

Ponderosa News



Winter/Spring 2012

The Newsletter of the Ponderosa Hills Civic Association



Spring is near. That means that we are at the mid- point of the PHCA year and preparations are starting for the Summer Picnic (June 24), Community Garage Sale (July 20-22), and Dumpster/Donation Day (August 11) – you'll be hearing more about each of these in the months ahead. It also is a good time for a PHCA "status check" on accomplishments thus far and things to complete by the September 25 Annual Meeting. In my previous column, I listed my priorities as: improved board/member communications, synergy between the PHCA and L.A.N.D., completion of water rights adjudication, and beetle infestation mitigation. Here's where things stand on each:

Improved Communications: I am pleased to announce that the board will be hosting a community meeting and feedback session on May 10. We are finalizing preparations and topics, but two things that will make the list are (1) we want to hear what you have to say, and (2) discussion of the water CD funds (as promised at the Sept 2011 community meeting). Would you like to attend a board meeting? We've established a procedure for guests – please visit the web site for details. Speaking of which, have you visited the web site recently? We're in the process of updating it (special thanks to Craig Klinker for his time and energy). While you are there, please note the board member pictures. They are there so you'll be able to recognize us if you want to talk. Have you seen any of our email blasts on time-sensitive topics like proposed legislation, Rocking Horse development, etc. (if not, please email me at president@ponderosahills.com). We've organized the board and assigned duties to actively seek out information and get it circulated via these blasts and the web page. But that's not all, more communications improvements are planned as we'll discuss at the May 10 meeting.

PHCA/ L.A.N.D. Synergy: Oil and Gas is a complex issue and it is not likely to go away. Please read Joe'l Lambe's article in this issue for current news. The board urges you to be informed. Don't wait until something is staring you in the face to get started (lease offer in your hand, force pooling threatened, or drilling started not far away). We've achieved some clarity of the respective roles of PHCA and LAND, and have begun to work synergistically (reference Feb 21 Board minutes for details). In most ways, LAND's and PHCA's interests are aligned, and in that spirit, I suggest that you investigate LAND's applicability to your situation (go to <http://www.l-a-n-d.net>). They are seeking to expand membership, are about to start drafting a "protective lease" that may be useful to you, and are a good source of information. But there are some issues that are unique to Ponderosa Hills (LAND's membership is more than PH). PHCA is focusing on these: (1) seeking clarity on the applicability of our oil and gas covenant to FRACing, and (2) identification of pre-screened legal resources for those PH residents who want it (work mineral rights determination, augmentation of LAND's work, engagement in an issue beyond LAND's scope of work). More communication to come on both of these topics.

Water Rights Adjudication: We are well into the process of securing water rights for the community property on behalf of Ponderosa Hills. Special thanks to Jerry Banks for leading this effort and please reference Jerry's article in this issue for more details.

Beetle Infestation: Please reference the beetle section of this newsletter.

I look forward to seeing you at one of the upcoming community meetings or events.

Board Members:

Greg Waltz: president@ponderosahills.com
Joe'l Lambe: joe'l@ponderosahills.com
Norm Scheffel: norm@ponderosahills.com
Sonya Rosenthal sonya@ponderosahills.com
Guy Geerds: guy@ponderosahills.com
Kim Darnall: kim@ponderosahills.com
Al Ray: al@ponderosahills.com
Cathy Lichty: cathy@ponderosahills.com
Gary Smith: gary@ponderosahills.com
Don Gray: don@ponderosahills.com

Contact any of us with questions or concerns or mail all of us at board@ponderosahills.com

Civic Association Dues!

Your annual \$30 dues are now due and payable. If you are not a current member, go to the website of <http://ponderosahills.org> and click on the JOIN tab!

If you have not paid your dues, all e-mail and benefits will cease on April 15, 2012. We need your \$30 to continue to operate. Please see the minutes from the March 2012 board meeting with the current budget attached to see where your money gets spent. The Board is not paid and have spent hundreds of volunteer hours going to meetings (board meetings, Douglas county government meetings, planning meetings, etc.) writing newsletters, updating the website, sending e-mail and mailings out, etc. on the Neighborhoods behalf.

Rocking Horse Development and

Impact on Inspiration Drive

After reviewing the proposed changes on Inspiration Drive with the Rocking Horse development, the Board recommends all residents become familiar with the project (illustrations are being posted to the PHCA website for your reference), and that you provide comments to Douglas County. The following is a compilation of observations and comments from board members.

Comments are being requested by Douglas County by March 30, 2012 and can be faxed to 303-660-9550.

We are also encouraging as much participation at the public hearings as possible (dates TBD: not expected any sooner than April 24, may be either May 8 or May 22 – we will update you as information becomes available).

We have learned that Lennar is currently being directed to build the new intersection at Antelope Trail first, and then build the second road north through Rocking Horse once their 300th house is built. It would be our preference that Rocking Horse sequence the construction of intersections with Inspiration Drive based on the greater traffic loading rather than specifically starting with Antelope Trail.

We are concerned about the location / alignment of this new intersection with Antelope Trail. It appears that this intersection (with stop sign) may encourage many folks to drive through Ponderosa Hills to get to Lincoln instead of taking a north bound jog onto Inspiration Drive. We are also concerned that turning west will become more dangerous at two locations due to the increased traffic: (1) turning west onto Inspiration Drive from this new Antelope Road intersection and (2) turning west onto Inspiration Drive from Lost Canyon Trail.

Note that the current design for Inspiration Drive deletes the previously proposed design for roundabouts and increases the setback from Inspiration Drive to Rocking Horse for a trail system between Inspiration and the Rocking Horse houses.

There is a planned intersection (with stop sign) to the east of Ponderosa Hills which requires a turnout for those traveling on Inspiration Drive to connect to the 'new' Inspiration Drive with a jog. Overall, this intersection appears to be well planned: it allows keeping the 70+/- Ponderosa Pines, avoids the power lines, and reduces conflict with the underground gas pipes. The Board is however, concerned that with these two 'jog's on Inspiration Drive, that increased traffic through Ponderosa Hills may result unless additional mitigation features are added.

In summary, we urge you to respond to the Douglas County Referral response (file DR2012-001) by **March 30**, and to attend as many public hearings as possible. Please encourage the county to review the road system with the focus on mitigating traffic through Ponderosa Hills. As mentioned earlier, when we have confirmation of the public hearing dates, you will be updated ASAP.

PHCA's Newest

Don Gray moved into his Creek in the fall of 2012 involved. He and his



Board Member

new home on Spring and is ready to get wife and three children

were attracted to the area because they place a high value on open space, views, and the peace and quiet of the neighborhood. He is interested in serving on the Board of Directors for Ponderosa Hills to address matters that affect the quality of life in our community, including environmental issues and the potential oil and gas drilling activities that could occur in our neighborhood. This is his way to give back and serve the community with his knowledge, understanding and experience in the environmental field. He enjoys sharing his knowledge and helping his neighbors and friends understand environmental science and even some geology. He will be helping Jerry Banks with the Water Adjudication Process and working with Douglas County on issues that may involve Ponderosa Hills.

MARK YOUR CALENDARS

- | | |
|------------------------|--|
| May 10 | Semi-Annual Civic Association Meeting |
| June 24 | Annual Neighborhood Picnic |
| July 20, 21, 22 | Neighborhood Garage Sale Weekend |
| August 11 | Neighborhood Dumpster & Donation Day |
| September ??? | Annual Civic Association Meeting - TBA |

We need volunteers to help! Please email the

Board@ponderosahills.com

Sign-Up for instant e-mail or RSS feed to tell you when the website has been updated. RSS feed is a technology used by millions of web users to keep track of their favorite web sites. Once you subscribe to a RSS feed, it will let you know when something new happens on the site. For example, if you subscribe to a news site's RSS feed, you'll receive a notification every time a new story is added. You can subscribe to a site's RSS feed and receive notifications in when updates are made to a site. On the Home Page of ponderosahills.org, on the right side top, it will give you choices of RSS feed or E-mail. Click and follow directions. You are on your way to being an informed resident!

Ponderosa Hills Water Adjudication

A few years ago Douglas County established a program whereby local communities such as Ponderosa Hills could apply for the water rights under County roads and open space within their boundaries. The PHCA Board started this application process with the County in December, 2010 and in September, 2011. Douglas County gave PHCA a deed for the water rights under the roads and park land in Ponderosa Hills, which represents 108 acre feet of water.

The next step was to hire a law firm that specializes in water rights. This firm would file our water deed with the State Water Court and handle the objections from the City of Aurora and Town of Parker to our water deed claim. Five law firms were contacted for proposals, and in November, 2011 the law firm of Petrock & Fendel was chosen by the Board to represent PHCA in this matter.

Petrock & Fendel filed our deed with the State Water Court in December, 2011 and is in the process of answering legal challenges from our neighbors to the North and South, Aurora and Parker. We feel that this matter in its entirety will be settled by June 1, 2012 and our water deed will be adjudicated and filed by the State Court.

Oil and Gas Activity



L.A.N.D. volunteer, John Lambe attended the most recent State Land Board Meeting to get the latest oil leasing news for the Lowry Bombing Range. As many of you may already know, the former Lowry Bombing Range is located approximately 4 miles northeast of Ponderosa Hills, as the crow flies. Conoco Phillips offered the State of Colorado substantial monies to acquire the right to drill the Lowry Bombing Range. The final lease accepted by the State of Colorado from Conoco Phillips was for a bonus of \$6,500 dollars per acre and a 20% royalty. These numbers are very high, which indicates that this appears to be a very rich area geologically. Since it is located close to Ponderosa Hills we may see increased activity to the north and east of us.

Some research has also been completed regarding the location of new horizontal wells to be drilled in the area. The information attained thus far indicates that drilling will be approximately 4 miles east of Ponderosa Hills and as much as 10 miles southeast of Ponderosa Hills. There are many new wells proposed for Arapahoe, Elbert, and El Paso Counties. Our information seems to indicate that there are also two (2) horizontal wells slated for Douglas County southeast of Ponderosa Hills.

It is also interesting how news travels so fast in our little town of Parker. One of the PHCA residents reported speaking with the Murdoch's, clothing store manager and she stated that Murdoch's is selling a lot of Fire Resistant clothing to the drilling rig operators. Several months ago, they did not carry a significant amount of this type of clothing and now they have been asked to bring in a complete line of "FR" clothing. So even people on the street are seeing increased activity related to oil drilling.

Please let us the Board board@ponderosahills.com know if you see any activity in the area or email.

For more information about Oil and Gas in our area, please go to the websites www.niobraranews.net and/or to [http://www.l-a-n-d.net/](http://www.l-a-n-d.net) You will find lots of information!

Pine Beetle and our Trees



Information is provided on <http://ponderosahills.org/> website on the pine beetle. Colorado State University has done lots of research regarding the pine beetle and how to treat for it. The companies below have agreed to provide spraying service at a contracted rate for the neighborhood. The Civic Association has been in touch with the below companies however, does not make a specific recommendation.

- Swingle 303-306-3104
- Shady Tree Service 303-805-8497
- Arborist Arms Tree Company 303-738-199
- American Landscape Maintenance 303-841-2820
- The Davey Tree Expert Company 303-750-9273



Licensing your dogs

Douglas County 6.08.010 License--Required for dogs

- A. Every person keeping, harboring, having possession, charge, custody or control of any dog within the county, shall within thirty days after bringing the dog into the county or within thirty days after the dog attains the age of four months, obtain and keep a current dog license issued by the county. A dog license is valid for one, two or three years. No license shall be issued until the applicant has presented a certificate from a licensed veterinarian that the dog has been inoculated against rabies or until applicant pays a fee for a rabies vaccination and agrees to have the dog vaccinated by a licensed veterinarian. The term of the license must not exceed the expiration date of the rabies vaccination by more than thirty days. The current license tag must be displayed on a collar worn around the dog's neck.
- B. A dog license may be renewed at any time prior to the date of expiration. The date of expiration of the renewed license is either one, two, or three years after the date on which the prior license would have expired.
- C. The animal control officer or the county clerk is authorized to collect the license fee and must issue a metallic tag for each dog licensed. The tag must be stamped Douglas County and the number corresponding with the number on the license application.
- D. Dog tags are not transferable from one dog to another and no refunds may be made on any dog license fee because of the death of the dog or the owner's leaving the county before the expiration of the license period.
- E. A dog license is delinquent when it is not renewed within thirty days after its expiration date. (Ord. 815, 1998; Ord. 687, 1995; Ord. 434, 1985)

HOW MANY DOGS ARE ALLOWED ON YOUR PROPERTY?

You are allowed to have **four (4) adult dogs** at one residence. An adult dog is defined as a dog that is 4 months of age or older.

Douglas County Resolution R-998-100 1.05 (4) No person shall keep or harbor more than four dogs of four months of age or older on any premises, unless such dogs are kept or harbored in a kennel approved pursuant to the Douglas County Zoning Resolution.

SPEEDING IN THE NEIGHBORHOOD WILL NOT BE TOLERATED



CHILDREN, WALKERS, RUNNERS, AND ANIMALS, NEED TO REMAIN SAFE. If you have not seen the police monitoring the roads in the neighborhood, you will. For several homeowners, they are sorry they did not pay attention to the speed limit. One homeowner was cited for driving 56 mph in a 25 mph zone.

The speed limit in the entire subdivision is 25 mph.

Fire Protection for Ponderosa Hills

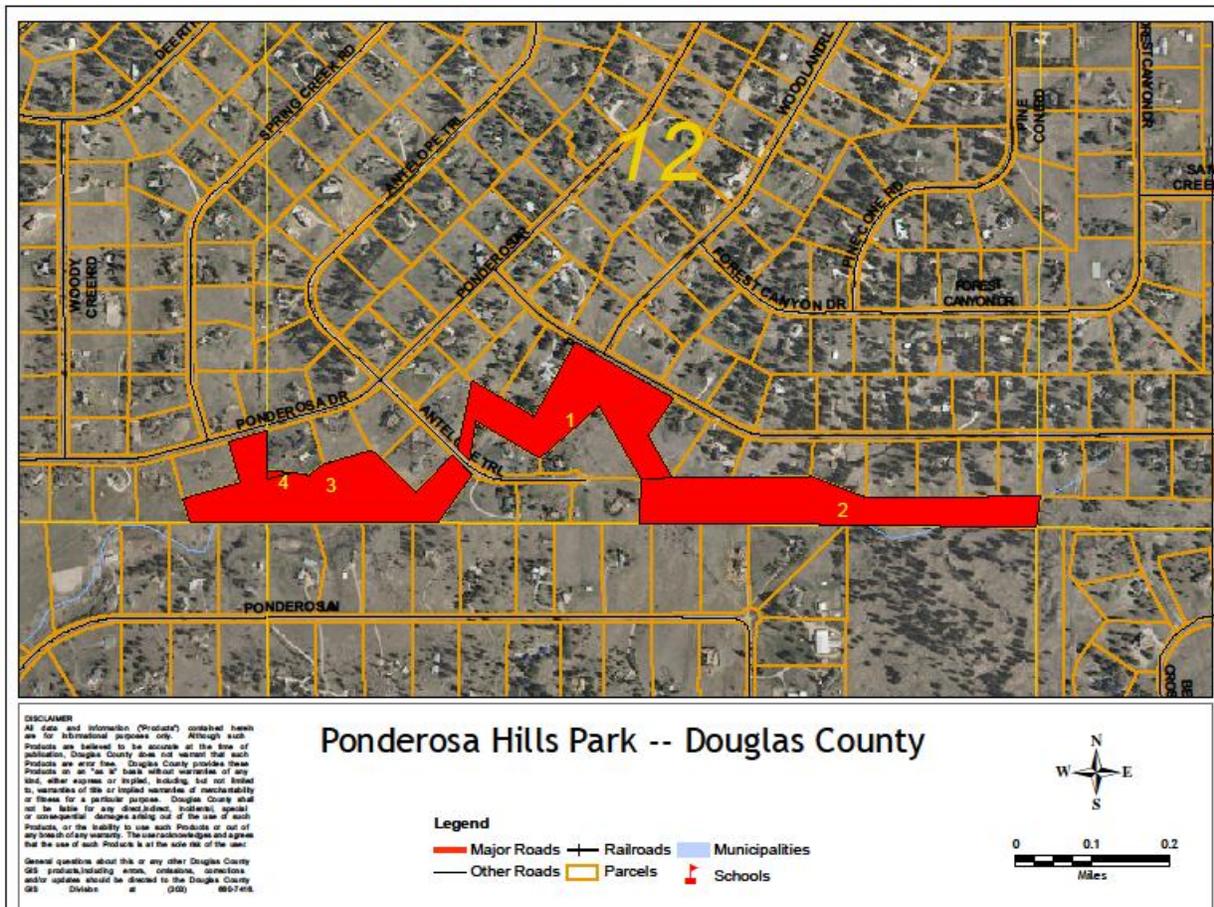
South Metro Fire Rescue Authority (a consolidation of South Metro Fire Rescue and the Parker Fire Protection District) serves an area of approximately 176 square miles in portions of Douglas and Arapahoe Counties. Protection is provided to more than 198,000 citizens. Coverage is provided in: Centennial, Greenwood Village, Foxfield, Lone Tree, Louviers, Parker, Castle Pines, Castle Pines Village, Centennial Airport, Cherry Hills Village, Denver Tech Center, Inverness, the Meridian Office Park and unincorporated portions of Arapahoe and Douglas counties. Seventeen fire stations operate 24/7 with three shifts working a rotational basis. A total of 284 line personnel and 89 uniformed and non-uniformed staff are employed by the Authority.

The election for the Parker Fire Protection District Board is Tuesday, May 8, 2012. Voting is open from 7am to 7pm Parker Fire Protection District Administration Office, 10235 Parkglenn Way, Parker, CO. This is a rare event since board members usually run unopposed. This year there are four candidates vying for this unpaid, non-party affiliated position. The last time an election was held only 100 people voted. This information was provided to Cathy Lichty by one of the candidates, Ronda Scholting.

Open Space in Ponderosa Hills

Many of you are unaware that Ponderosa Hills borders 35 acres of Open Space and trail systems. We even have our own Park in the neighborhood. We have a great trails system for people and horses. See the map below. Take a walk, ride a horse, snowshoe, and look at the beauty of your own neighborhood open space.

The board is working with Douglas County regarding some of the dead and diseased trees within the open space, as well as doggie poop bags, and a space for parking cars near the park. We spoke with Randy Berkhart regarding the **Master Plan that will go before the Douglas County Board in April**. It will include the **Open Space in Ponderosa Hills**. The master plan is a three (3) to five (5) year plan which will include laying out and building trails, a parking area, picnic shelter, and a permanent port-a-let. Douglas County will be working with Xcel Energy and REA for right of way easements under the power lines to extend the trails to other neighboring trails. If you know of someone/group (Eagle Scouts, Girl Scouts etc.) that may be interested in doing community service, we may have some projects for them working with Douglas County in our Neighborhood Open Space. Please contact the Board at board@ponderosahills.com



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. **If you no longer need the service, please let us know.** The editor retains the right to edit or reject any ad.



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 Broker Associate
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 Fax: 303.841.9577
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 web: www.dawnjensen.com
 cell: (303) 589-5342

KELLER WILLIAMS
 REAL ESTATE LLC
 10475 E. Park Meadows Dr. Suite 550 Littleton, CO 80124
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