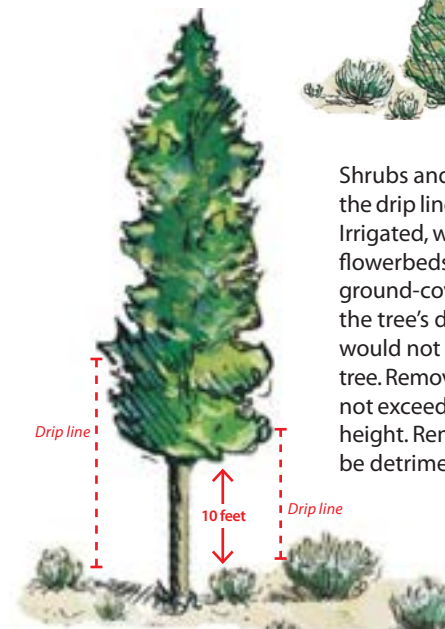


Dense Gambel oak poses a high fire threat.



## Step Four

Vegetation that can carry a fire from low-growing plants to taller plants is called ladder fuel. Lower tree branches should be removed to a height of at least 8 feet.



Shrubs and trees growing under the drip line should also be removed. Irrigated, well-maintained lawns and flowerbeds, as well as low-growing ground-covers can be present under the tree's drip line as long as they would not allow a fire to ignite the tree. Removal of tree branches should not exceed one third of the total tree height. Removing more than this can be detrimental to tree health.



Remove ladder fuels to a height of 10 feet.





## Step Five

There are two goals for the Lean, Clean and Green Area. The first goal is to eliminate easily ignitable fuels near the house. This task will help prevent embers from starting a fire in your yard. The second goal is to keep fire intensity low if it does ignite near the house.

Proper management of the fuels near the house will prevent a fire from generating enough heat to ignite the home.

For most homeowners, the Lean, Clean and Green Area is also the residential landscape. This area often has irrigation, is planted with ornamental vegetation and is regularly maintained.

## Lean, Clean and Green Area Tips

- Remove most or all flammable wildland plants, including rabbitbrush, cheatgrass, Gambel oak and juniper. If you wish to retain a few of these as specimen plants, make sure they are free of dead wood and leaves, pruned to reduce the amount of fuel and separated from adjacent brush fields.
- Select less flammable plants for the home landscape. Some rules of thumb in selecting landscape plants for the Lean, Clean and Green Area are:
  - Shorter plants, less than 2-feet tall, are better choices than taller plants.
  - Green, herbaceous plants (grass and non-woody flowers) are better choices than shrubs and trees.
  - Deciduous shrubs and trees are better choices than evergreen types. Avoid planting juniper, mugo pine and arborvitae.
- Emphasize the use of hard surfaces (concrete, asphalt and brick). Within 30 feet of the house, do not use wood mulches in a widespread manner, and do not use rubber mulches.
- Clear all flammable vegetation from within 10 feet of the propane tank.
- Remove tree limbs that are within 10 feet of the chimney, touching the house or deck, within 6 feet of the roof or encroaching on power lines.
- Create a noncombustible area at least 5-feet wide around the base of the house. Emphasize the use of irrigated herbaceous plants, (lawn, ground covers and flowers). Also use rock mulches and hard surfaces.



**Miracle House?:** This home survived northern California's Forty-niner Fire and has been referred to as the "Miracle House." That title, however, is misleading. This home survived because the homeowner was proactive and created a Lean, Clean, and Green Area, had a fire-resistant roof, and provided good access. It was designed and maintained to survive a wildfire.

## Maintenance

Maintaining a defensible space is an ongoing activity. Plants grow back and flammable vegetation needs to be removed routinely and disposed of properly. Before each fire season, re-evaluate your property using the previous five steps and implement the necessary defensible space recommendations.



Remove flammable vegetation and dispose of properly.



### Little Green Gas Cans

Firefighters often refer to ornamental junipers as little green gas cans. During a wildfire involving homes, embers can smolder undetected under ornamental junipers. The junipers can then ignite and burn intensely after firefighters have left the area. Planting ornamental junipers next to your house is never a good idea. Keep these little green gas cans at least 30 feet from the house or replace them with low-growing deciduous shrubs, herbaceous flowers, rock mulches and hard surfaces.

# Evacuation

## Preparation

A key component of the FAC concept is residents who know how to evacuate safely and effectively. Successful community evacuation requires preparation and practice. The following checklists provide recommendations concerning proper evacuation preparation.

### Elements of Family Emergency Planning and Preparation

- Meet with household members. Explain dangers to children, and work as a team to prepare your family for emergencies.
- Discuss what to do about power outages and personal injuries.
- Post emergency phone numbers near phones.
- Learn how to turn off the water, gas (see inset) and electricity at your home.
- Select a safe meeting point. During an emergency, you may become separated from family members.
- Choose an out-of-town contact because it is often easier to make a long-distance phone call than a local call from a disaster area. Everyone must know the contact's phone number.
- Complete a family communications plan. Your plan should include contact information for family members, work and school.
- Teach children how to make long-distance phone calls.
- Complete an inventory of home contents and photograph/videotape the house and landscape. Place files in your to-go bag (see page 16). A second copy of these files should be stored in a location away from your community.
- Identify escape routes and safe places. In a fire or other emergency, you may need to evacuate quickly. Be sure everyone in your family knows the best escape routes out of your home and where safe places are in your home for each type of disaster. Draw an escape plan with your family highlighting two routes out of each room.
- Prepare EVACUATED sign and if you have an emergency water source (pool, pond or hot tub), a WATER SOURCE HERE sign. Select a site to post signs where they will be clearly visible from the street.



A family emergency plan is essential in the evacuation process. Practicing that plan is equally essential.



### How to Shut Off the Gas Supply

Attach a wrench to the gas meter with a wire so it is readily accessible in the event of an emergency. Use the wrench to turn the valve until it is perpendicular to the pipe. Be aware that once your gas is turned off, all your pilot lights will need to be relit. It is advisable to contact your gas provider when you are ready to turn on the gas supply.

### IMPORTANT UTILITY CONTACT INFORMATION

Company Name	Phone Number

For additional evacuation resources, visit [www.southmetro.org](http://www.southmetro.org) for a copy of our Ready-Set-Go brochure, [ReadyColorado.gov](http://ReadyColorado.gov), [www.firewise.org](http://www.firewise.org) or your county's office of emergency management website. Other resources include the Pikes Peak Wildfire Prevention Partners, Fire & Life Safety Educators of Colorado and Colorado State Forest Service.



**To-Go Bag and Disaster Supplies Kit**

Prepare for at least three days, but preferably seven days. The best time to assemble a to-go bag and disaster supplies kit is well before you need them. Most of these items are already in your home and stocking up on emergency supplies now can add to your family’s safety and comfort during and after a disaster.

**Essentials for a Disaster Supplies Kit**

If you anticipate an extended evacuation at an emergency shelter or your family is returning to a home without functioning electricity and water, these items will prove helpful:

- ❑ One gallon of water per person, per day stored in unbreakable containers and labeled with the storage date. Replace every six months.
- ❑ Supply of non-perishable packaged or canned foods with a hand-operated can opener.
- ❑ Anti-bacterial hand wipes or gel.
- ❑ First aid kit, including a first aid book.
- ❑ At least one blanket or sleeping bag per person.
- ❑ ABC-type fire extinguisher.
- ❑ Special items for infants, elderly or disabled family members.
- ❑ Large plastic trash bags, tarps and rain ponchos.
- ❑ A large trash can.
- ❑ Bar soap, liquid detergent and household bleach.
- ❑ Rubber gloves and duct tape.



**Preparing Pets and Livestock for Evacuation**

Plan to take your animals with you. Never turn them loose. Animals may not be allowed inside human emergency shelters. Contact your county’s animal services department for advice on animal evacuation.

- ❑ Make sure dogs and cats wear properly fitted collars with identification, vaccination, microchip and license tags.
- ❑ Your pet evacuation plan should include routes, transportation needs and host sites. Share this plan with trusted neighbors in your absence.
- ❑ Exchange veterinary information with neighbors and file a permission slip with the veterinarian authorizing emergency care for your animals if you cannot be located.
- ❑ Make sure all vehicles, trailers and pet carriers needed for evacuation are serviced and ready to be used.
- ❑ Assemble a pet to-go bag with a supply of food, non-spill food and water bowls, cat litter and box and a restraint (chain, leash or harness). Additional items to include are newspaper and paper towels, plastic bags, permanent marker, bleach/disinfectant solution and water buckets.

**Essentials for a To-Go Bag**

The to-go bag should be easily accessible and filled with items needed to help you quickly and safely evacuate your home. When a wildfire is approaching, you may only have enough time to retrieve this bag.

- ❑ Clothing and personal toiletries.
- ❑ Inventory of home contents and photographs/videotape of the house and landscape. Contact your insurance agent for an inventory checklist.
- ❑ Flashlight, portable radio tuned to an emergency radio station and extra batteries. Change batteries annually.
- ❑ Extra set of car and house keys.
- ❑ Extra pair of eyeglasses.
- ❑ Contact information for family, friends and physicians.
- ❑ Copy of this publication and Ready-Set-Go.



**How to Address the Special Needs of Vulnerable Populations during an Evacuation**

During a disaster, it is essential that individuals with special needs, including the elderly, people with medical problems and people with disabilities, receive proper care.

- ❑ If the family member is dependent upon medications, equipment or has special dietary needs, plan to bring those items with you. Bring documentation about insurance and medical conditions.
- ❑ Transportation available to the general public during an emergency evacuation may not be suitable for family members with special needs. Plan ahead for their transportation.
- ❑ Many special needs populations are easily upset and stressed by sudden and frightening changes. Your plans should ensure that a caregiver or trusted family member is able to stay with them at all times during an evacuation.



**Notification**

No single method of communication is failsafe during an emergency, so regional public safety officials use a combination of several methods to keep the public informed during an emergency.

- ❑ Local agency public information officers can prepare and distribute press releases for broadcast by local media outlets.
- ❑ Emergency managers can initiate the Emergency Alert System, which interrupts local radio and television broadcasts with important information.
- ❑ Public safety officials can directly broadcast messages over government cable channels.
- ❑ First responders and credentialed volunteers can go door-to-door to alert citizens.
- ❑ If applicable, the local emergency notification system can be used to automatically call affected residents.
- ❑ Emergency response and government agencies can utilize social media to connect with citizens

There is no guarantee that every citizen will be contacted, but these methods allow regional officials to notify large sections of the local population quickly. As another option, consider establishing an emergency phone tree in your neighborhood.

**In an emergency tune to these local stations:**

\_\_\_\_\_

**You Have Prepared Your Family for an Emergency Evacuation When You Have:**

- ❑ Made a Family Emergency Plan.
- ❑ Registered with your local emergency notification system if this service is available in your area
- ❑ Registered with your phone tree captain, if one has been established in your community.
- ❑ Attended an evacuation drill and practiced two of the recommended evacuation routes out of the community.
- ❑ Arranged for transportation out of the affected area if you do not drive.
- ❑ Familiarized yourself and your family with the location of local evacuation centers.
- ❑ Designated a safe meeting place and contact person for you and your family members.
- ❑ Assembled a family to-go bag, a disaster supplies kit and a pet to-go bag.
- ❑ Inventoried home contents and videotaped/photographed property and placed in to-go bag.
- ❑ Reviewed the animal/livestock evacuation recommendations and assembled supplies needed for their care in a pet to-go bag.
- ❑ Reviewed the supplemental fire-preparedness information available at [www.southmetro.org](http://www.southmetro.org)
- ❑ Prepared EVACUATED and WATER SOURCE HERE signage.



**Emergency Notification System**

Most of Colorado’s counties, including Arapahoe and Douglas, employ emergency notification systems capable of calling telephones and sending emails and text messages to a particular area, providing a prepared message during an emergency. However, you may not receive the message if the electricity fails, if you are not at home when an emergency occurs, or if your contact information is not included in the notification system database.

These emergency communication systems may allow you to enter multiple forms of contact information (unlisted home number, cell phone, work phone and email address) into the database. Check with your county’s emergency management department or sheriff’s department to register for alerts or update your emergency contact information.





## If You Cannot Leave

- ❑ If you are unable to evacuate, stay in your home during the fire. It will be much hotter and more dangerous on the outside.
- ❑ Call 911 for assistance.
- ❑ Turn on all exterior lights.
- ❑ Stay away from windows and move to an interior room or hallway.
- ❑ Do not attempt to leave until after the fire has passed and you can safely leave.
- ❑ Check for small fires inside the house and extinguish them.
- ❑ Drink plenty of water.
- ❑ Make sure you can exit the house if it catches fire.
- ❑ Fill sinks and tubs with water.
- ❑ Place wet rags under doors and other openings to prevent entry of embers and smoke.
- ❑ Once the fire front has passed, check your flowerbeds, roof, rain gutters, attic and crawl space for fires or burning embers and extinguish them.

## If You Cannot Evacuate Your Animals

- ❑ Bring small animals indoors. Do not leave pets tethered outdoors.
- ❑ Leave only dry food in non-spill containers. Do not leave treats or vitamins.
- ❑ Depending on your pet's needs, leave water in bathtubs, sinks or nonspill containers.
- ❑ Do not confine mixed species of pets, such as cats, dogs, hamsters and birds in the same room even if they normally get along.
- ❑ Move livestock and horses to a safe area, such as a recently grazed or mown pasture, riding arena or irrigated pasture. Never release them onto streets and roads. Provide enough feed and water for at least 48 hours.
- ❑ Notify fire agency personnel of livestock on pasture or rangeland to coordinate evacuation.
- ❑ Notify your county's animal services department about animals you could not evacuate.

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For more information, contact [www.southmetro.org](http://www.southmetro.org) or 720-989-2000.

Agencies wishing to create a customized version of this publication may register at [www.livingwithfire.info](http://www.livingwithfire.info) to receive a master CD.

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### Our Mission

South Metro Fire Rescue Authority strives to partner with our communities to provide the best protection of lives and property while wisely managing resources. We are committed to the highest level of professionalism, always striving to do what is right in a fair, honest, compassionate, courageous and humble manner.

**SOUTH METRO FIRE RESCUE AUTHORITY**  
**FireWise Education Groundcover Species List**

Elevations between 5,300 and 7,000 feet

<b>Common Name</b>	<b>Latin Name</b>	<b>Watering</b>	<b>Lighting</b>	<b>Bloom Month</b>
Creeping grape holly	<i>Mahonia repens</i>	Low	Shade	March-May
Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Medium	Either	N/A
Mat penstemon	<i>Penstemon caespitosus</i>	Low	Sun	June
Mouse ear chickweed	<i>Cerastium strictum</i>	Medium	Partly Shaded	May-June
Northern bedstraw	<i>Galium boreale</i>	Medium	Shade	May-June
Pinemat manzanita	<i>Arctostaphylos nevadensis</i>	Medium	Partly Shaded	N/A
Rosy pussytoes	<i>Antennaria rosea</i>	Medium	Partly Shaded	June
Small-leaf pussytoes	<i>Antennaria parvifolia</i>	Medium	Partly Shaded	June



## **SOUTH METRO FIRE RESCUE AUTHORITY**

### **FireWise Education Low Shrubs Species List**

Elevations between 5,300 and 7,000 feet

<b>Common Name</b>	<b>Latin Name</b>	<b>Watering</b>	<b>Lighting</b>	<b>Bloom Month</b>
Adam's needle	<i>Yucca filamentosa</i>	Medium	Partly Shaded	June
Antelope bitterbrush	<i>Purshia tridentata</i>	Low	Sun	June-Aug
Apache Plume	<i>Fallugia paradoxa</i>	Low	Sun	June-Oct
Banana/broad-leaf yucca	<i>Yucca baccata</i>	Very Low	Partly Shaded	June
Bog birch	<i>Betula glanulosa</i>	High	Partly Shaded	N/A
Buckbrush/Mtn. Lilac	<i>Ceanothus fendleri</i>	Medium	Sun	July
Golden currant	<i>Ribes aureum</i>	Low	Filtered	April-May
Greenleaf manzanita	<i>Arctostaphylos patula</i>	Medium	Partly Shaded	N/A
Little-leaf mockorange	<i>Philadelphus microphyllus</i>	Medium	Sun	June
Little-leaf mtn. mahogany	<i>Cercocarpus intricatus</i>	Very Low	Sun	N/A
Mountain ninebark	<i>Physocarpus monogynus</i>	Low	Sun	June
Native wild rose	<i>Rosa woodsii</i>	Medium	Partly Shaded	June-July
Ocean spray/rock spirea	<i>Holodiscus dumosus</i>	Low	Partly Shaded	June
Rabbitbrush	<i>Chrysothamnus</i> spp.	Very Low	Sun	July-Aug
Redtwig dogwood	<i>Cornus stolonifera</i>	High	Either	N/A
Shrubby cinquefoil	<i>Potentilla fruticosa</i>	Medium	Partly Shaded	May-Sept
Spanish bayonet	<i>Yucca glauca</i>	Very Low	Partly Shaded	June
True mtn. mahogany	<i>Cercocarpus montanus</i>	Low	Sun	N/A
Wax flower	<i>Jamesia americana</i>	Medium	Either	June
Western sand cherry	<i>Prunus besseyi</i>	Low	Sun	May

## SOUTH METRO FIRE RESCUE AUTHORITY

### FireWise Education Flower Species List

Elevations between 5,300 and 7,000 feet

Common Name	Latin Name	Watering	Lighting	Blooming
Aspen sunflower	<i>Helianthella quinquenervis</i>	Medium	Sun	
Black-Eyed Susan	<i>Rudbeckia hirta</i>	Medium	Sun	July-Sept
Blanket Flower	<i>Gaillardia aristata</i>	Low	Sun	July-Sept
Blue mist penstemon	<i>Penstemon virens</i>	Medium	Filtered	May-June
Broom groundsel	<i>Senecio spartioides</i>	Very Low	Sun	Sept-Oct
Colorado blue columbine	<i>Aquilegia caerulea</i>	Medium	Shade	June-July
Columbian monkshood	<i>Aconitum columbianum</i>	Medium	Sun	June-July
Common harebell	<i>Campanula rotundifolia</i>	Low	Filtered	May-Oct
Dotted gayfeather	<i>Liatris punctata</i>	Very Low	Sun	Aug-Oct
Fringed sage	<i>Artemisia frigida</i>	Low	Sun	N/A
Germander penstemon	<i>Penstemon teucrioides</i>	Low	Sun	June-July
Geyer onion	<i>Allium geeyeri</i>	Low	Partly Shaded	June
Leafy potentilla	<i>Potentilla fissa</i>	Medium	Filtered	
Mariposa lily	<i>Calochortus gunnisonii</i>	Medium	Sun	July-Aug
Missouri iris	<i>Iris missouriensis</i>	Medium	Sun	May
Narrow-leaf chiming bells	<i>Mertensia lanceolata</i>	Medium	Filtered	May-June
Native beebalm	<i>Monarda fistulosa</i>	Medium	Filtered	July-Oct
Native yarrow	<i>Achillea lanulosa</i>	Low	Partly Shaded	July
Nodding onion	<i>Allium cernuum</i>	Low	Partly Shaded	June
Pasque flower	<i>Pulsatilla patens</i>	Medium	Filtered	March-May
Pearly everlasting	<i>Anaphalis margaritacea</i>	Low	Sun	August
Porter aster	<i>Aster porteri</i>	Low	Sun	Aug-Sept
Prairie coneflower	<i>Ratibada columnifera</i>	Low	Sun	July-Sept
Prairie sage	<i>Artemisia ludoviciana</i>	Low	Sun	N/A
Purple Coneflower	<i>Echinacea purpurea</i>	Low	Sun	July-Aug
Sand lily	<i>Leucocrinum montanum</i>	Low	Sun	May
Scarlet gilia	<i>Ipomopsis aggregata</i>	Medium	Filtered	June-Aug
Skullcap	<i>Scutellaria brittonii</i>	Medium	Filtered	Aug-Sept
Small sunflower	<i>Helianthus pumilus</i>	Medium	Sun	June-July
Smooth aster	<i>Aster laevis</i>	Low	Partly Shaded	Aug-Sept
Smooth goldenrod	<i>Solidago missouriensis</i>	Low	Sun	July-Aug
Spreading golden banner	<i>Thermopsis divaricarpa</i>	Medium	Filtered	May
Spring beauty	<i>Claytonia lanceolata</i>	Medium	Shade	March-April
Sulphur flower	<i>Eriogonum umbellatum</i>	Medium	Filtered	June-July
Western spiderwort	<i>Tradescantia occidentalis</i>	Medium	Filtered	June-Aug
Western wallflower	<i>Erysimum asperum</i>	Medium	Filtered	June-July
Wh. Stemless ev. primrose	<i>Oenothera caespitosa</i>	Low	Sun	June-Aug
Whiplash daisy	<i>Erigeron flagellaris</i>	Low	Sun	June-July
Wild blue flax	<i>Linum lewisii</i>	Low	Filtered	May-Sept
Wild geranium	<i>Geranium caespitosum</i>	Medium	Filtered	May-Oct
Yellow columbine	<i>Aquilegia chrysantha</i>	Low	Filtered	June-Aug
Yellow stonecrop	<i>Sedum lanceolatum</i>	Medium	Filtered	July-Aug



# My READY Pets Important Info

Keep this form in your family  
preparedness kit.



## Emergency Contacts

Veterinarian.....  
Animal Control.....  
Owner's Cell Phone.....  
Owner's Work Phone.....  
.....



## Evacuation Plan Details

1.....  
2.....  
3.....  
4.....



## Pet Shelter Options

Local Animal Shelter.....  
Friends & Family.....  
Pet Friendly Hotels.....  
.....  
.....



## Neighbors & Friends with Pet Care Permission

.....  
.....  
.....



## Out of Town Contact with Pet Information

Name.....  
Phone.....  
E-mail.....  
Relationship.....

## For more information

**American Red Cross Mile-High Chapter**  
[prepareColorado.org](http://prepareColorado.org)

**American Veterinary Medical Association**  
[avma.org/disaster/default.asp](http://avma.org/disaster/default.asp)

**Animal Emergency Management Program**  
[cvmf.org/aemp](http://cvmf.org/aemp)

**Colorado Division of Animal Industry**  
[colorado.gov/ag/animals](http://colorado.gov/ag/animals)

**Colorado Veterinary Medical Foundation**  
[cvmf.org](http://cvmf.org)

**CSU Extension**  
[coloradodisasterhelp.colostate.edu](http://coloradodisasterhelp.colostate.edu)

**Dept. of Homeland Security Pet Preparedness**  
[ready.gov/america/getakit/pets.html](http://ready.gov/america/getakit/pets.html)

**Pet Friendly Hotels**  
[petswelcome.com](http://petswelcome.com)

**The Extension Disaster Education Network**  
[eden.lsu.edu](http://eden.lsu.edu)



**READYColorado**

*Make a Plan. Make a Difference.*  
[readycolorado.com](http://readycolorado.com)



**American  
Red Cross**  
Mile High Chapter  
[denver-redcross.org](http://denver-redcross.org)



Governor's Office  
of Homeland Security  
[colorado.gov/homelandsecurity](http://colorado.gov/homelandsecurity)



A program of the  
Colorado Veterinary Medical Foundation  
[cvmf.org/aemp](http://cvmf.org/aemp)



[citizencorps.gov](http://citizencorps.gov)

[readycolorado.com](http://readycolorado.com)

# Plan for PETS

in Advance of  
an Emergency

Animals need emergency  
supplies too. Make a  
plan for evacuating and  
taking care of pets in the  
event of a disaster.



**READYColorado**

*Make a Plan. Make a Difference.*

[readycolorado.com](http://readycolorado.com)

# Questions & Answers About READY Pets

You should always plan to evacuate with your pets. Pack a kit to sustain yourself, family members and pets for at least 72 hours, and remember to rotate kit stock often.

## Why is it important to have a plan for both people and pets?

Pet owners have additional challenges when an evacuation is required, and share a natural instinct to not leave pets behind. Personal, community and state plans to support animal evacuation and sheltering are essential in protecting both people and pets.

## Who is responsible for your pets?

You are the person responsible for your pets.

## Where can I take pets if I'm evacuated?

Make a list of friends and family who would be willing to take your pets on a temporary basis. Other locations include veterinary hospitals, boarding kennels and public evacuation shelters. Some hotels allow pets ([www.petswelcome.com](http://www.petswelcome.com)).

## Can my pet stay with me if I go to a public evacuation shelter?

Pet owners should evacuate with their animals whenever possible. Many communities are working on plans to co-locate temporary emergency animal shelters near public evacuation shelters. This means that in some cases, depending on resource availability, animals would be staying near their owners, but not sharing the same space. Owners may be expected to help care for their animals at such shelters. Depending on circumstances, it may be more feasible for the community to shelter pets at local animal facilities, such as animal shelters, kennels or veterinary hospitals.

## What if I have a service animal?

Service animals are animals that provide assistance for a medical disability. They are not considered to be pets and will be allowed to stay with their owners.

## What if I'm not at home when my area is evacuated?

- Create a "buddy plan" with nearby relatives, friends or neighbors to help each other with animal evacuation. Make sure your "buddy" has written permission to care for your animals and access to your pet emergency kit and kennels.
- If you need assistance with pet evacuation you may contact the local animal control agency or humane society to request evacuation assistance for your pets as soon as possible.

- Place a clearly visible window sticker to indicate the type and number of pets. Make sure to keep this up to date as inaccurate information could endanger fire/emergency personnel.

## How should I prepare my pets?

- Keep pets up to date on preventive healthcare.
- Keep copies of all vaccination/health records.
- Record contact information for your veterinarian.
- Identify your pets:
  - ~ Microchip implantation is an excellent way to identify pets, but make sure the chip is registered to your current address.
  - ~ Photographs of you with your pet.
  - ~ Collars or harnesses with identification tags.
- Give copies of essential identification information to someone out of the area.

## How should I transport my pets?

Have one airline kennel or cage per pet. Mark the kennel with your name, address, phone and an alternate contact. Make sure kennels are large enough to allow your pet to stand up and turn around, and to accommodate the pet and food and water bowls. Familiarize your pets with sleeping in the kennel/cage. Kennels for cats should be large enough to accommodate a small litter box. Pillow cases will work for transporting cats in an emergency.

## What if I have pets other than dogs and cats?

Pets such as rabbits, rodents, ferrets, hedgehogs, birds, reptiles, amphibians, fish and others will have specific needs. Make sure you have appropriate travel cages, bedding, special foods, along with environmental controls for those pets needing special heat and humidity conditions.



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# READY Pets CHECKLIST



- ☐ **Pet food and water for at least three days**
- ☐ **Can opener, spoons**
- ☐ **Treats**
- ☐ **Medications**
- ☐ **Copies of up-to-date vaccination records**
- ☐ **Collars with tags and/or microchip information**
- ☐ **Photos of you with your pet (both digital and paper)**
- ☐ **Current sticker on house window with pet list for fire/emergency personnel**
- ☐ **Bowls**
- ☐ **Cat litter and litter pan**
- ☐ **Poop scooper**
- ☐ **Pet first aid kit**
- ☐ **Bedding**
- ☐ **Toys**
- ☐ **Leashes or harnesses**
- ☐ **Muzzle** (if needed)
- ☐ **Leather gloves and towels** (for handling upset pets)
- ☐ **Grooming supplies**
- ☐ **Paper towels, plastic trash bags and a bottle of spray cleaner/disinfectant**
- ☐ **Alcohol based hand sanitizer**
- ☐ **List of important animal emergency contacts** (animal control, animal shelter, veterinarians, etc.)
- ☐ **Other** (add your unique items to the list)

