



Newsletter | May 2020



An update from your Elk Falls Ranch POA Board of Directors

Our apologies in advance. This newsletter is a little long and in test sends, gmail cut off several articles. If you use gmail, you can see the full newsletter by clicking "view entire message" .

2019/2020 Board of Directors

Renae Braun, President - elkfallspoa@gmail.com or 720-480-9328

John Nelson, Roads Chair - elkfallsroads@gmail.com or 808-285-2965

Dan Mueller, Secretary - drm326@comcast.net or 630-240-9066

Bev Long, Treasurer - bevlong2555@gmail.com or 720-633-2454

Mike Long, VP & Architectural Chair - [mlongpine11817@gmail.com](mailto:molongpine11817@gmail.com) or 303-757-2222

Next Board Meeting: TBD



Board Changes

Taylor Carpenter has resigned from the Board due to other commitments. We want to thank Taylor for the two years she has given us; being a volunteer Board Member is not always easy. Taylor, with her background in advertising, community planning and real estate brought knowledgeable and thoughtful insight to EFPOA issues. Taylor has been a strong contributor during Board meetings and will continue to help us with some outstanding projects, such as website development and signage. We will miss her and wish her the best in her real estate endeavors.

During times of vacancy on the Board, EFPOA bylaws require that existing Board

members elect a replacement for the unexpired term of the predecessor. With that, the Board has voted for Dan Mueller to join the Board and he has graciously accepted. We welcome Dan to the Board and are looking forward working with him.



Hello Neighbors,
I'm looking forward to leveraging my skills, passions and time in the interest of the Elk Falls Ranch community.

A little bit about me... I've lived in my home on Upper Aspen for three years, having relocated from the Midwest after decades of visiting and recreating in the area. I'm presently employed as a sales engineer/solution consultant with a telecommunications software company, working remotely out of my home.

In my free time, I immerse myself in the things that brought me out here; fishing, skiing, hiking and just enjoying the fresh air, trees and beautiful mountains we are so fortunate to have around us.

I look forward to meeting more of you, my neighbors, and ensuring that the Board remains focused on maintaining and developing the infrastructure and environment that makes Elk Falls Ranch a great place to live.

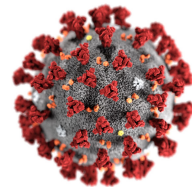
Dan Mueller
630-240-9066
drm326@comcast.net

Annual Meeting Postponed

The EFPOA Annual Meeting, originally scheduled for May 17th, has been postponed due to Covid-19 precautions. We hope to reschedule for sometime this summer.

Offer to Help During Covid-19

Please call or email a Board Member if you or you are aware of an Elk Falls Ranch resident who needs some type of assistance during this difficult time. We will work to find someone who can help and/or put out a request for help to residents.



Howling for Heroes

It's not a coyote. It's your neighbors! Howling has been detected in Elk Falls Ranch! Step out on your deck each evening at 8 pm and join your neighbors in a howl to show support for health care workers, first responders, truck drivers, grocery store employees, and many others who are out there working on frontlines of the COVID-19 crisis.

We thank those on the front line who sacrifice each day to keep us all safe.

Below are a few videos for inspiration:
[Hey Colorado, Keep Howling from Gov. Polis](#)
[Conifer Corona Howl](#)
[Howl Together at 8 Every Night](#)
[Howl in Support of Frontline Workers](#)

Roads Update

Spring is officially here although it may not feel like it with numerous snow events and record low temperatures over the past several weeks. We'll warm up soon and with that will come the opportunity to perform roads maintenance. Here's what we have planned:

Road Base

The Board has approved applying road base to priority areas of Juniper Road and Circle Drive just like the improvements made last Fall to Upper Ranch Drive, Rock Creek Road, and Upper Stallion Drive.



- This work will be accomplished within the next month or two by our roads contractor, depending on availability of materials.
- A notice with alternative routes will be sent out to residents when work commences.
- Road closures, if necessary, will only last a few hours so your cooperation and patience is greatly appreciated while the road base is being applied and graded.

Ongoing Road Maintenance

You've likely observed spot grading in strategic areas around the Ranch to remedy the development of corrugation and potholes as they develop. This year-round maintenance approach will rectify minor roads issues before they become major roads issues, ultimately saving time, energy, and money.

Our old paradigm of roads maintenance consisted of bi-annual grading utilizing an industrial road grader at a fairly high cost. While initially effective, the results of this grading were often short lived with our decomposed granite roads often falling back into disrepair after a few short weeks. Further compounding this problem is the loss of road surface material over time, resulting in the exposure of large sections of bedrock which cannot be graded, hence the need to re-build these road surfaces.

Road base, when applied properly, will hold up much better to weather and traffic than decomposed granite and is much easier to grade. I think anyone who has driven Upper Ranch Drive since we added road base last Fall will agree the addition of this material has improved the road surface tremendously and was money well spent. I think we're moving in the right direction with a year-round maintenance program that will ensure roads are consistently evaluated and improved.

Culverts



Spring rains are right around the corner and with those afternoon thunderstorms comes a lot of water on our roadways and in our ditches. Under the influence of gravity, water will always take the path of least resistance, be it through a clean culvert or around it in the event it's blocked. Clogged culverts are one of the leading causes of road deterioration in our community. Luckily this is preventable with a little bit of shovel work on a nice day.

Driveway culvert maintenance is the resident's responsibility. Please take some time to ensure your culvert is not blocked, clogged or damaged and water can easily flow through it. Installing small 'check dams' above

culverts will help capture sediment and debris and keep your culvert clean. The Board has a nifty culvert cleaning tool that residents can use to help clean out a clogged culvert. Unable or unsure what to do? Please contact me and I'll be happy to assist!

Note the three check dams in the photo to the right.



Please note that road damage resulting from an improperly maintained driveway culvert may be repaired by the Board and associated costs billed to the resident, so please take some time to ensure your culvert is in good working order.

Some driveways in our community don't have culverts which also directly results in road and adjacent property deterioration following large rain events. The Board is taking notice of these driveways and will be proactively contacting residents to discuss options for affordable culvert installation.

Speed Limit

A negative consequence of improving our road surfaces is the tendency for residents, guests, and service vehicles to drive at much higher speeds because it's simply possible and comfortable to do so. But that certainly doesn't mean we should drive faster just because we can.



Our speed limit is **15 mph** on all our roads and for very good reason. Why? Because maintaining good road conditions depends on lower speeds. The formation or corrugation, ruts, and potholes happens as result of vehicle speed (tires skipping versus rolling over aggregate) and aggressive acceleration and braking.

Every driver, like it or not, is responsible for maintaining our roads so **please slow down** and protect our investment!

As always, contact me with any questions or to report a problem.

John Nelson, Roads Chair
elkfallsroads@gmail.com or 808-285-2965



FIREWISE USA[®]
RESIDENTS REDUCING WILDFIRE RISKS

As we head into the spring and summer season, I hope everyone will continue on with the tremendous level of mitigation efforts we saw last year. All effort will pay huge dividends if we should have a serious wildfire in our community.

Chipping Program

I hope everyone that wants slash chipping done this year is able to sign up with the Elk Creek Fire District before they close after 300 sign-ups. [Sign up here.](#)

If you have slash leftover from last year and you were on the list of addresses by last September 26th, your slash will have priority this year as they finish up from last year.

In walking around in the neighborhood, I've seen slash piles that are not compliant with the Elk Creek Fire chipping guidelines. If your pile is not compliant, it is very likely it will be not be chipped. Please review the guidelines below (also on the [Elk Creek Fire District](#)

website) and assess your slash pile.

Materials Guidelines

- Accepted materials include trees, logs and branches up to 12 inches in diameter, free of nails and wire.
- The following restrictions apply:
 - No construction or building materials, treated lumber, fence posts or signs.
 - New home construction sites are not eligible for this program.
 - No firewood stacks.
 - No shrubs, root wads, stumps, dirt or rocks. These items clog and damage chipping equipment.
 - No grass clippings, trash, weeds, bags of leaves or raked needles.

Pile Guidelines

- Piles must be stacked by 8 a.m. on the scheduled chipping day.
- Chipping will take place Monday through Friday.
- Improperly stacked piles, and any piles stacked after 8 a.m., may not be identified or collected.
- Stack piles neatly (no bags), with the large ends of branches facing the road.
- Place piles within 5 feet of the roadway, but not touching the road or in drainage ditches.
- Maximum pile size is 5 'x 5' x 5'. There is a 15-pile limit per address for each sign up period.
- After crews have removed your pile, clear away any remaining branches, needles and debris.
- Do not combine piles with neighbors' piles or place piles in other neighborhoods.
- No piles are allowed that have been created by any machinery.

Colorado State Forest Grant

We are working with Elk Creek Fire District to obtain Colorado State Forest grant money to help offset the costs of fuels mitigation on private residence property. The level of matching funds is not determined at this time.

Any resident wishing to participate would:

1. need to have a home assessment performed, and
2. mitigation work would have to be performed by a licensed contractor.

Just like with the Broadband Initiative, we will be competing with other areas across Colorado for these grant funds. Thank you to all that responded to the interest survey, so far, which we need to demonstrate interest in the grant program.

Please email [me](mailto:me@robertbfletcher68@gmail.com) at robertbfletcher68@gmail.com with your name and address whether or not you are interested in participating. E-mail me even if you have a 'not interested' response. Responses are requested by April 25th.

As always, do not hesitate to contact me with any questions.

Thank you,
[Bob Fletcher](#), Firewise Chair



Broadband Initiative Reminders Call to Action - Letters of Support

One thing we can work on now while we're waiting for the Report from South Park Telephone is [letters of support for our broadband project](#). I'm asking everyone to send a letter of support by e-mail to [David Shipley](mailto:David Shipley@dshipley.usch.com) at dshipley@usch.com and copy me, bevlong2555@gmail.com. This **WILL** make a difference and help our grant.

Some guidelines for your letters:

- Address your letter as follows:

Colorado Broadband Deployment Board
1560 Broadway, Suite 1550, Denver, CO 80202

- Send your letter in Word or PDF format.
- Make it personal.
 - Who is your internet provider now?
 - What problems are you experiencing? How is it impacting you?
 - What are your speeds?
 - What would you like to do that you can't (for example - streaming, gaming, home security cameras, manage large file downloads, teleconferencing, cellphone service boosting, etc.)?
 - Does poor internet impact your healthcare/telemedicine, your child's education, work, teleconferencing, etc?
 - How would better internet change your lifestyle?
- If you have a business, please write a letter from your business . Letters from businesses and municipalities have a lot of weight.
- Talking about property value is **NOT** the message they want to hear.
- Include the name of our neighborhood and your address.
- If you want ideas, you can look at some of the [grant applications](#). <https://www.colorado.gov/pacific/dora-broadband-fund/apps-received>, that have been submitted. For example, the January 2020 Burland Grant has 70 letters.

Thank you for your continued support!

Broadband Survey

if you haven't already, please fill out our brief Broadband Survey. This applies to all residents and helps us know who is interested and who is not, along with a little bit about your current service. [Click here to take the survey.](#)



How to Learn More about the Broadband Initiative

For real-time updates join our [Facebook Group](#). The site is called [Broadband Initiative - Staunton, Elk Falls Ranch, Mt. View Lakes & Woodside](#). Please join the group so you can stay informed.

Our website, 285broadband.com, also houses information, links and documents related to the project and is updated frequently.

Community Sign Refurbishing

Thank you to Elk Falls Ranch resident, Jack Gunn for volunteering to refurbish our community sign! It looks amazing. Your time, talent and contribution is greatly appreciated!



After



Before

We thought we would be contracted with MSI before dues invoices were mailed for this year. You probably noticed your dues invoice looked the same as always. This is because we decided to postpone outsourcing due to the turmoil right now. However, MSI is not ruled out.

This also means MSI did not take over building our new website as we thought they would. Instead, the Board has taken on this task once again. Good progress has been made. We should have a new website ready soon

Update on Parcel lockers

Since the new parcel lockers were installed in the fall, Mike Long has been working with the Pine Post Office to get locks.

There's been three different postmasters and a severe staff shortage, which have contributed to the delay.

However, the good news is, the locks have finally arrived. Now we are waiting for USPS maintenance to install them. They will not let us do the install. There is no estimated time for when they will be able to do the installation.



Conifer Area Council

Conifer Area Council recorded a Virtual Town Hall Meeting April 15th, 2020. Please click on one of the below links to be connected to this extremely timely, important and informative meeting.

Speakers:

- Executive Director, Conifer Area Chamber, Melanie Swearengin
- West Program Resident Engineer, CDOT – Region 1, Jana Spiker
- Principal, West Jefferson Middle School, Kim Halingstad
- Partnership Specialist, Census 2020: Kristian Blessington
- Director District N & 1st Vice Chair, Regional Transportation District, Peggy Catlin
- Jefferson County Sheriff, Jeff Shrader
- Director, Jefferson County Planning and Zoning, Chris O'Keefe
- Planner, Jefferson County Planning and Zoning, Cassidy Clements
- CAC Water Committee, John Wallack
- Chief, Elk Creek Fire Department, Jacob Ware
- Battalion Chief, Inter-Canyon Fire Department, Daniel Hatlestad
- Commissioner, Jefferson County, Lesley Dahlkemper
- Executive Director, Jefferson County Public Health, Dr. Mark Johnson
- Senator Tammy Story
- Representative Lisa Cutter

[Video Recording](#)

[Audio Only Recording](#)



Roads Issues

Please contact John Nelson at elkfallsroads@gmail.com or or 808-285-2965 with any issues related to roads.

Architectural Approvals

Reminder that any additions, fences, new construction, garages, sheds, etc. need Board approval. Please contact Mike Long at mlongpine11817@gmail.com or call/text 303-757-2222.

Email Address Changed?

Please contact Bev Long at bevlong2555@gmail.com with any email address changes or additions.

Visit our
Website

Visit Elk Falls POA
Directory

To Log In:
Username: Last name
Password: Numeric portion of the
street address.