



Bear Mountain Homeowners Association

P. O. Box 2068, Evergreen, CO 80437
Email – bmhoa@yahoo.com
Web Site – www.bearmountainhoa.com

May 2008

President – Maggie Cross 303-674-6155	Vice President – Jim Peterson 303-674-8370
Secretary – Bill Schenk 303-674-6367	Treasurer – Jerry Roberts 303-679-6824
Member – John Burghardt 303-670-5974	

CALL FOR BMHOA OFFICERS

Bill Schenk will be resigning from the Secretary position at the end August 2008, after three and half years on the BMHOA Board. A new Secretary must be in place by September 1st, 2008. We would like to see new candidates for other offices also, and we believe it is healthier for the Association if that happens.

So we always encourage new candidates to consider joining the BMHOA Board of Directors. If you are a resident within the Bear Mountain Vista subdivision, a dues-paying member of the BMHOA, and would like to serve, please let one of the current board members know. Officers are elected at the end of the annual summer picnic and business meeting, and nominations for new officers can be made at that time as well. Thank you.

BEAR MOUNTAIN SUMMER PICNIC

Thinking ahead, we are looking for folks who would be interested in hosting the Summer Picnic / Annual Meeting on either Saturday, August 23rd or Sunday, August 24th (date at the hosts' discretion, usually 2-6pm), and someone who would host the Holiday Party sometime in the first couple weeks of December. If you are interested in hosting either event, please contact John B. at 303-670-5974 or any of the other board members. Other volunteers do most of the work, both setup and cleanup, and the hosts mainly just provide a place to hold the event. Thank you in advance!

BMHOA BOARD MEETINGS

Your BMHOA Board of Directors meets irregularly, as necessary. *All BMHOA members are welcome to attend Board meetings.* The President of the Board sets the schedule and runs the meeting, and the next meeting is tentatively scheduled for June, 2008. Please RSVP your intention to attend by contacting one of the current Board officers. Members of the BMHOA Board of Directors can be reached by telephone or at the following email address: bmhoa@yahoo.com, or see our website at the following web address: <http://www.bearmountainhoa.com/>.

BEAR MOUNTAIN CELL TOWER ISSUES

The Jefferson County Board of Adjustment placed the matter of a new 80 foot tall “monopine” antenna tower, to look like a fake tree at the top of Bear Mountain, on hold until after the Board of County Commissioners rules on new telecommunications regulations. On May 7, the Planning Commission will review a variety of new zoning regulations. After that, the Board of County Commissioners will vote on

adoption on May 20th. However, no one has seen a draft of the telecommunications section nor can it be found on the web. To check on the status of zoning resolution revisions, go to the Jefferson County Planning website: <http://www.jeffco.us/planning/>. We will try to keep you updated via e-mail.

If you were not following the discussion, American Towers was asking for a variance to place an 80 foot monopine at the top of the mountain to provide service solely for Cricket, a cell phone provider, not for any other cell phone provider. Since this would have towered approximately 50 feet over existing forest, the Board did not support this proposal. We also objected to granting planning approval for a project of this sort by use of a variance and requested that zoning regulations be followed. About three dozen homeowners responded on this issue and opposed a new tower by a 5-1 margin. The Board thanks you for your input.

BEAR MOUNTAIN FOREST MANAGEMENT

We love our forests. Many of us moved here to enjoy the serenity of life among the tall Ponderosa and lodge pole pines, spruce and firs. We watch in dismay when our trees are stricken with budworm or pine beetle or other diseases. Not only do we hate to lose trees, but we know the work involved in cutting them down and disposing of the slash.

However, the harsh reality is that our forests need to be managed. If trees are too dense, they are more likely to become diseased. Dead trees are a fire danger, as are dead limbs, forest floor clutter, un-chipped slash, and trees that are too close to roads and houses. When spruce budworm or pine beetle invade, as they regularly do, the trees need to be sprayed and the dead trees must be removed and properly disposed of so these pests do not spread to other, healthy trees.

Much of Bear Mountain Vista is heavily forested and surrounded on three sides by un-maintained Denver Mountain Park forests. Our water supply is limited. Our ingress-egress in Units I and III consists of one road until the junction of Stanley Park and Bear Mountain Drive. We have steep slopes and high winds. We are a long way from the fire station. We are a poster child for a potentially catastrophic forest fire. Therefore, much as we love our forests, we need to manage them to a) keep the trees healthy, b) open up fuel breaks, and c) mitigate the fire danger around our houses.

The problem, of course, is time and money. Cutting and limbing trees is hard work and, even if you are doing much of the work yourself, expensive if you have to hire someone to chip the slash. Hiring tree services to take out dozens or hundreds of trees is beyond the reach of most of us.

Last year we heard of money available through the Office of Emergency Preparedness (Jefferson County) for fire mitigation. Unfortunately, we just couldn't figure out a way for the BMHOA to apply for this money. This year, we have a plan and we are asking for your cooperation.

The grant money has two major components. First, it requires *in-kind* matching of either labor or money. Second, it is focused on improving *fuel breaks*. We want to start small and, based on our success, do more in subsequent years. The Board discussed three possible approaches. One, we can propose a pilot project on a specific road – for example, a six-house stretch of Fern Gulch – where homeowners will cut trees on their property and pull the slash over to the side of the road for chipping by county crews. Second, we can approach homeowners in areas that are identified in our forest management plan as highly hazardous. These owners would have to commit to either cutting some trees or contributing money to have county crews cut trees by the road and/or in from the road about 50 feet. This would widen our fuel breaks (otherwise known as roads) and improve emergency access. Third, we can pursue the possibility of having the county provide a crew and a chipper(s) late in the season to chip slash piles created by individual homeowners. We might have to limit the number of participants because the county doesn't have unlimited resources and high-hazard properties would have priority. We would require letters of commitment from participants.

If we can only do ONE of these projects it is better than none. What is clear is that we need to get started. Kurt Muenchow and Jerry Roberts, along with other volunteers and Board members, may be calling you to see if you want to participate and are willing to make a commitment. If you would like to participate but have neither the money nor the ability to cut your own trees, we may be able to organize some help.

If you are definitely interested in participating, call one of the Board members (listed in the front of your directory). If your property is identified as being in one of the high hazard zones, your chances of being included are better than if your property is identified as low-risk. You can check the Forest Management Plan on the website to see how your property is rated.

Forest management is not something we can ignore. The costs of doing nothing far exceed small, incremental commitments to thinning, spraying and slash removal. If you have any doubts about this, visit the site of the Hayman Fire or the beetle-killed areas by Fraser. Please help yourself and your neighborhood by participating in forest mitigation.

TRASH ALERT!!!

Residents are advised to put their trash in closed containers with tight lids and to keep their garbage cans inside their garage. Garbage cans should not be placed outside until the morning of pickup. There are many reasons for this:

1. Keeping trash inside keeps the critters out. These critters include: raccoons, coyotes, dogs, squirrels, ravens, and bears. As the bears come out of hibernation, they are ravenous and nothing is quite as attractive as household garbage. Do you really want bears hanging around your house or, worse yet, coming into your house? If not, keep your trash in the garage.

2. Putting cans out the night before is like putting out a smorgasbord for bears. There isn't a domestic trashcan in existence that is bear-proof.

3. Using sealed trash cans is almost a no-brainer, but the logic apparently eludes some people. Plastic sacks or cardboard boxes filled with household garbage are invitations for critters to snack. When they snack, garbage gets littered all over the road and then blows along the ditches and litters your neighbor's property. Out of consideration for your neighbors AND the critters (who shouldn't be eating this stuff), put any food-related garbage in tightly sealed containers and don't put it outside until the morning of garbage pickup.

4. If your garbage is not picked up in front of your house, it is a courtesy to make sure that the area where you leave it for pickup is not on someone else's land. Please pick up any litter that may have come from your garbage.

Bear Mountain residents generally maintain a caring balance between themselves and the various animals with which we share the mountain. However, the balance is easily tipped if common-sense garbage etiquette is not followed. Please be responsible with your trash.

ANNUAL WEED NOTICE

Yes, it is that time of year. With spring finally coming to the Bear Mountain area, this means that the weeds will be appearing soon. The easiest time to remove unwanted weeds is early in the growing season. State law requires removal of noxious weeds on your property. Jeffco has a weed control office and they are more than happy to provide you with information and advice. And they can fine you if you fail to remove noxious weeds. To get more information (and pictures), go on-line and check the following websites: www.co.jefferson.co.us/weed/weed and www.ext.colostate.edu/ptik/2103a.html.

The Bear Mountain Homeowners Association owns a sprayer and your dues help buy the spray and support the noxious weed eradication program. Rich Dunrud (303-674-5638) has the sprayer and can give you lots of helpful advice. Please pull and spray, since once these weeds go to seed the problem grows exponentially.



Bear Mountain Homeowners Association
P.O. Box 2068
Evergreen, CO 80437

=====

A \$25 Investment in your Mountain Community!

If you are a resident of Bear Mountain and haven't sent in the dues for the 2007-08 year, or if you live in the area and wish to join as an associate member, please make out a check payable to BMHOA for \$25.00 and bring it to the next BMHOA party, or send it to: **BMHOA / P.O. Box 2068 / Evergreen, CO 80437**

Please complete the form below and include it with your check so that we can keep the Directory up to date. Dues pay for Newsletters, your copy of the Directory, and your family's attendance at all annual parties, including the Summer Picnic and Winter Holiday parties. They also pay for such things as weed spraying equipment, spray, etc. Dues are voluntary, but only those that contribute will receive benefits!

Name: _____

Address: _____

Phone Number(s): _____ **E-Mail Address:** _____

Family Members: _____