

**EXTRA, EXTRA, READ ALL ABOUT IT!**

**THE BEAT GOES ON!**

As we told you in our January Newsletter, Burland Ranchettes was recognized by the National Fire Protection Association (NFPA) and the Colorado State Forest Service as a Firewise Community! That is big news and we would like to shout it from the roof tops! Our thanks again to Jack Roberts and David Sitko, Fire Chief Wesseldine, Assistant Fire Chief, Joe Burgett, and the entire Firewise volunteer team!

What is Firewise, you ask? Firewise is a cooperative effort among local, state, federal and private agencies and organizations to promote fire safety in the wildland/urban interface...this is where you live!

But, the beat goes on! We have just begun! Time to mitigate! Keep in mind, Firefighters do not have the resources to defend every home during a wildfire, and if you want your home to stand a chance, be sure your property is not just properly mitigated, but also properly identified.

Identified? Your HOA has Address Markers you may order for only \$10. These are green, retro-reflective address markers that are highly recommended in the event of a fire, medical emergency, or the need for law enforcement. In any event, the Fire Department needs every homeowner to have one of these markers in front of your home. Beautiful, carved wooden signs are very nice, but it's highly recommended that you erect one of the "emergency" markers right alongside of it. If you haven't yet done this, it's so important that you do, so please mail a check for \$10 to Burland HOA, P.O. Box 372, Bailey, CO 80421 with your address and contact information. The Firewise Team has delivered 102 Address Markers since they started. This helps medical/fire and law enforcement teams to find your home when your family or friends have an emergency.

Back to mitigation. First of all, mitigation does not mean clearcutting your property. Far from it. You probably would be pleasantly surprised how this works in allowing some natural light to flow in, and you may even enjoy the benefit of some wildflowers. The mitigation of your property not only protects you, but the whole community, and in addition, could possibly reduce both your insurance rates and increase the value of your property.

**HOA Member Slash Benefit**

We have the perfect benefit to help you with your slash. So, make a note, when the snow clears, you can take advantage of this discount/reimbursement program. As an HOA member or Associate Member, we currently work with four local companies i.e., JWARD Industries, J's Got Wood, Splintered Forest, and Colorado Wildfire Mitigation, providing a \$75.00 discount paid for by the HOA toward your chipper service. You may contact Justin at JWARD Industries, 720-231-4857, Jim (Floyd) at J's Got Wood, 303-301-4308, [www.jsgotwood.com](http://www.jsgotwood.com), Splintered Forest, 303-819-9840, [www.SplinteredForestTreeService.com](http://www.SplinteredForestTreeService.com), or Eric at Colorado Wildfire Mitigation at 303-803-3246, [www.coloradowildfiremitigation@gmail.com](mailto:www.coloradowildfiremitigation@gmail.com), to make arrangements for your property. This benefit is available to you once a year. Mail us a copy of your paid receipt to receive your reimbursement. The homeowner/member is responsible for any charges

over and above the \$75. You must be a paid member or associate member to enjoy this benefit. Pay \$20 membership for the year, get \$75 reimbursement...it's a win-win!

**Local Slash Site!** There is slash site at Crow Hill behind the T-ball fields, which will be opening soon; however, at this writing, we don't have a date, but keep that in mind as well. You may contact Jeff Ravage, 719-838-9619, admin@jeffravage.com for up to date information. Their charges last year were \$15 per pick-up load per resident, and \$20 for a non-resident. Again, this will be available to you as an HOA member or Associate Member once a year. You as the homeowner/member are responsible for any charges beyond \$75.

Send a copy of your paid invoice(s) and we will reimburse you accordingly. Mailing address is: P.O. Box 372, Bailey, CO 80421. Hopefully, you will take advantage of these benefits to clear your property of any potential fire danger!

If you're unsure of where to begin with mitigation or have any questions about Firewise (or maybe volunteering?), please contact Jack Roberts, 303-838-4225, jjeroberts1979@gmail.com, or Dave Sitko, 702-353-9639, firewisebrhoa@gmail.com. Remember, this is so important not only to help ensure your personal safety, but your neighbors and community as well. We're here to help, so please call now!

**Locked Mail Boxes** – If someone in your neighborhood will take the lead, you can get them. Recently, 2 residents worked with the Post Master (303-838-2084) and organized neighbors to get cluster boxes installed. The HOA reimbursed a portion of the total cost of the boxes.

**Park County Broadband Initiative:** Commissioner Mike Brazell's next meeting is 10:00 A.M., April 7<sup>th</sup> at the Delwood Fire Station. Burland will help get the word out on this future-looking initiative. When we get tired of less than 1 Mbps DLS and decide to switch TV, internet, games and movies all over to Broadband; the future is fiber optic. CenturyLink does not plan to bring this farther into Burland unless we show them how it is profitable. Come to the April 7<sup>th</sup> meeting. Oh, and high-speed internet adds 3% to the value of your house to new buyer, who tend to expect high-speed for work or play.

### **Scholarship**

The HOA is once again awarding a \$5,000 scholarship to a graduating Platte Canyon High School (or area home-schooled) senior. This process is going on at this time and the winner will be announced at the PCHS Awards Night in May, and in our July newsletter.

### **Water, Septics and Wells**

Joshua Shirley, from Shirley Septic, spoke to the HOA at our February 10<sup>th</sup> 2018 meeting. Jordan Keating from James Drilling will speak to us on April 14<sup>th</sup>, 2018. We have a lot of new residents moving to this mountain community and conserving and especially testing water is somewhat new to them. Because most of our wells are very close together, believe it or not, there is the possibility of contamination. Not a very appealing thought, but taking proper care and regular maintenance of your septic system protects your well, and it's a must. It's recommended that your septic be pumped every 2 – 4 years depending on use. Please remember too, that water use and water quality is everyone's responsibility...it's critical! This is not the city, so keep in mind, too, washing cars, watering a garden or yard may be strictly prohibited depending on your type of well, but in any case, conservation is the key word. You may want to check to see exactly the type of well you have, restrictions on water usage, etc., by

calling Tim Buckley, Water Commissioner, at 970-352-8712 or 303-501-4298, [www.timbuckley@state.co.us](mailto:www.timbuckley@state.co.us). Tim Buckley spoke to the HOA in 2015.

### **Bears**

It's about time for the bears to hit the neighborhood again, scavenging for any trash/food that might be available. So, as a reminder, do not put your trash cans out the night before trash pick-up, and be sure to take them in after the trash has gone (not only to keep the bears away, but also to keep any leftover trash from blowing around the neighborhood). Our local bears seem to be very smart and are repeat offenders, and reports are that they even know when it's "trash day." Here's a link to Dawson Swanson from the Department of Wildlife showing a DIY bear-proof trash can. <https://youtu.be/3AKsLKqSoJg> Or you can order bear-proof cans from your trash provider. Most of the trash on the road is from wind or animals knocking over trash cans. If you attract bears to your driveway, this brings danger closer to your pets and loved ones.

### **Covenants**

This is a friendly reminder that Burland does have Covenants and we remind you to keep your property accordingly; respect your neighbors and reflect your sense of community!

### **Weakland Fawks Park**

It's getting to be that time again! Although the Park is a popular spot year round, it will be becoming particularly busy in the next month or so. The Park, the east half of Mount Bailey and the Aspen Tree Easy Trail are owned and maintained by the HOA. Help us keep it clean. If you're hiking the trails, please stay to the left on the trail and to the left of the towers. To the right of the tower and the west half of Mount Bailey is private property and we want to be good neighbors. We've had vandalism over the past years and are now installing cameras in the area. If you see something, please report suspicious activity to the Park County Sheriff's non-emergency number, 719-836-2494.

The HOA continues to offer a reward of \$1,000 for the arrest and conviction of anyone responsible for vandalizing any equipment at the Park or any HOA property. We take these issues very seriously and appreciate the support and involvement of our park visitors. Please keep an eye on the Park as you drive by and if something looks "out of place", and/or there is activity after dark, please report it to the Park County Sheriff.

### **Dues are Due!**

You are important to us! We are a voluntary HOA and we love your support and participation! We are working to better this community and we simply can't do it without you!

Membership is only \$20 per calendar year (dues are due now for 2018); our meetings are the second Saturday of each month (except December) at Shepherd of the Rockies Lutheran Church, 106 Rosalie, at 9:00 A.M. Attendance has doubled and sometimes tripled lately. If you haven't already done so, please mail your dues to Burland HOA, P.O. Box 372, Bailey, CO 80421. Soon you can pay your dues online with our new website. Coming soon.

