

The Highlands at Breckenridge Property Owners' Association
Newsletter, June 12, 2017

Highlands Firewise Day & Summer Social 2017

Monday July 3rd - 4:00 to 6:00 pm, at the Golf Course Club House

Everyone welcome! Fire equipment will be on display and SWAG bags – bring your children/grand-children/House Guests

Program:

4 pm - Meet and Greet, including heavy appetizers (thanks to \$500 State Farm award) & Cash bar.

5 pm - Firewise presentation by Captain Matt Benedict of our Red, White, and Blue Fire Protection District, followed by a representative from Colorado State Forest Service who will discuss Forest Health in our Community – see The Highlands Communities Forest Health and Firewise Review and Action Items Report : : <http://www.highlandsatbreck.com/lincoln.php> (Click on Forest health link under Association Documents).

Please RSVP to steven@aepropertymanagement.com by June 28 with the number attending for catering purposes. The Clubhouse is offering a 20% discount for any owners wishing to stay for dinner.

Our neighborhood continues to be certified under the Firewise program, and we are encouraging efforts to reduce risk of wildfire damage to our neighborhood. The most important preventive measures that any owner can take involve relatively simple "housekeeping" that will eliminate fine fuels such as tall grass, pine needles, and combustible mulch from the immediate vicinity of structures, remove deadfall, and cut tall dry grasses and low tree branches in all locations of the property. The Board has approved a project to conduct such work this summer on POA common area land bordering Highway 9, subject to receipt of a matching grant from the County.

Captain Benedict will be covering Firewise basics, the reasons homes ignite in a wildfire and the little things a homeowner can do to prevent it. He will also provide information about being ready for a fire in the area and evacuation issues. He has been all over the country fighting wildfires and welcomes your questions and concerns.

If you're not able to attend this program but would like to have more information, our POA Director Eric Buck ([970-406-0858](tel:970-406-0858)) has copies of an excellent short video describing such practices in more detail, available at no charge to our owners. The Town of Breckenridge has a Voluntary Defensible Space ordinance, found at <http://www.townofbreckenridge.com/your-government/departments-services/community-development/forest-management-and-forest-health/voluntary-defensible-space-ordinance>

Summit County Chipping program 2017

Our neighborhood is again scheduled for free curbside pick-ups this year during two separate weeks beginning July 31 and September 18. Please check the following website for information on the 2017 Chipping Program. <http://www.co.summit.co.us/index.aspx?nid=885>. We remind all lot and homeowners that our association requires that all standing dead, snapped, and fallen trees, and large slash piles be removed periodically. Please contact any member of our Board for prompt mandatory prior written approval for removal of trees, in accordance with our Forest Health Policy, posted on our website at http://www.highlandsatbreck.com/hoa_docs/ForestHealthPol2013Feb4.pdf

The following companies are some of those that can assist with tree removal:

Ceres Landscaping - rh@cereslandcare.com or [970-453-9154](tel:970-453-9154)
Cutting Edge Tree Care - porgansky@yahoo.com or [970-485-9153](tel:970-485-9153)
Alpine Tree Services - alpinetreeservices@comcast.net or [970-389-4964](tel:970-389-4964)
Teague Saves Homes - teagueholmes@gmail.com or [970-389-8361](tel:970-389-8361)
Beetle Kill Tree Guys – beetlekilltreeguys@yahoo.com or [970-485-3632](tel:970-485-3632)

Annual Meeting & Monthly Board Meetings

Our Annual Meeting was held at 11:30 pm on Saturday, February 5, 2017 in the River Mountain Lodge in Breckenridge, and we thank all of those members who participated. We elected our 2017 Board of Directors, reviewed the budget, and gave several brief updates on other activities of our Association. Our Board for 2016 comprises Jim Brook (President), Bob Dudney (Vice President), Russ Trowbridge (Secretary), Eric Buck (Treasurer), and Jim Trisler (Director and also Chair of our Design Review Committee. Meetings of our Design Review Committee and our Board are normally held beginning at 3:00 pm on the third Thursday of each month in the BHH offices at 160 East Adams St in Breckenridge. Owners interested in assisting on committees, projects, and/or on a future Board are encouraged to contact any of the above.

The minutes of our Association meetings, as well as our Design Review Guidelines, Forest Health Policy, and other information can be found on our website at <http://www.highlandsatbreck.com/>.

Neighborhood Welcome

Every year we have several new owners arriving in our beautiful neighborhood. We encourage longer term residents to reach out and introduce themselves to new neighbors. The Board wants to help them feel welcome and connected, and we are considering establishing some new practices that could include brief voluntary meetings for discussion and personal introductions.

Management Company

Alpine Edge serves as the management company for our Association. Contact information follows:
Alpine Edge Property Management, Steven Frumess, Steven@AEPropertyManagement.com
130 Ski Hill Rd, Suite #130, P.O. Box 7, Breckenridge CO 80424
[970-453-2334](tel:970-453-2334) (p), [970-453-3850](tel:970-453-3850) (f), www.AEPropertyManagement.com

Member's Directory

Alpine Edge Property Management maintains a directory of members' contact information for purposes of the business of our Association. They have offered to create a version of that directory, listing only those members who wish to participate, that would be available to all of our members to help us keep in touch with each other. Please email Steven (above) to let him know whether or not you wish to participate and receive that directory.

Forest Health

The preservation of the native environment is a fundamental principle of The Highlands, and the forest is a valuable shared resource of our community. Although the pine beetle epidemic has passed, there are other continuing threats to that environment which may differ from one lot to another. These include dwarf mistletoe, twig beetle, overcrowding, wildfire, lack of diversity in tree species and age, and noxious weeds. Much of the information contained in our Forest Health Study 2012 is still very applicable; it can be found on our website at <http://www.highlandsatbreck.com/lincoln.php>. It includes recommendations specific to each lot that should help all owners become more aware of those potential threats. The report includes a link at page 16 to an interactive map with specific notations on each Lot, detailed recommendations starting at page 17 on segments of the neighborhood, and other sections with more details on selected topics.

The Board encourages all owners to take action to help maintain and improve the safety and health of our neighborhood forest by taking mitigating actions appropriate to their property's particular circumstances. Please consider selective thinning of overcrowded stands of lodge pole pine, and removal of pine infested with dwarf mistletoe which will spread to adjacent healthy pine trees, even new growth. Spacing of ten feet between crowns (or groups of crowns) is recommended to reduce wildfire risk. Removal of trees, living or dead, does require **prior written approval from any Board member**, and from either Town staff or a Town-approved tree contractor. An excellent detailed report on dwarf mistletoe can be found at <http://www.ext.colostate.edu/pubs/garden/02925.html>.

Landscaping

The Board has authorized some plantings of annual flowering plants for the lower median this year, and is looking into alternatives for lighting the main entry sign. The Board is supportive of additional work to enhance our entry and other common areas, and welcomes any suggestions and participation.

We all appreciate the efforts of our many neighbors who have planted new species of trees to help diversify our forest. When doing your spring cleanup and gardening, have a look at prior years' tree plantings. It's a good time to remove any supporting landscape stakes that are no longer needed.

Large areas of lawn are discouraged, and lawns are entirely prohibited in any location outside the Building Envelope area that is uniquely designated for each lot. As specified in Appendix A at page 43 of our Design Review Guidelines, the only type of grass permitted is the indigenous "Summit County Grass Seed Mix" which should not require irrigation. Our Design Review Guidelines specifically state: "2.19 Approved Plant List - The Review Board has approved a list of plants

and trees deemed to be inherently compatible with the natural Highlands landscape, including indigenous and non-indigenous species. Such plants are listed in Appendices A, B and C of these Design Guidelines and landscaping of any transitional area is expressly limited to these species. Large areas of lawn are discouraged. "

There's a complete version of our Association's "Design Review Guidelines" on our website at <http://www.highlandsatbreck.com/lincoln.php> to help us govern our common interests in the neighborhood.

Seasonal Reminders

Please remember to always pick up after your dog, and remind your family and guests to do the same. Bears are back - do not place garbage containers outside until the morning of the pickup day, and bring them in by the end of that day. Store your landscaping equipment, canoes, kayaks, trailers, and all other equipment inside your garage to minimize exterior clutter.

All members are strongly encouraged to follow the Firewise recommendations and to know our POA rules regarding outdoor fires, especially the following:

"3.7 Outdoor Fires - Due to the extreme fire danger usually present in this high forest region, all chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor, including outdoor fireplaces. **Open flame wood-burning outdoor fire pits are prohibited at all times.** Natural gas fueled fire pits are allowed. Barbecues are permitted, provided they are lidded cookers. All other types of portable or freestanding barbecues are prohibited."

Best wishes for another happy and safe year in Breckenridge,

Highlands at Breckenridge Property Owners' Association, Inc.
Board of Directors:

Jim Brook – jimbrook22@gmail.com

Eric Buck – Ecbuck@ownthesummit.com

Bob Dudney – robertdudney@gmail.com

Jim Trisler – jimtrisler@gmail.com

Russ Trowbridge - Trowusa@aol.com