



# Ponderosa Newsletter Spring 2013

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Contact any of us with questions or concerns or mail all of us at [board@ponderosahills.com](mailto:board@ponderosahills.com)

## Civic Association Dues!

Dues have been coming in at a healthy pace, Thank You.

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.

## President's Message

Thank you for your continued support of the PHCA and welcome to the first Newsletter for 2013. This year's membership renewal is going strong and many new neighbors have decided to join as well—the result should be slightly above 50% of our resident households. That will allow us to execute per our 2013 forecasted budget which includes a summer social (see the article in this newsletter) and the very popular dumpster day in the fall.

Priorities adopted by the board for 2013 are:

- Increased Membership through personal appeal to new residents and neighbors
- Improved Communications through Monthly eBlasts, Improved Newsletters, and a Frequently Asked Questions (FAQs) section to be added to the PHCA website
- Speeding Abatement
- Fire-Preparedness

To allow PHCA to function effectively, it is very important that we have your current email address. If you did not receive an eBlast on March 27th titled, Website Up-and March News then something is wrong and we need to hear from you (send email to [greg@ponderosahills.com](mailto:greg@ponderosahills.com))

In this Newsletter, please take special note of the article on Inspiration Rd realignment in conjunction with the Lennar Rocking Horse development to our North—the board expects to call upon residents to provide input to the proposed plans very soon.

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## Got Syrup? Mosey on Over.

This year's annual summer get-together at the Ponderosa Hills park is going to be a little different. The board's consensus after last year's picnic was that our summers have gotten a little too toasty for our residents to comfortably gather in mid-day. So we thought we would try a summer pancake breakfast this year! We hope to get an early start and gather for pancakes and coffee before the day's heat kicks in.

Another innovation this year will be to invite our horsey set to mosey on over astride their favorite mount. I hope to work with horse knowledgeable folks to come up with a way to tether the beasts to make them comfortable at our gathering. At least one horse trailer will be on site to allow some tie up spots.

If you would like to offer your thoughts or your assistance in "mounting" this "flippin" event, please contact Cathy Lichty at [cathy@ponderosahills.com](mailto:cathy@ponderosahills.com)

Date: July 27th, Saturday

Time: 9am to 11am

Location: Ponderosa Park, Piney Creek and Woodland Trail

## PH Roadway Update

With the recent winter storms Douglas County Maintenance has been busy removing snow from our roadways in Ponderosa Hills. Bill Langran our field representative from Douglas County explains how the roads are prioritized in our subdivision. He states the roads are plowed with motor graders that operate at about 15 mph, so slow going as compared to paved streets in other locations in the county. The roads are prioritized by arterials and major feeders i.e.. Ponderosa, Woodland Trail, Forrest Canyon and Piney Creek get completed first so there is access to the paved roads surrounding our subdivision. Other roads are then completed after the arterials and major feeders are complete. The county does not plow our roads until at least 5-6 inches of snow has fallen on them.

Another maintenance item our roads go thru is periodic grading to remove the bumps i.e. "washboard". Bill tries to drive thru our subdivision to identify roads in need of repair. He stated there is no set schedule for the grading of our roads, however they try to get to them as often as possible. Residents can always call the County if the roads get real bad and they will try to get them. The phone number at the County is 303-660-7480.

The final maintenance done by the County is placement of dust suppressant on our more traveled roadways. Roads that can receive dust suppressant must have at least 200 trips/day. This limits our roadways to Ponderosa, Piney Creek, Woodland Trail and Forest Canyon. The product the County uses is called "durablend" a polymer based product made by Envirotech. The biggest concern of course is how does it affect our trees? According to a study completed by Envirotech this product does not leach chemical past 12" from where it is sprayed. It has also been determined that the product does not injure our trees! Bill hopes to get our roads that qualify an application this spring.

On a final note most of our residents received a letter last week for the Douglas County sponsored noxious weed symposium scheduled for March 30, 2013. The county plans to spray for noxious weeds along our roadways and open space areas this year. If you would like the right of way adjacent your land not sprayed please contact Jonathan Rife at 303 660-7480.

## Oil and Gas Activity

The Land Owners Alliance of Northeast Douglas County, "L.A.N.D." has been in cooperation with Niobrara News to monitor activity in the oil industry both locally and statewide. The statewide news includes an update of the regulations for oil and gas drilling through the Colorado Oil and Gas Conservation Commission, COGCC. The Niobrara News website includes many articles updating folks on everything from new regulations to activity in our immediate area and surrounding areas. Please check out [www.niobraraneews.net](http://www.niobraraneews.net) for detailed information on the oil industry.

Locally, initial geophysical surveys were being done by a company called Geo-Kinetics. You may have seen geo-phones and miles of cable along many of the county roads located east of Douglas County on many of the surrounding dirt roads. This survey is done to prepare for potential oil work, which may or may not happen. A detailed description of this activity is available to you on [www.niobraraneews.net](http://www.niobraraneews.net). Please note that this survey has ended and even though county permitting for our area was approved, the survey did not move into northeast Douglas County. It is possible that this may change in the future, but with the increase in set-backs now required by state law (500 feet from fixed structures – low density), it appears that this survey is finished for now. We will keep an eye out for any changes in our area. If you see activity for surveys going on, we would love to hear about it.

Ultra Petroleum, the main player for oil in the Colorado Springs area has pulled out. Statements made by the company indicate that even though oil is present in the Colorado Springs area, it is not practical to harvest it due to the oil formation not being mature enough. What this means is that there is not enough natural gas and water in the subsurface to provide enough pressure to push the oil to the surface. Again, we encourage you to view [www.niobraraneews.net](http://www.niobraraneews.net) for this article.

The State Regulations have been updated to include among other things, an increased set-back of 500 feet from fixed structures in our area. For areas that are considered high density, the set-back has been increased to 1000 feet. These two additions to the regulations as well as others, will limit the potential for selection of surface pad locations. These regulations will make the selection and acquisition of surface pad locations more difficult for the oil companies in our area.

If you hear about oil activity news in our area. Please contact the PHCA, and this will be forwarded to the Oil Liaison for Ponderosa Hills.

## Proactive Fire Prevention

In keeping with the advice provided by the South Metro Fire Association, we are recommending that you trim low hanging and dead branches. Here are just some of the service providers in our area.

- Arborist Arms Tree Company 303-738-199
- American Landscape Maintenance 303-841-2820
- J-Bear's Tree Care and Landscaping 303-483-1822
- The Davey Tree Expert Company 303-750-9273
- Swingle 303-306-3104
- Shady Tree Service 303-805-8497

Look for upcoming activity to move toward developing emergency evacuation plans for residents and animals. Anyone interested in working on this committee please contact [greg@ponderosahills.com](mailto:greg@ponderosahills.com)

## SPEEDER ALERT

The PHCA Board takes speeding in PHCA very seriously! We are actively working with local officials to increase enforcement in our neighborhood.

This serves as your notice—we are out to slow you down!





# Water Issues

The Rural Water Authority of Douglas County (RWADC) was created to serve the rural water users of Douglas County in providing an adequate, sustainable and reliable water supply. The RWADC web page can be found at [www.rwadc.org](http://www.rwadc.org)

The purpose of the Authority is to assist in the development of water resources, systems, in whole or in part, for the benefit of rural water users and owners of land within the service area.

The RWADC Mission Statement

Assist rural water users and providers to:

- Evaluate current and future water supplies and demands
- Determine services and/or facilities that are of benefit to them, and
- Advise and assist other agencies on rural water issues

The Rural Water Authority holds regular meetings on the fourth Wednesday of each month at the Philip S. Miller building, 100 Third St., Castle Rock. The meetings are open to the general public, and rural water users are invited attend. The next meeting is scheduled for 1:00 PM on May 11, 2013 and will cover Board elections. There will be a presentation by Rhett Everett, a Hydrologist with the U.S. Geological Survey, on the RWADC's well monitoring project, including progress after more than one year of water level testing.

The next RWADC workshop is scheduled for Saturday June 8, 2013 and will cover topics related to rainfall collection/harvesting. There will be nationally acclaimed speakers, the cost is \$25, lunch included. For more information, including how to register follow the following link:

[http://www.rwadc.org/images/Rainwater\\_workshop\\_flyer.pdf](http://www.rwadc.org/images/Rainwater_workshop_flyer.pdf)