

COMMUNITY WILDFIRE PROTECTION PLAN

FOR THE UPLANDS IN THE TOWN OF ESTES PARK

**Sources for information, 1-CSFS, 2-Estes Valley Fire Protection District., 3-Town of Estes Park, 4. The Uplands HOA*

BACKGROUND AND HISTORY	
	<i>Instructions/Participation Process: Pull together a small working group of knowledgeable people, including property owners, CSFS, local government, and the local fire chief.</i>
1.	<p>Provide the name, location, township and range, and general elevation of the local community.</p> <p>The Uplands subdivision is located in the east-southeastern portion of Estes Park in Larimer County, Colorado. It contains about 160 acres in the NW ¼ of Section 6, Township 4 N, Range 72 W and 6th Principal Meridian. It consists of 42 private lots- most with homes – and six community outlots. Fish Creek Road borders the property to the west. Slopes increase to the east toward Kruger Rock. The eastern portion (Outlot D) borders the Roosevelt National Forest. Aspect across the Uplands subdivision is westerly but ranges from north facing to south facing. Slopes range from a minimum of 20% to a maximum of over 100%. Slopes average 30% in the western developed portion of the subdivision and average 40% in the large eastern undeveloped lots (Outlot D and Lot 42). Elevations range from 8500 feet in the eastern portion of the Uplands subdivision to 7600 feet in the northwestern portion. There are three main drainages that occur on the property. These drainages are ephemeral streams because there is no continuous supply of water from higher elevations to these drainages. The attached map displays the topography of the Uplands subdivision.</p>
2.	<p>In the past 20 years, how many wildfires have occurred within or near your community? Percentage of lightning vs. human-caused? <i>*1,2</i></p> <p>There have been no wildfires within the Uplands subdivision within the past 20 years although there is evidence that a fire did occur here sometime before then. In 2002, the Big Elk Meadow fire approached within a few miles to the east of the Uplands subdivision and the residents were notified to prepare for an evacuation. Fortunately the weather changed and the fire was brought under control without the need for evacuation.</p>
3.	<p>Describe the characteristics (size, cause, severity) of the wildfires and their impact (evacuations, structures lost or threatened) on the community and surrounding forest. <i>*1,2</i></p> <p>There have been no wildfires within the Uplands in last 20 years, although in 2002 the Big Elk Meadow fire was on a path toward the Uplands before it was contained by weather and firefighting efforts.</p>
4.	<p>Recently, what has the community been doing to become more prepared for a wildfire event? Make a short list of the wildfire mitigation activities that property owners and others have been doing to reduce the impacts of a wildfire. <i>*2</i></p>

The Uplands HOA Board has met with Scott Dorman, Fire Chief of the Estes Valley Fire Protection District to gain his insight regarding the risk of wildfire within the Uplands subdivision. At the 2010 Annual Meeting, Sue Pinkham, Community Liaison Officer for the Estes Valley Fire Protection District presented a program on fire mitigation and actions that property owners should take to better reduce the risk of wildfire. Bob Clark, President of the Uplands HOA and Ron Harris, one of the property owners attended a seminar in 2011 sponsored by the Colorado State Forest Service on Fire Mitigation and Community Wildfire Protection Plans. The Board also approved the development of a Forest Stewardship Plan for the Uplands subdivision which was prepared by Greg Zauzen and Kyle McCatty – both employees of the Colorado State Forest Service. The plan was presented to the HOA Board on August 10, 2011, and will in turn be shared with the property owners at a meeting in October 2011. In addition to the above matters, the Uplands subdivision spent \$8088 this year in spraying for pine beetles and 41 of the 42 property owners also had many of their trees sprayed. This year for the first time we were able to persuade four property owners to treat their trees for dwarf mistletoe. These actions will reduce the risk of tree death and increased fire danger. In the spring of 2011 the HOA spent \$550 to remove beetle infested trees and at our Annual Spring Cleanup we spent \$1250 to remove slash and other debris that property owners removed from their lots and from some of the outlots as part of our fire mitigation effort.. We spent another \$650 to a Fall Cleanup. On December 3, 2011, the newly appointed Forest Stewardship Committee met for the first time to begin plans for the implementation of the Forest Stewardship Plan prepared for The Uplands by the CSFS, This plan was presented to the property owners at their Annual Meeting in November 2011 by Kyle McCatty, Forester for the CSFS. The Forest Stewardship Committee is composed of five property owners in The Uplands one of whom is a member of The Uplands HOA board. The charter of the committee is:

The Forest Stewardship Committee is charged with the responsibility of recommending to the Board of The Uplands HOA specific steps or actions that should be taken to implement the recommendations of the CSFS contained in the Forest Stewardship Plan prepared in 2011 for The Uplands. It is also both encouraged and expected to formulate any other recommendations or actions that should be taken to not only preserve and enhance our forests but to decrease the possibly of wildfire.

Included in these responsibilities are the following:

1. Develop a recommended communications plan that will facilitate the acceptance of other recommendations and actions.
2. Develop a recommended Community Wildfire Protection Plan (CWPP)
3. Develop the expertise to permit The Uplands to successfully compete for grants to help fund the implementation of any recommended plans and actions
4. Develop cost data relating to the implementation of any recommended plans and actions
5. Make recommendations to the Board on whether or not it should apply for grant monies for any individual property owner based upon whether or not it felt that their defensible space plan meets established criteria for the creation of defensible space.

THE CWPP AREA	
	<i>Instructions/Participation Process: Using the same core group, perhaps expanded by 2-3 members (USFS, BLM, CDOW or tribal) begin to draw a map of the CWPP Area---showing the external boundaries, ownership types, and fire protection coverage and gaps. Completing this section addresses the wildland-urban interface description.</i>
1.	What is the area that the CWPP will cover? *1,3,4 This Community Wildfire Protection Plan is intended to be an extension of the Town of Estes Park Community Wildfire Plan with specific applicability to the Uplands subdivision described above.
2.	What are its boundaries? *1,4 The Uplands subdivision is generally bordered on the west by Fish Creek Road, on the south by private land holdings, on the east by Roosevelt National Forest and on the north by other private land holders.
3.	Describe the amount (acres/percent) and characteristics of the private land within the WUI. *1,4 The Uplands subdivision consists of approximately 160 acres of which about half is privately owned and the other half open space which is covered by a conservation easement with Estes Valley Land Trust.
4.	Describe the amount (acres/percent) and characteristics of the public land within the WUI. *1,4 As mention above, about ½ of the land within the Uplands subdivision is open space covered by a conservation easement with the Estes Valley and Trust.
5.	Describe the fire protection for the area (fire protection district, federal land management agency, or county sheriff). *2,3,4 The Uplands subdivision was annexed by the Town of Estes Park about 10 years ago and is within the Estes Valley Fire Protection District. There are seven (7) fire hydrants along the roads that are connected to the Town of Estes Park water system. All are painted bright red for easy identification.
FIRE POLICIES AND PROGRAMS	
<i>Instructions/Participation Process: Assign a small group to determine if there are local standards or procedures at a county or HOA level that will affect the plan. List all of the relevant policies.</i>	
<hr/> <p>What federal, state, and local policies and plans will govern the CWPP? These range from the Healthy Forest Restoration Act to local Homeowner Association Covenants and standards.</p> <hr/> <p style="background-color: #e6f2ff;">The Uplands Community Wildfire Protection Plan (CWPP) has been developed in response to the Healthy Forest Restoration Act of 2003 (HFRA). This legislation established unprecedented incentives for communities to develop comprehensive wildfire protection plans in a collaborative, inclusive process. Furthermore, this legislation directs the Department of Interior and Agriculture to address local community priorities in fuel reduction treatments on both federal and non federal lands.</p>	

The HFRA emphasizes the need for federal agencies to collaborate with communities in developing hazardous fuel reduction projects and places priority on treatment areas identified by communities themselves through development of a Community Wildfire Protection Plan (CWPP). Priority areas include the wildland-urban interface (WUI), municipal watersheds, areas impacted by windthrow or insect or disease epidemics, and critical wildlife habitat that would be negatively impacted by a catastrophic wildfire. In compliance with Title 1 of the HFRA, the CWPP requires agreement among local government, local fire departments, and the state agency responsible for forest management in Colorado, the Colorado State Forest Service [District Forester]. The CWPP must also be developed in consultation with interested parties and the applicable federal agency managing the land surrounding the at-risk communities.

Consolidated County Annual Operating Plan.

The Counties, Federal land management agencies, Colorado State Forest Service and Fire Protection Districts in Northwestern Colorado operate under a Consolidated County Annual Operating Plan (AOP) for wildfire protection. This plan provides for mutual aid to assist with the management of wildfire incidents in Colorado. This plan for mutual aid provides significantly enhanced initial and extended attack capabilities through the rapid convening of fire protection resources for managing a wildfire. The Consolidated County AOP outlines standard operating procedures and the level of participation and available resources of each party under the plan.

USFS and BLM Land and Resource Management Plan/ Fire Management Plan.

The Roosevelt National Forest and Resource Management Plan and associated Fire Management Plan describe the role of fire in the native ecosystems in Colorado. These plans outline the strategies that the USFS and BLM will utilize to manage wildland fire and fuels on these federal lands in Colorado. The Roosevelt National Forest and Resource Area Fire Management Plan specifically describes objectives and strategies to manage fire and fuels on federal lands near communities within the wildland-urban interface.

This Uplands Community Wildfire Protection Plan tiers to the Town of Estes Park CWPP approved in January 2009, which in turn tiers to the Larimer County CWPP approved in June 2003 and revised in 2004, 2005, 2006, and 2009. This plan is consistent with the goals and strategies described within the Town of Estes Park CWPP and the Larimer County CWPP and provides further strategic and tactical direction specific to wildfire protection and mitigation for the Uplands community.

DESCRIPTION OF PARTNERS AND COMMITTEES	
	<i>Instructions/Participation Process: List the working group members from the community, the fire department, and any other agencies that are providing information or assistance to the forming of the CWPP.</i>
1.	Name the members of the Core Planning Group and what group or agency they represent. If appropriate, describe the chairperson or key contact, and also any smaller working groups. *4 Ron Harris – Co-Chairman of The Uplands Forest Stewardship Committee Mike Hentosh – Co-Chairman of The Uplands Forest Stewardship Committee Rich Volksdorf – Member of The Uplands Forest Stewardship Committee Leif Johnson – Member of The Uplands Forest Stewardship Committee Bob Clark – President of The Uplands HOA Scott Dorman, Fire Chief of the Estes Valley Fire Protection District Sue Pinkham, Wildland Urban Interface Coordinator Greg Zausen, Forester, Colorado State Forest Service Kyle McCatty, Forester, Colorado State Forest Service
THE PLANNING PROCESS	
	<i>Instructions/Participation Process: Briefly describe the public activities that have occurred in forming the CWPP—how the leadership reached out to the community—how the participants worked together to discuss and decide about various parts of the plan.</i>
1.	In what collaborative ways have you put the CWPP together? *4 The Board of the Uplands HOA met with Fire Chief Scott Dorman in 2010 and Sue Pinkham put on a Fire Mitigation program for the residents of the Uplands in the fall of 2010. Bob Clark met with Greg Zausen and Kyle McCatty in the spring of 2011 and entered into a service agreement for the creation of Forest Stewardship Plan for the Uplands. Bob Clark and Ron Harris attended a seminar chaired by Travis Griffin, Community Wildfire Protection Plan Coordinator for the Colorado State Forest Service in the spring of 2011. The Board of the Uplands HOA met with Greg and Kyle who walked them through the Forest Stewardship Plan for the Uplands on August 10, 2011. Bob Clark then drafted a tentative CWPP for the Uplands and he, Ron Noble and Ron Harris met with Sue Pinkham to review it, to gain her insights and input and to insure that the final plan would be consistent with the Town of Estes Park CWPP.
2.	Who did the core planning or leadership group involve? *4 Bob Clark, President of The Uplands HOA Ron Harris, Member of The Uplands Forest Stewardship Committee Scott Dorman, Fire Chief of the Estes Valley Fire Protection District Sue Pinkham, Wildland Urban Interface Coordinator Greg Zausen, Forester Colorado State Forest Service Kyle McCatty, Forester Colorado State Forest Service
3.	Describe the meetings you had (who attended, number of meetings, what you did) *4 See Section 1 above

DESCRIPTION OF THE COMMUNITY	
	<i>Instructions/Participation Process:</i> Appoint a subgroup to write a description of the community. Use a map as needed. Prepare a general profile of the characteristics that define what the community is like, how it is growing and changing, its natural and land use characteristics, economic considerations or issues and its general social make-up – for example, % of seasonal or year-round residents, renters vs owners, etc.
1.	<p>What are some of the characteristics of the community?\</p> <p>*its natural environment – trees, water and wildlife. *4</p> <hr/> <p>All of the developed properties are owner occupied. There are no rental properties and short term rentals are prohibited by the Covenants. The subdivision is heavily wooded with some meadow area. Fencing is restricted to permit the free passage of wildlife. Deer, elk, bobcats, bears, ground squirrels, chipmunks, coyotes and an occasional mountain lion are often seen throughout the subdivision. There are three major drainage areas which are seasonal.</p>
2.	<p>*the total population, number of homes, vacant lots, and how fast it is growing. *4</p> <hr/> <p>The total population of the Uplands subdivision is guessed to be about 90 people some of whom are only summer residents. The neighborhood is mature and established with the last home built in 2001, although there is a new home now that is just finished construction. Counting that home there are 34 homes with the subdivision. Of the 42 lots, eight are vacant.</p>
3.	<p>*its road system and linkages (access, adjacent properties). *1,2,3,4</p> <hr/> <p>Access to the subdivision is gained by following Fish Creek Road south about 2.1 miles from the intersection of Highway 36. There is only one access and exit available. There are about 2 miles of roads within the subdivision. These include Uplands Circle, Governors Lane, Bradley Lane and a very small part of Graham Lane. There are no roads in proximity to the subdivision on the southern, eastern or northern boundaries.</p>
4.	<p>*the land uses -- residential, commercial, recreational, and other types. *4</p> <hr/> <p>The 42 privately owned lots are all about one acre or more and are zoned for single family residences only. There are no commercial activities permitted.</p>
WILDFIRE RISK ASSESSMENT	
	<i>Instructions/Participation Process:</i> Numerous factors contribute to whether the risk of a wildfire is high, moderate, or low for any given community. Using the community core group, with some additional assistance from the Colorado State Forest Service, begin to examine the various risk factors for your CWPP area. Some of these factors can more easily be described by community residents, while others will require more technical advice from forestry or fire management personnel.
1.	<p>Fire Hazard (Vegetation, slope) - Provide a description of community fire conditions: *1</p> <ul style="list-style-type: none"> The vegetation type and density and natural fire regime <hr/> <p>In the preparation of the Forest Stewardship Plan a resource inventory was conducted. The variable plot cruising method was used to inventory forest resources in the undeveloped area – Outlot D and Lot 42. Eighteen plots were taken. The inventory gathers information on stand type, plot location, slope, aspect, tree height and diameter, regeneration, site index, wildlife sign, insects and disease. The field index is summarized in the management unit descriptions and in Appendix A of the Forest Stewardship Plan prepared by the Colorado State Forest Service.</p>

<ul style="list-style-type: none"> • The history of fire occurrences *1,2
<p>There have no known fires within the Uplands within the last 20 years although according to Greg Zauzen and Kyle McCatty who prepared the Forest Stewardship Plan there is some evidence of a fire at some point in the past. As mentioned earlier, the Big Elk Meadow Fire in 2002 was on a path to engulf the Uplands until it was contained by both weather and firefighting efforts.</p>
<ul style="list-style-type: none"> • The overall topography (shape of the ground, aspect)*1
<p>Slopes increase to the east toward Kruger Rock. Aspect across the Uplands subdivision is westerly but ranges from north facing to south facing. Slopes range from a minimum of 20% to a maximum of over 100%. Slopes average 30% in the western developed portion of the subdivision and average 40% in the large eastern undeveloped lots (Outlot D and Lot 42) Elevations range from 8500 feet in the eastern portion of the subdivision to 7600 feet in the northwestern portion. There are three main drainages that occur on the property but no permanent streams or other bodies of water.</p>
<ul style="list-style-type: none"> • Seasonal weather patterns affecting fire behavior 1,4
<p>The Uplands is in Larimer County and we get mostly spring and late winter snows and hopefully afternoon rains in late spring and early summer. In the past, we have had drought which of course increases the fire danger. High winds and lightning can occur any time during spring and summer thunderstorms and high winds are often with us starting in November through March.</p>
<p>2. Structural Vulnerability:</p>
<ul style="list-style-type: none"> • Structural Ignitability (roof type, siding, decks, landscaping) *4
<p>The original covenants called for shake roofs on all homes but for the most part those roofs have been replaced with asphalt shingles or other fire resistant materials. Construction materials vary but most homes have some or extensive wood siding and wood decks.</p>
<ul style="list-style-type: none"> • Access to structures by firefighting equipment (driveway width, overhanging vegetation)
<p>Access is a problem based on conversations with Scott Dorman, Fire Chief of the Estes Valley Fire Protection District. There is substantial regeneration along the roadways and only one entrance and exit. Additionally many homes have long sloping driveways without the required 30 foot turning radius at the top.</p>
<ul style="list-style-type: none"> • Approximate percentage of structures with fire mitigation treatments *1,4
<p>Many of the property owners are becoming increasingly aware of the high fire danger within the Uplands and have taken steps to limb trees to 6 feet or more and eliminate some of the ladder fuels. The subdivision, however, is loved for its forest environment and some property owners continue to resist doing substantial mitigation work. That will be the challenge for the Forest Stewardship Committee.</p>
<p>3. Protection Capabilities: *1,2,3,4</p>
<ul style="list-style-type: none"> • Description of road system accessibility (one-lane roads, turnarounds)
<p>As part of the annexation agreement with the Town of Estes Park the roads meet Town specifications and are paved with an easement of no less than 60 feet wide. As mentioned above, a number of homes have long sloping driveways without the requisite 30 foot turn-around radius at the top.</p>

	<ul style="list-style-type: none"> • Fire hydrants/water storage available *2,4 <p>There are seven (7) fire hydrants in the subdivision all of which are attached to the Town of Estes Park water system.</p> <hr/> <ul style="list-style-type: none"> • Internal community fire protection capabilities (equipment, trained volunteers)*2,4 <p>With so few year-round residents, the Uplands depends solely on the Estes Valley Fire Protection District for its fire protection capabilities.</p>
4.	<p>Fire Risk (occurrence/ignition type) *1,2</p> <ul style="list-style-type: none"> • General risk level: High, moderate, low <p>Wildfire hazard in the Uplands subdivision has a very high hazard rating across a large portion of the property (See the Forest Stewardship Plan). The wildfire hazard rating is very high in the denser areas of the ponderosa pine stands on the property. The areas with high wildfire hazard ratings have abundant surface fuels with low canopy base heights and canopy closure. Canopy base heights and closure are responsible for crown fire initiation and spread. The areas of the property with less trees and slope are classified as moderate. These hazards are mapped based on the expected fire behavior which is determined by vegetative cover type and perceived quantity and density of fuels. However, if the aspect is south or southwest, and/or if the slope is greater than 30%, increase the hazard class one category. Also, if slash is present and in significant quantities, increase the hazard class one category. The data used to determine the wildfire hazard rating in this model has not been updated to account for the increased dense roadside vegetation in the developed portion of the subdivision and increased heavy surface fuel loading in the undeveloped portion. Therefore, the wildfire hazard rating is more likely very high across the entire subdivision.</p> <hr/> <ul style="list-style-type: none"> • Potential(s) for lightning-caused fires *1 <p>There is a lot of dead fall on the Outlots and some standing trees that have been killed by the mountain pine beetle. Given this, the possibility of a lightning caused fire is probably high.</p> <hr/> <ul style="list-style-type: none"> • Potential(s) for human-caused fires *1 <p>According to views of Board members and confirmed by Greg and Kyle the risk for wildfire within the subdivision will most likely originate from human intervention along Fish Creek Road.</p>
5.	<p>Values at Risk: *4</p> <ul style="list-style-type: none"> • Number of lives at risk <p>There are probably not more than 40 or 50 people living in the Uplands at any one time. The number, however, could be as high as 90. The biggest danger is the regeneration along the road and the fact that there is only one entrance and exit. Hopefully in the event of a wildfire evacuation would be possible and orderly.</p> <hr/> <ul style="list-style-type: none"> • Numbers of residences and density *4 <p>All residences are built on lots of about one acre or more. There are 34 residences currently in the subdivision. Not counting the home just now finishing construction the Larimer County appraised value of the improvements is plus or minus \$23,000,000</p> <hr/> <ul style="list-style-type: none"> • Other economic values – additional structures and facilities, watersheds and municipal water supplies *4 <p>There are no other known additional structures and facilities, watersheds or municipal water supplies within the Uplands.</p>

- Ecological values – Biological diversity, habitat, T&E, endemic species, soil, air, water quality, and ecosystem health *1

There is tremendous biological diversity within the Uplands. The Uplands provides several types of cover and food sources for wildlife. Trees, shrubs, plants, geomorphic structures, and topographical features provide cover on the property. Were the Uplands to experience a wildfire of great magnitude all of this would disappear and take away one of the primary factors for the desirability of living there lowering the property values by probably 80-90%.

- Social values – views, pets, livestock, livelihood, cultural, recreational, historic resources *2

The views also help to raise the property values within the Uplands. Most lots have panoramic views of Longs Peak, Twin Sisters and the Estes Valley.

EMERGENCY MANAGEMENT

Instructions/Participation Process: Can the neighborhood or HOA CWPP tier to these items in the county wildfire protection plan?

1. Protection Capabilities & Infrastructure Protection

- Fire District capabilities (avg. responses time) *2

The Uplands is within five (5) miles of the Estes Valley Fire Protection District Fire Station, has seven (7) fire hydrants, and has an ISO Rating of 4.

- Inventory of fire protection resources *2

Apparatus	Pumping Capacity Gallons per minute (GPM)	Booster Tank Volume Gallons
Engine 1	1250	750
Engine 2	1000	500
Tender 4	60	1200
Engine 5	125	300
Ladder 6 (75 ft height)	1500	300
Engine 7	1500	700
Squad 8 (heavy rescue truck)	N/A	N/A
Brush 9 (foam)	150	350
Engine / Tender 10 (foam)	1500	1800
Dive Rescue (still and swift water)	N/A	N/A
Utility 5 (personnel vehicle)	N/A	N/A
Command Vehicle	N/A	N/A
Decon Trailer	N/A	N/A
Decontaminate up to 60 persons per hour		
Squad 8 (heavy rescue truck)	N/A	N/A
Squad 3 (Haz Mat Truck)	N/A	N/A
Mass Casualty Trailer	N/A	N/A
(Large incident medical response equipment)		

- Local wildland fire management policies (full suppression, partial suppression, etc.) *2

The local wildland fire management policies are developed and maintained by the Estes Valley Fire Protection District. Whether full suppression or partial suppression is called for will depend on the location and size of the fire.

<ul style="list-style-type: none"> • Training resources and needs *2
<p>The Estes Valley Fire Protection District is responsible for the training of the paid and volunteer staff. The Uplands has no fire protection personnel nor do the residents have any training.</p>
<ul style="list-style-type: none"> • Mutual aid agreements *2
<p>The Estes Valley Fire Protection District has mutual aid agreements with surrounding fire districts such as Allenspark, Glen Haven, Loveland, Pinewood Springs and Larimer County Fire and Rescue.</p>
<ul style="list-style-type: none"> • Evacuation Information: telephone trees, emergency contacts, address identification, community information database *2,3
<p>Reverse 911 has been set up by the Estes Park Police Department Dispatch into to respond to emergency situations.</p>
<p>MITIGATION AND IMPLEMENTATION PLAN</p>
<p><i>Instructions/Participation Process: Use the following items to construct an action plan in the three areas indicated – outreach, fuel reduction, and policy. As a next step it might be helpful to organize the information into a matrix. See attached example.</i></p>
<p>1. Education and Community Outreach:</p>
<p>Describe the audience *2.4</p>
<p>The Board of the Uplands HOA met with Fire Chief Scott Dorman in 2010 and Sue Pinkham put on a Fire Mitigation program for the residents of the Uplands in the fall of 2010. At the Annual Meeting in 2011, Kyle McCatty reviewed the Forest Stewardship Plan with the property owners.</p>
<p>Describe outreach methods *4</p>
<p>In addition to the above presentations, the new Forest Stewardship Committee will send out a letter / email to property owners seeking their support and their suggestions for reducing the fire risk within The Uplands.</p>
<p>Describe any current prevention or education activities *4</p>
<p>Each year the HOA Board sponsors and pays for cleanup and fire mitigation efforts within The Uplands – once in the spring and once in the fall. Additionally, the Town of Estes Park allows residents to bring slash to a drop off point for four or five Saturdays in October. The HOA Board sends an email to residents reminding them of the availability of this option.</p>
<p>Describe specific outreach actions that will increase community awareness and mitigation actions *4</p>
<p>The HOA Board will maintain an ongoing communications program in order to encourage voluntary compliance with the implementation recommendations of the Forest Stewardship Plan. If this fails it may be necessary to strengthen the Covenants in order to gain compliance.</p>
<p>Resources needed -- Describe educational costs and volunteer efforts *4</p>
<p>As implementation of the Forest Stewardship Plan begins, the HOA Board will seek volunteer efforts to implement specifically those recommendations pertaining to Outlots A&F, Outlot B, Outlot C, vegetation along the roadsides, and the creation of defensible space. These efforts will help defray costs and hopefully qualify in dollar terms for matching grants.</p>

<p>2.</p>	<p>Fuels Reduction</p> <p>Discuss strategies for hazardous fuels treatments and methods to be used *1,2,4</p> <hr/> <p>Each property owner will be asked to develop a fire mitigation plan for their property that will meet defensible space criteria. The Board has created a Forest Stewardship Committee composed of one Board member and other property owners to oversee the implementation of the individual Fire Mitigation Plans and the recommendations contained in the Forest Stewardship Plan.</p> <hr/> <p>List community partners and describe what, when and where they are doing fuels treatments*2</p> <p>Sue Pinkham of the Estes Valley Fire Protection District has agreed to make herself available to property owners to help develop Fire Mitigation Plans for their property. Also , Adams Tree Service and the Colorado State Forest Service are available – probably for a fee – to perform the same function.</p> <hr/> <p>Identify current or past fuel reduction projects.*2,3,4</p> <p>Each year the HOA Board sponsors and pays for cleanup and fire mitigation efforts within The Uplands – once in the spring and once in the falls. Additionally the Town of Estes Park allows residents to bring slash to a drop off point for four or five Saturdays in October. The HOA Board sends an email to residents reminding them of the availability of this option.</p> <hr/> <p>Using the strategies described above, describe high priority future projects: Location; Size; Purpose; Prescription for fuel treatments; Biomass disposal plan, estimate project costs and resources needed. *4</p> <hr/> <p>The most pressing issue for now is to remove and /or thin the roadside vegetation and regeneration that poses the greatest fire danger and threat to human life. Thinning and pruning of the trees and removal of ladder fuels within the various outlots is also a priority. At this time, we have not costed these efforts. Once the individual Fire Mitigation Plans have been developed the Forest Stewardship Committee will be asked to develop and cost an overall plan and timetable for implementation.</p>
<p>3.</p>	<p>Policies or Covenants:</p> <p>Describe existing authorities that govern land uses, and fuels management activities.*4</p> <p>The Covenants of The Uplands provides in Article IV (A): The Association is charged with the duty and responsibility of providing for the maintenance of the Open Space as designated on the recorded plat of the development. Article IV (B) provides: The Association shall further provide for safety inspections and maintenance to correct unsafe conditions; receiving and processing of complaints; and a maintenance program for common facilities.</p> <p>Furthermore, Article II (12) (E) of the Bylaws for The Uplands provides: (The Board of Directors shall) Receive and process complaints from owners of lots within the development relating to the condition of the public roads, open space, common areas and entrance ways therein; make or cause to be made inspections of the condition thereof; and establish a regular maintenance program therefor.</p>

What additional policy tools are desired or needed to reduce fire risk (land use codes, municipal policies)?*4

If voluntary compliance on the part of the property owners is not successful in reducing fire risk within The Uplands then it may be necessary to amend the Covenants and Bylaws in a manner similar to that done by Little Valley. Specifically:

" All Owners shall adhere to a wild fire mitigation plan adopted by the Board for improved (creation and maintenance of defensible space) and unimproved (fuel reduction) areas of their property. If an Owner is found by the Board, to not be in compliance with identified policies of this section, the Board will require such Owner to submit a written mitigation plan for their property. If an Owner has not submitted a proposed mitigation plan within a six (6) month period of time after receipt of written notice from the Board, the Board has the right to develop and impose a plan at the Owner's expense. After receiving written notice from an Owner of a proposed Mitigation Plan, the Board/Covenant Compliance Committee shall have thirty (30) days to give an Owner written approval, modification or rejection of the proposed plan. Failure of the Board/Covenant Compliance Committee to approve, modify or reject the Mitigation Plan within thirty (30) days of receipt shall constitute approval of the Mitigation Plan." In another section it states; "In the event any trees or brush are felled or trimmed for fire or disease mitigation, the Owner shall be required to remove all or portions of the tree or brush from the Lot. This includes slash which may be chipped through the Association program or disposed of through approved County or State funded grant programs." However, if no such program is in existence, the Owner is responsible to remove the slash at his or her expense."

The Board is hopeful that voluntary efforts will be successful in implementing the recommendations of the Forest Stewardship Plan.

If resources are needed and can concretely be described, inventory them here.*1,2,4

State or Federal grants will be necessary to achieve the full implementation of the recommendations of the Forest Stewardship Plan.

MONITORING AND EVALUATION

Instructions/Participation Process: How will multiple stakeholders be involved? Describe the key indicators for successful implementation or improvement. Set times for annual updates to the action plan. How will community leadership and residents remain involved? State how lessons learned and accomplishment of benchmarks will be used to improve the plan.¹

1. Monitoring

- List multi-party (diverse stakeholder) monitoring (who and what) *1,2,3,4

The newly appointed Forest Stewardship Committee will be responsible for monitoring the progress of the implementation of the recommendations contained in the Forest Stewardship Plan. In ten (10) years the Colorado Forest Service and / or the Estes Valley Fire Protection District should be invited back to determine if further actions are necessary. The Town of Estes Park Street Department will monitor the road side growth on an annual basis to ensure that there is safe visibility of at least 150 feet and that no branches extend over the paved surface at a height of less than fourteen (14) feet.

- Description of benchmarks/objectives and how they are being met*4

The plan that has formally been adopted by the Board and implementation has begun the benchmarks to be used will be those annual objectives/recommendation contained in the Forest Stewardship Plan.

	<ul style="list-style-type: none"> Annual updates of progress*4 <p>Annual progress reports will be made to the property owners at the Annual Meeting. Other interested persons or organizations will be kept abreast of progress as needed.</p>
	<ul style="list-style-type: none"> Plan for updating the community and continued community involvement*4 <p>Annual Fire mitigation Plans should be prepared by each property owner and reviewed by the Forest Stewardship Committee which will be asked to report to the HOA Board progress on at least an Annual Basis.</p>
<p>2. Evaluation</p>	<p>Lessons learned*1,2,3,4</p> <p>The subject of Fire Mitigation in The Uplands has been the subject of discussions for a number of years. Conversations with representatives of the Estes Valley Fire Protection District and the Colorado State Forest Service has helped to move the discussions from the abstract to the realm of reality.</p> <ul style="list-style-type: none"> Measure progress using benchmarks and indicators*1,2,4 <p>To date the HOA Board has conducted a fire mitigation educational session for property owners, has contracted for and received a Forest Stewardship Plan from the Colorado State Forest Service and, as of October 22, 2011, has reviewed the Plan with property owners and has appointed a Forest Stewardship Committee. The next step will be to approve / gain approval for the implementation of the plan recommendations and to oversee its implementation.</p> <ul style="list-style-type: none"> Revise and update CWPP with new information and needs *4 <p>To be provided latter as matters progress. The Board views this as a living document.</p>

The Uplands Homeowners Association

Town of Estes Park

Estes Valley Fire Protection District

Fort Collins District
Colorado State Forest Service

Estes Park
Wildland Urban Interface Coordinator