

# WOODSIDE PARK HOA UNITS 1, 2, 3 & 4 NEWSLETTER

Volume 6, No. 1

[www.woodside1-2-3-4hoa.org](http://www.woodside1-2-3-4hoa.org)

Spring 2019

## Your HOA Board 2019

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## EVENT CALENDAR FOR 2019

Mark your calendar and plan to participate in the following WPHOA events this year:

- June 1: Fishing Derby (9 a.m. to noon), Whalers Pond on Woodside Drive
- August 3: Summer General Meeting/Annual Picnic (noon – 2 p.m., Pine Valley Small Shelter)
- June – November: Slash Chipping Days (see below for schedule)
- August 16-17: Community Garage Sale
- September 14: Second Road Cleanup/Mullein Pulling Day 9:30 a.m., lunch afterwards courtesy of HOA (meet at the Equestrian Center)
- October 19: Fall General Membership Meeting/Election of Officers and Directors for 2019 (Shepherd of the Rockies Lutheran Church in Bailey)

The Fishing Derby is open only to residents of Woodside (especially the kids and grandkids). It's a free fishing day and no license is required. Poles, tackle and bait will be provided to those needing them. Prizes will be awarded to participating kids. Hot dogs, chips, and soft drinks will be served courtesy of the HOA.

The Annual Picnic is open only to members of the Woodside HOA for Units 1–4 or residents of Unites 1-4 who are looking to join.

General Membership Meetings are open only to members of the Woodside HOA for Units 1-4 or residents of Units 1-4 who are looking to join.

## 2019 MEMBERSHIP DUES

In January you should have received a yellow post card in the mail letting you know that it's time to renew your membership—or join for the first time—give us a try! It's only \$30 a year(!) (plus a one-time fee of \$10 if you are joining for the first time). If you haven't received a postcard or have misplaced yours and want to renew or join, please let our Secretary, Lorna Serber, know by emailing her at [boulderlas@msn.com](mailto:boulderlas@msn.com) or calling at (303) 548-9507. A dues card is attached to this Newsletter, too.

Returning your card helps us keep our contact information current, ensures that you will be kept up to date on HOA business, and lets you express an interest in the numerous activities that the HOA has planned in 2019. Rest assured that the information will be used only for HOA business.

## FIREWISE® NEWS

### Your Firewise® Committee Members

Kelly Flynn (co-chair)	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>
Lorna Serber (co-chair)	(303) 548-9507	<a href="mailto:boulderlas@msn.com">boulderlas@msn.com</a>
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Doug Windemuller (Units 5&6)	(303) 838-6337	<a href="mailto:thedouglascompany@juno.com">thedouglascompany@juno.com</a>

Our Firewise® status has been renewed for 2019, our sixth year. Thanks to everyone who reported hours and dollars spent on mitigation efforts in 2018 – that information is critical to our renewed status each year. A form to record mitigation activities for 2019 is attached at the end of this Newsletter. Please be sure to track your hours and dollars spent and record both on the form.

Keep in mind that out of pockets mitigation expenses can be deducted from your Colorado income tax through YE 2027. A brochure outlining the deduction and its conditions is attached to the email circulating this Newsletter. It is called *Income 65: Wildfire Mitigation Expenses Subtraction*.

The Woodside Park Firewise Committee is pleased to announce chipping events for 2019. Elk Creek Fire Protection District will once again provide the chipping service to Woodside for no charge. This is a great opportunity to get that slash off of your property! **The fire district has made a few changes to how the events will be run this year. Please see below and feel free to contact Lorna Serber, or any of the Firewise Committee members, if you have questions.**

**We will be holding monthly events this year from May through September.** Participation for May is now closed. You will have four more opportunities to have slash chipped. You may participate each month if you like.

Elk Creek Fire Protection District is unable to lock us in for specific dates due to their fluid schedule and unpredictability of wildfires that they may be assigned to assist with. **For each month that you would like to participate in you will need to sign up through the Firewise Committee a minimum of five days prior to the start of the month for which you are requesting chipping. You will then need to have your slash put out by the first day of that month.** The chipping crew will try to have it chipped sometime before the end of that month. You do not need to be home at the time of chipping. Please contact Lorna Serber at [boulderlas@msn.com](mailto:boulderlas@msn.com); or call (303) 548-9507. **We will need your name, address, phone number and email address.** We will send out a reminder near the end of each month so you may sign up for the month(s) you are interested in now, or as we send each monthly reminder.

### Materials Guidelines

Accepted materials include trees, logs and branches up to 12 inches in diameter, free of nails and wire.

The following restrictions apply:

- No construction or building materials, treated lumber, fence posts or signs
- No shrubs, root wads, stumps, dirt or rocks. These items clog and damage chipping equipment.
- No grass clippings, trash, weeds, bags of leaves or raked needles

- **NEW THIS YEAR!** The chipping crew will be operating a chipper truck and hauling off the chips starting this season. Quite a lot of chips have been accumulated over the past couple of years of chipping and they do not want to create an additional hazard with too many chips around. You no longer have to worry about excess chipping material on your property!
- **NEW THIS YEAR!** If the crew happened to go up your driveway last year to get to some piles as a courtesy, they can no longer accommodate these requests. Given that they now have a bigger truck with the chip material removal, the larger truck has less maneuverability. All of your material must be placed on the roadway, per the below pile guidelines.

### **Pile Guidelines**

- Piles must be in place by 8:00 AM on the first day of the month you are participating in
- Stack piles neatly (no bags) with the large ends of branches facing the road
- Place piles within 5 feet of the roadway, but not touching the road or in drainage ditches
- Maximum pile size is 5' x 5' x 5'. There is no limit on the number of piles you may put out.
- After the crews have removed your pile, clear away any remaining branches, needles and debris
- Do not combine your piles with your neighbors' piles
- No piles that have been created by any machinery

### **Juniper Guidelines**

- Any juniper that you want chipped must not include any roots. It may be tempting to simply pull the juniper bush out of the ground because they have such a shallow root wad, but that also pulls up all of the dirt with it. **Juniper must be lopped/cut before the root and may not contain any dirt. In addition, the juniper must be stacked neatly in a separate pile from any other slash.** If the chipping crew determines that there is excess dirt and/or roots they will most likely not chip the juniper pile.

### **Not adhering to the guidelines**

- If any of the above guidelines are not followed, your slash may not get chipped. It will be the homeowner's responsibility to have the material chipped on their own or have it hauled to a slash site. It is not to remain near the road if the crew cannot chip. Please respect the requirements so that we may utilize the service for many years to come.

### **Firewise Recording Form**

- Please take a few minutes to fill out the Firewise recording form ([click here for form](#)) for ANY mitigation work you do. This includes participating in the chipping events (time to cut the trees/branches, haul to road, etc.) and any other mitigation you do yourself or hire a contractor to perform. You may record time for raking pinecones and pine needles, cleaning your gutters, installing a metal roof, removing trees, etc. Recording work performed is a very important piece to retaining our Firewise status and to obtaining grants.

If you prefer not to have your slash chipped there are several other ways to have it removed from your property. The Coalition for Upper South Platte (CUSP) has a slash site in Bailey where you may drop off your slash. Please see the following link for details: <https://baileyslashsite.com>. Jefferson County also holds various slash collection events throughout the summer. The following link provides information: <https://www.jeffco.us/slash>.

# FIRE ADAPTED BAILEY NEWS

## The Who of Fire Adapted Bailey

Fire Adapted Bailey is a 501c3 non-profit with a working group comprised of:

- FIVE Active Bailey Area Firewise Communities (Woodside, Deer Creek Valley Ranchos, KZ Ranch, Burland Ranchettes and Elk Creek Highlands and Meadows)
- Platte Canyon Fire Protection District
- PCFPD Wildland Fire Module
- Elk Creek Fire Protection District
- ECFPD Initial Attack Squad
- Park County Department of Emergency Management

The Bailey Area is defined as the area of north Park County from Woodside at the north end to Kenosha Pass at the south end.

Fire Adapted Bailey by the numbers:

- 311.6 square miles, 21.1% Private 78.9% Public
- 42,000 acres of private land
- 9,526 residents
- >5,500 housing units
- 68 sub-divisions
- 32 sub-divisions at high risk of a **Crown Fire**



*“A Fire Adapted Community is a cohesive community of informed and prepared citizens planning and taking action to safely coexist with wildfire.”*

Fire Adapted Bailey is currently assessing the Bailey Area’s:

- Wildfire Hazard and Response Capability
- Community Values at Risk
- Residential and Commercial Properties at Risk
- Current State of our Mitigation Plans, Activities and Resources
- Current State of our Wildfire Mitigation and Risk Reduction Programs
- Resources and Sources of Mitigation Funding
- Public Engagement Efforts & Partnerships

Do You Know?

- According to the Park County Community Wildfire Protection Plan, “the **Bailey area is the largest area of high risk**, in that it contains the largest population and amount of development...and is located within and adjacent to heavily forested lands with a high fire occurrence history, including several large fires. It has high values at risk, generally high fuels risk, and high ignition risk.”
- Most homes lost in wildfires are not lost due to the flame front, but due to **burning brands and embers** that can blow in from up to two miles away. That’s why we can see burning homes next to green trees. One of the most important things you can do as a homeowner is “ember harden” your

home. One helpful website is [ReadyForWildfire/HardeningYourHome](#). Check it out.

More information is available at Fire Adapted Bailey's website ([www.fireadaptedbailey.org](http://www.fireadaptedbailey.org)).

### The What of Fire Adapted Bailey

Fire Adapted Bailey has many projects underway. One of the most significant is a project to mitigate the county rights of way along the major evacuation routes in north Park County, including Mt Evans Blvd and Nova Rd in Woodside and CR 43, CR 72 and several other feeder roads in Bailey. The county right of way along these roads is 60 feet, so with a 30-foot road that means 15 feet on either side of the road. The county has the right to mitigate in its right of way and feels that this type of mitigation is necessary for the safety of homeowners during an evacuation in the event of a wildfire. Trees growing right to the edge of the road pose a serious hazard during an evacuation, as we have seen in the Camp Fire in Paradise CA where cars trying to evacuate a neighborhood very much like Woodside were trapped beside burning trees. Multiple people burned to death in their cars trying to flee. It also is for the safety of firefighters trying to get into the neighborhood. This effort has the full support of the Park County Commissioners, the Park County Emergency Operations Department, and both Elk Creek and Platte Canyon Fire Protection Districts.

With our limited evacuation routes out of Woodside in the event of a fire, mitigating along the roads seems like the least we can do to increase our homeowners' safety. We have to be realistic about the dangers of 100+ years of overgrowth of our forests. No mitigation will take place on private property unless agreed to by the property owner to expand the area mitigated beyond the county right of way. Only evergreens will be removed; aspens will stay.

The county controls the rights of way along county roads and has contracted with Platte Canyon Fire Protection District to have the work done once funds are raised. Funds are being raised through crowdfunding to support the County's mitigation goal, spearheaded by Fire Adapted Bailey. FAB's first crowdfunding campaign raised just over \$51,000 and has now closed. A second campaign will be started soon. Platte Canyon Fire Protection District is already at work mapping sections for mitigation work to be completed this summer with the funds already raised.

### **REFLECTIVE GREEN ADDRESS SIGNS ARE AVAILABLE FOR JUST \$10**

The 6" by 18" green address signs with white reflective numbers to put at the end of your driveway are available for \$10. The signs are recommended by Elk Creek and Platte Canyon Fire Protection Districts to help identify your location quickly in an emergency, whether fire, medical, or otherwise (especially at night in a blizzard). Contact Kathy Lower if you would like one at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com). We also have a raffle for a free green sign to be given to one lucky HOA member at our Spring, Summer and Fall General Membership Meetings. Come to a meeting and put your name in the box!

### **FIRE SEASON HAS BECOME NEARLY YEAR-ROUND (SAD TO SAY)—SAFETY FIRST!**

#### **Sources of Information on Active Fires:**

How can residents keep up to date in real time about a wildfire incident? Here are several resources:

1. [InciWeb](#). This website tracks all wildfires throughout the United States with specific information on each fire. Find it at InciWeb - The Incident Information System [website](#).

2. Park County Emergency Alert System - CodeRED. Sign up to receive emergency alerts on your phone(s) - land lines and cell phones – at **Park County CodeRED®**.
3. Park County E-Mail and Text Notifications. You can sign up to receive email and/or text notifications on a long list of topics, including wildfires, burn bans, sheriff's office activity, and hazardous weather. Go to the Park County **website** to sign up.
4. My Mountain Town. This is a terrific source of information on all kinds of emergency topics for Conifer, Pine, Bailey and Fairplay. Go to the **website** and check it out. There is a link to Iciweb (see above), Code Red (see above), as well as many other helpful links.

### **Code Red® Program:**

Park County Code RED® program: register your phone number(s) at the Park County website (**www.parkco.us**). Type Code Red in the search box in the upper right corner of the home page to find details of how to sign up.

Jefferson County Code RED® program: register your phone number(s) at **Jefferson County website** (click on the Featured Services drop down menu on the right side of the home page and select CodeRED Emergency Notifications).

### **Other Helpful Materials:**

Colorado State University Cooperative Extension Publication number 6.302, available online at **www.ext.colostate.edu**, entitled *Creating Wildfire-Defensible Zones*.

**Slash Collection:** alternatives to the free chipping program offered by Elk Creek Fire Protection District described above in our Firewise® section:

Jefferson County has published its slash collection dates, times, locations, cost and conditions (see **http://jeffco.us/slash/**). As with last year, Woodside residents who live in Park County may participate in Jefferson County's slash collection program by virtue of Woodside's inclusion in the Elk Creek Fire Protection District, which is a Jefferson County special district.

The Coalition for the Upper South Platte (CUSP) operates the Bailey slash site located at 95 County Rd 72, Bailey. The site will open for business starting Friday, May 10 and will run Fridays, Saturdays and Sundays from 9 a.m. to 3 p.m. through October. Cost is \$15/load for Park County residents, \$20/load for non-residents. More information at **www.baileyslashsite.com**.

## **FROM THE COLORADO DIVISION OF WILDLIFE - DON'T FEED WILDLIFE**

Officer Scott Murdoch, our District Wildlife Manager, spoke at our Spring General Membership Meeting about the dangers of feeding our local wildlife. A brochure provided to us by Officer Murdoch called *Feeding Hurts, Not Helps, Big Game* is attached to the email along with this Newsletter. Please read it and also check out this **link** that talks about the problems with feeding wildlife in more detail.

## **EQUESTRIAN CENTER**

Just a reminder (and another benefit of membership)—**only dues-paying members of the HOA are permitted to use the Equestrian Center**. Three stalls are available for lease to members – if interested please contact any member of the Board. The Arena and Round Pen are also available for daily use.

## **LET'S CONTROL NOXIOUS WEEDS IN WOODSIDE PARK**

Now that spring has sprung it's important to turn our attention to noxious weeds on our properties. Park

County has a **Noxious Weed Management Plan** pursuant to the Colorado Noxious Weed Act. The Plan identifies 14 weed species targeted for control. All are “List B” species and pictures/descriptions can be found at the Colorado Department of Agriculture website [here](#).

Jefferson County has not adopted a noxious weed management plan but encourages all residents to be aware of the problem. More information can be found on the Jefferson County website [here](#).

Please be aware that under the Colorado Noxious Weed Act control of noxious weeds is the legal responsibility of every landowner, specified in C.R.S. § 35-5.5-104: “It is the duty of all persons to use integrated methods to manage noxious weeds if the same are likely to be materially damaging to the land of neighboring landowners.”

The CSU Extension Service, the Natural Resources Conservation Service, and other agencies will provide technical advice and assistance to landowners upon request. These agencies will cooperate with landowners to develop and manage an acceptable noxious weed control plan.

See also “Frequently Asked Questions” at the link [here](#), which include:

What is a Noxious Weed?

Why should residents and visitors to Colorado care about Noxious Weeds?

What are the designated Noxious Weeds in Colorado?

Whom should I contact if I see a Noxious Weed or unknown weed on my property?

How can I obtain a copy of Noxious Weeds of Colorado?

How can Noxious Weeds be controlled?

## **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

<b>Your Architectural Control Committee Members</b>	
Bob Banks	(303) 838-0827
David Smith	(303) 888-6953
Justin Stewart	(303) 841-8621
Ken Van Tuyl	(816) 589-5419
Terry Hylland	(303) 816-7395

The Woodside Park Units 2, 3 and 4 Declaration of Covenants, Conditions and Restrictions (“CCR”), adopted in March 1976 by the original owner of the land, established an **Architectural Control Committee** whose purpose is to “maintain . . . within [Woodside] a style and nature of building design which is homogeneous with and complementary to the environmental setting of the subdivision.” The CCR apply to all lots within Units 2, 3 and 4 (not to Unit 1).

The major role of the ACC is to review and approve all plans for construction, addition to, improvement or alteration of any structure on lots within Units 2, 3 and 4. Please contact the Committee (a list of members is included above) should you be considering any type of improvement on your property (other than internal remodeling of an existing home or other structure). If you are planning a new fence, an addition, a new roof, a new outbuilding such as a shed or barn, or just a new coat of paint – give one of the members a call. With the number of recent Land Use Regulation (LUR) changes in both Park and Jefferson Counties, many of our covenant provisions have been superseded or further amplified by new county requirements. Although the counties do not enforce our covenants (that is up to us), they will enforce their LURs. Some of our neighbors have completed projects without ACC involvement. The ACC might have been able to head off what they are facing now – having to deal with a county Code Enforcement Officer.

## WPHOA UNITS 1, 2, 3 & 4 MEMBER SERVICES DIRECTORY

NAME	BUSINESS / SERVICE	PHONE / EMAIL
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Melissa Fisher Faler	Wellness Advocate	Cell: 832-722-0494 QueenEssentialOils@gmail.com
Tom Locke	Tom's Touch: Services include writing, editing, help with memoirs, and producing photo books and slideshows	Cell: 720-261-7484 bigmittens1@yahoo.com www.tomstouchmemories.com

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**Tom Locke**  
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"I could not have asked for a better copy editor. He is a thoughtful, careful, precise editor who has the experience, the knowledge, and the patience to handle any project." — Jeff Miller, author of "Behind the Lines"

"I was extremely pleased with Tom Locke's editing of my first book, 'Historic Tales from Park County — Parked in the Past.'" — Laura Van Dusen

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**WOODSIDE PARK UNITS 1, 2, 3 AND 4 DUES CARD**

NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_ UNIT #: \_\_\_\_\_ LOT #: \_\_\_\_\_

STREET ADDRESS:

\_\_\_\_\_

(street)

(city)

(state)

(zip)

MAILING ADDRESS (if different):

\_\_\_\_\_

(street or PO box)

(city)

(state)

(zip)

Most HOA correspondence (newsletters, alerts, etc.) will be sent by email. Only annual dues notices will be mailed at the beginning of each new year to all Units 1, 2, 3 and 4 residents. Please provide your email address so the HOA Secretary can stay in touch with you. All email addresses will be kept confidential.

Email address: \_\_\_\_\_  
(please print clearly)

Contact the HOA Secretary, Lorna Serber, at (303) 548-9507 to receive HOA correspondence other than dues notices by USPS mail.

**Dues are \$30 per year for improved lots and \$15 for unimproved lots. If joining for the first time, please include a one-time initiation fee of \$10. Make checks payable to: WPHOA Units 1, 2, 3 & 4. Mail to PO Box 176, Pine CO 80470.**

## WOODSIDE FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

Please record any time or money you spend on your home and/or surrounding property for the purpose of reducing the probability of wildfire loss. Examples of activities that will qualify related to homes and outbuilding include:

- Removing trees, brush, grass from around your structure
- Cleaning gutters of pine needles and other debris. Cleaning the roof and clearing anything flammable from within three feet of the base of the structure.
- Removing tree limbs less than 6-10 feet from the ground around structures
- Replacing a shake shingle roof with a non-flammable alternative
- Family preparation for wildfire
- Assisting with and/or attending a sponsored Firewise event

Please record your activity **by zone** in the chart below. Zones are defined as the following:

- **HOUSE:** Risk reduction work from the roof down to the foundation. Activities include: Fire-resistant roofing, cleaning litter from roofs and gutters, screening vents, chimney spark arrestors and screening, no openings in skylights or siding, enclosing eaves and soffits, decks/porches free of flammable materials, under deck area free of flammable materials and vegetation, etc.
- **IMMEDIATE ZONE -- 0-5 ft. from the foundation or attachments (decks/porches):** Activities include: installation of hardscaping components, replacing combustible mulches with stone/gravel, tree and shrub removal, rake and remove pine needles, leaves, litter and debris, trim back tree limbs that overhang this area, move firewood into extended zone, etc.
- **INTERMEDIATE ZONE -- 5-30 ft. from the foundation or attachments (decks/porches):** Activities include: lawn and native grass maintenance, clustered trees and shrubs with space between clusters, tree thinning/limbing to reduce crown fire potential, etc.
- **EXTENDED ZONE-- 30-100 ft. from the foundation or attachments (decks/porches):** Activities include: needles, leaves, litter and debris removal, tree thinning to reduce crown fire potential, etc.
- **COMMON AREAS -- HOA or other Homeowner jointly owned property within the site boundary:** Activities include: tree thinning, mastication of brush removal, grass maintenance, fire break construction, etc.
- **ADMINISTRATION --** Meetings, planning, preparation for Firewise events; renewal application preparation, etc.

Please record your time and/or costs incurred for mitigation work below. If out of pocket costs were incurred, please attach invoice:

ACTIVITY	DATE PERFORMED	ACTIVITY ZONE (see above)	AMOUNT OF TIME (hours or fraction of)	COST (if applicable)

**If any of the above activities include having vegetation removed from your property (slash, shrubs, brush, limbs, trees, etc.), please indicate the estimated number of yards of material which were removed (a typical pickup truck should hold 6 yd capacity):**

I affirm that the information I have provided on this form is accurate:

Print Name	Date
Signature	Phone/E-Mail
Resident Address	Woodside Unit# and Lot #

Return this form to your Firewise contact:  
 Kelly Flynn: Woodside HOA Firewise Committee, P.O. Box 176, Pine CO 80470  
 Email: WoodsideFirewise@gmail.com