

# Ponderosa News

The Newsletter of the Ponderosa Hills Civic Association  
Fall / Winter 2011



## President's Message

*Priorities: Improved Communication, Synergy between PHCA  
and Landowners' Alliance*



Greg Waltz

The pace of change can be remarkable. Approximately three months ago my daughter and I were walking our dog, enjoying the serenity of our little oasis that is Ponderosa Hills, and I was reflecting for the thousandth time on how blessed I've been for the past seven years to live here, when a neighbor driving by stopped and told me that he'd like me to consider running for the board.

I reacted pretty much the way many people would. Outwardly - thanks for thinking of me that way, but why me? And inwardly - are you nuts, why would I want to take on one more thing, particularly this one (visualizing the board president from the movie *Over the Hedge*)? But through the next week I listened, learned, and did some reading.

Then others encouraged me (most importantly my wife), and at some point, I was

"all in."

At the PHCA annual meeting, I was elected. Thank you to all who expressed their trust in me with that vote.

I then learned even more at that meeting: Issues involving communication, trust, and community strife were on display, and it was at this point that I began to think about serving as president. The several weeks between this annual meeting and the first board meeting gave me more time for reflection as well as many conversations with my wife, friends, neighbors, and other board members. So I volunteered to serve as president and was elected. Again, thank you, this time to board members for their expression of trust.

Ponderosa Hills is a special place because of its rural setting in proximity to city conveniences, and because of its atmosphere of community. But threats to both exist. External stresses such as oil development, beetle and spurge infestation, and others are forcing people to deal with hard issues, and in some cases that is leading to strife among neighbors. My immediate priorities are improved board/member communication, synergy between the PHCA and the Landowners' Alliance for Northeastern Douglas County (LAND), formerly the Oil Communication Team; and completion of water rights adjudication, and beetle infestation.

I look forward to working with the board and the community at large in the year ahead.

"My goal is to help the civic association's board lead the community ... in a civil, orderly, and logical manner."

*Greg*

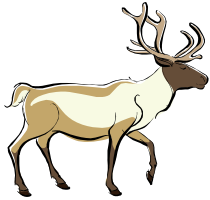
## Here's How to Reach the Board

If you'd like to communicate with the PHCA volunteer board, you can use the general e-mail address, [board@ponderosahills.com](mailto:board@ponderosahills.com), or e-mail individual board members. If you don't have access to e-mail, you can write to the Ponderosa Hills Civic Association at PO Box 2127, Parker, CO 80134. We encourage constructive suggestions and contributions, and will do our best to respond promptly.

Board Member	e-mail	Committee (if applicable)
Greg Waltz, president	<a href="mailto:greg@ponderosahills.com">greg@ponderosahills.com</a>	Good Neighbor, Government Relations
Joe'l Lambe, first vice president	<a href="mailto:joe'l@ponderosahills.com">joe'l@ponderosahills.com</a>	Horses
Norm Scheffel, second vice president	<a href="mailto:norm@ponderosahills.com">norm@ponderosahills.com</a>	
Sonya Rosenthal, secretary	<a href="mailto:sonya@ponderosahills.com">sonya@ponderosahills.com</a>	
Cathy Lichty, treasurer	<a href="mailto:cathy@ponderosahills.com">cathy@ponderosahills.com</a>	Good Neighbor
Kim Darnall	<a href="mailto:kim@ponderosahills.com">kim@ponderosahills.com</a>	Open Space
Guy Geerds	<a href="mailto:guy@ponderosahills.com">guy@ponderosahills.com</a>	Roads and Maintenance
Al Ray	<a href="mailto:al@ponderosahills.com">al@ponderosahills.com</a>	
Gary Smith	<a href="mailto:gary@ponderosahills.com">gary@ponderosahills.com</a>	

## New Web Site Provides Timely News about Oil Activity

Since a small group of like-minded residents of Ponderosa Hills assembled last spring as the Oil Drilling Communication Team, interest in protecting the interests of our own and surrounding communities has expanded into the Landowners Alliance of Northeastern Douglas County, or LAND. You can keep up with news by visiting the LAND web site: <http://www.l-a-n-d.net>. For more general information about activity in the Niobrara formation, you can visit [www.niobraraneews.net](http://www.niobraraneews.net).



### Keep Your Pets from Getting Caught in a Rut

At least one dog we know of this season was in stitches after an altercation with a buck. Remember to keep your pets safe from aggressive deer during the rutting season.

## Quick Facts about Fire Wood

- With few exceptions, insects found in firewood will not infest household furnishings.
- The best way to avoid insects emerging in the home is to store wood outdoors until needed.
- Some bark beetles in firewood, such as the mountain pine beetle and elm bark beetle, can infest nearby healthy trees.
- Some exotic wood borers are a potential threat to Colorado's forests.

For a detailed fact sheet, visit: <http://www.ext.colostate.edu/pubs/insect/05563.html>

## Yes, Virginia, There Will be a Mailbox Decorating Contest This Year

The Ponderosa Hills Civic Association invites members to decorate their mailbox for the holidays. Prizes will be awarded for the best three mailbox decorations. Board members are not eligible to win.

Judging will be on Saturday, December 17, between 1 and 4 p.m. by non-board members. If you'd like to volunteer to help judge, please contact **Kim Darnall** at [kim@ponderosahills.com](mailto:kim@ponderosahills.com)

Here are the 2010 winners.



12399 Pine Cone Road



9238 Piney Creek Road



12590 Forest Canyon Drive

## Got Questions about Building... Remodeling...Fencing?

Communication is an essential ingredient in good neighborhoods. Since the Ponderosa Hills Civic Association does not have an architectural review committee, the PHCA encourages the "good neighbor policy" (neighbor notification) before making major exterior changes such as fencing, additions, remodels, that may impact any surrounding neighbor or impact the neighborhood. The Civic Association does expect you to follow the Douglas County rules and regulations for any development within the subdivision. Please see the following Douglas County websites and follow their guidelines.

**Douglas County Building Division website:**

[http://www.douglas.co.us/building/Building\\_Division\\_FAQ.html](http://www.douglas.co.us/building/Building_Division_FAQ.html)

**For barns/garages/storage:** [http://www.douglas.co.us/building/Apply\\_for\\_Permits-Barn-Garages-Storage\\_Buildings.html](http://www.douglas.co.us/building/Apply_for_Permits-Barn-Garages-Storage_Buildings.html)

**For driveway information:** [http://www.douglas.co.us/building/documents/Driveway\\_Regulations.pdf](http://www.douglas.co.us/building/documents/Driveway_Regulations.pdf)

**For decks:** [http://www.douglas.co.us/building/Apply\\_for\\_Permits-Decks.html](http://www.douglas.co.us/building/Apply_for_Permits-Decks.html)

**For basement finishing:** [http://www.douglas.co.us/building/Apply\\_for\\_Permits-Basement.html](http://www.douglas.co.us/building/Apply_for_Permits-Basement.html)

**For fencing:** Please call Douglas County for guidelines on fencing. The main DougCo number is (303) 660-7400. Wildlife protection plays a major role in fencing a property. You can also search "fencing" on the county site and it will link to a document about Estate Residential zoning.

## Talking Points... from the Annual Meeting

The Ponderosa Hills Civic Association met September 22, 2011. What follows is *brief* summary of major discussion topics. *These do not constitute official minutes.*

**Board Member Elections** — PHCA members elected five board members: Guy Geerds, Joe'l Lambe (re-elected), Norman Scheffel, Gary Smith and Greg Waltz.

**Road Paving** — Outgoing president Steve Martinez spoke briefly about the Douglas County paving process in light of the recent Pine Cone Road paving. The County Assisted Paving Projects (CAPP) program is conducted between Douglas County Roads and the affected homeowners. Notification to the PHCA would be done as a courtesy and not a requirement given that the PHCA is a civic association. Steve also indicated that some neighbors have expressed a desire to revisit the use of dust suppressant on the dirt roads.

Joe'l Lambe informed the meeting of her efforts in making the county aware of the concerns and needs of horse owners and riders. Her efforts resulted in some changes to the grading and paving to provide some shoulder for the horse owners to ride.

**Oil Exploration Communication Activity** — Last Spring a separate group of homeowners formed as the Oil drilling Communication Team\* and how it would relate to the Ponderosa Hills Civic Association.

As a civic association, our immediate response was to focus on communication and preserving the quality of life for Ponderosa Hills as a community.

The PHCA Board decided it was in the best interest of the association to get a legal opinion:

- Provide a written opinion on the liability issues and responsibilities of PHCA to the entire subdivision potentially superseding the ODCT role. In developing this opinion, the attorney shall consider whether this group should be part of the PHCA or formed as a separate entity.
- The opinion affirmed that the PHCA and the ODCT are separate entities and the PHCA or its board members are not responsible for the actions or decisions of the ODCT; board members should continue to meet "duty of care"; the ODCT has some protection under the Colorado Uniform Unincorporated Nonprofit Association Act.

We need to work cooperatively as neighbors and effect good communication. Each owner is responsible for making informed decisions. Consider all sources of information as part of a community and as individuals.

The new board should take under their charge to determine the next step in contributing to the protection of Ponderosa Hills owners' rights. Homeowners interested in protecting their rights are now a super-bloc of communities beyond Ponderosa Hills.

**The use of CD funds** — There were varying opinions about whether the monies deposited in the PHCCD — approximately \$20,000 — should be used in support of the board's future activities concerning oil, which may include hiring an attorney.







After several comments from homeowners and the potential for a resolution, the decision was to defer any action until the new board is convened and the opinions of the contributing homeowners are considered. Note: all the funds in the CD are not related to the water adjudication effort; therefore, the monies will be treated separately.

**Comment [MWL1]:** This is edited from Steve's four pages of notes. My concern was brevity and clarity but PLEASE edited further as you see fit.



## Ponderosa Hills Services Directory

This directory of services is provided as a service to PHCA members and does not constitute an endorsement by the PHCA Board of Directors. Send your ad requesting or providing a service to [editor@ponderosahills.com](mailto:editor@ponderosahills.com). If you no longer need the service, please let us know. The editor retains the right to edit or reject any ad.

<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  <p><b>Action</b> Sprinkler Service</p> </div> <div style="font-size: small;"> <p>Automatic Livestock Waterers Installed and Repaired Authorized Nelson Dealer</p>  <p>Spectacular Outdoor Lighting Designs – Beauty &amp; Security</p> <p>Repairs on All Sprinkler Brands Timer &amp; Valve Specialists</p> </div> </div> <div style="margin-top: 20px;"> <p><i>Dan Figueira, Owner</i> <b>720-851-9765</b> <a href="http://actionsprinklerservice.com">actionsprinklerservice.com</a> Full Service Installation and Repair</p> </div>	<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="font-size: x-small; text-align: right;"> <p><b>KATIE MARKMAN</b> THE POWER TO MOVE YOU Broker Associate, REALTOR® Cell: 303.944.5202 Office: 303.841.5263 Fax: 303.841.9577 <a href="mailto:katie@katiemarkman.com">katie@katiemarkman.com</a> <a href="http://www.katiemarkman.com">www.katiemarkman.com</a> 18801 E. Mainstreet Suite 250 Parker, CO 80134</p>  <p><small>Owned and Operated By NRI Incorporated.</small></p> </div> </div>
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<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p><b>Monique Durham</b> Broker Owner, CRS, GRI</p> <p>Cell (303) 884-9223 Office (303) 779-7979 Fax (303) 223-3445 E-mail <a href="mailto:Monique@homesinparker.com">Monique@homesinparker.com</a> Website <a href="http://www.RealtyInColorado.com">www.RealtyInColorado.com</a></p> <p><b>Realty In Colorado, LLC</b> 8480 E. Orchard Road, Suite 1100 Greenwood Village, CO 80111</p> </div> </div>	<p style="text-align: center;"><b>Looking for Child Care Services</b></p> <p>We are looking for child care services 2-3 days a week, primarily during the day, for an infant (10 months) and occasionally a 5 yr old . It could be either in our home or yours. Please contact Richard or Jennifer Ulman at 303.317.4364 for more information.</p>






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