

April 2015 Eblast

Notice: Eblasts and quarterly newsletters will only go out to current paid members starting in May.

## Fire

Last Thursday we had a fire in Ponderosa Hills on Spring Creek. The Smith family moved in just over a year ago and built a new garage. No garage now. It was totally destroyed along with two cars and many, many other items. The Smith's report that the South Metro Fire District took only 15 minutes from 911 call to getting water on the blaze. Luckily for all of us they had recently mowed their property and limbed up their trees. Condolences to the Smith family and thank you for having taken those fire safety steps. The full story will be in the Q2 newsletter.

## Fire Training

Ponderosa Hills is coordinating with the South Metro Fire District to conduct Wildfire Training in our neighborhood. They will be in Ponderosa Hills in April between the 13 and the 23<sup>rd</sup>. Some twenty properties volunteered to participate in the training. Firemen will walk the properties and determine the best way to fight fires on that property. We are hoping that the Fire Crew will get very familiar with our area and our fire risks and that will put all of us in a better position to survive if a fire should come our way. Road signs will be posted in the next few days to alert all to the coming presence of Fire vehicles and crew in our area. Thank you in advance for cooperating with the Fire crews.

## XCEL Update

The planned upgrade to the XCEL power lines within the easement area to the east and south of Ponderosa Hills was approved by the PUC in November; however, the PUC asked XCEL to delay the start of the upgrade from 2016 to 2020. The PUC felt this timeframe was closer to the actual need of the additional power. The delay will mean that the project completes in 2022.

The PUC also asked XCEL to evaluate alternate routes such as one following E470. XCEL will do this additional assessment but since XCEL does not currently own any easement property along the E470 route the current route is likely to remain the first choice. Additional public meetings will be held in June to inform the public of the PUC decisions. Additional information on this and a report done on Electro-static transmission levels on a property in Ponderosa Hills will be provided in the Q2 newsletter.

## Roads Update

Local resident Mark Stephens noticed recently that the grading on our roads was impacting the drainage by filling in some along the roadbed. Mark contacted the county and they agreed with his observation and have begun work to repair the drainage along our dirt roads to facilitate the needed drainage. The work is currently underway. A BIG THANKS to Mark for looking out for our neighborhood.

Recent contact with Rod Meredith at Doug County Roads has identified that no resident initiated road projects are under review at this time but a County report of high traffic gravel roads has suggested that Ponderosa Rd meets the traffic volume criteria to make it a candidate for paving by the county. The county will be evaluating all of the roads who meet this criterion to select the top contenders for inclusion in their budget. In addition to meeting the traffic criteria the county has set a requirement that a candidate road must have 70% approval from the adjacent property owners before any paving activity would be undertaken. Notification and meetings with property owners would be scheduled well in advance of any action.

## County Residential Property Regulations

As a reminder to all Ponderosa Hills residents, our subdivision is zoned as rural residential estates. The properties should not be used for commercial purposes either to conduct commercial business or to store commercial vehicles or equipment. You are allowed to have business vehicles on your property if you drive that vehicle to work. Complaints can be made to the Douglas County Zoning department at [303-660-7400](tel:303-660-7400). Ask for the Estate Residential Zoning person.

## Spring Clean-up

Now that spring is here and we are enjoying getting out on our roads, perhaps those of us who walk the roads would consider bringing a plastic bag along and doing some trash cleanup. Over the winter trash that may have escaped from the garbage pickups may have gone unnoticed. Now is a great time to get our area looking pristine with just a little effort from all. Thanks for your help in keeping Ponderosa Hills the premier living area it is.