



Community Firewise Action Plan for Shadow Mountain Ranch Property Owners Association

Presented by:

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There are important steps to becoming a Recognized Firewise Community. The homeowners of Shadow Mountain Ranch POA have contacted their Firewise liaison, which is the Granby District office of the Colorado State Forest Service, to set up a site visit with wildland/urban interface (WUI) specialists (CSFS and GFPD) to assess the community. The site visit was conducted on August 10, 2016 with four community members, two fire department officials and a district forester. The following is an assessment and evaluation for the Shadow Mountain Ranch Community Firewise Board to use to develop area-specific solutions to their WUI issues. *(The Firewise Board shall establish the timelines for the recommendations with the guidance of the fire protection district and forest service.)*

This community, with a “Moderate” Hazard Rating, has 30 property owners, a total of 36 lots covering 1,260 acres, and 20 structures (homes). The Shadow Mountain Ranch Property Owners Association (SMR-POA) is the homeowners association that supports the residents, enforces the covenants, and maintains common area properties (primarily two private county roads). Responsibilities include road maintenance and repairs, snow plowing, and maintenance of the three security gates.

Recommendations	Timeline	Comments
<ul style="list-style-type: none"> Enhance, maintain (and on steep slopes) increase defensible space around existing structures (remove junipers) 	Review with property owners Annually	<i>70% or more of the homes had adequate d-space. This needs to be maintained. Other homes need some more work thinning vegetation and removing hazardous fuels downslope from structures.</i>
<ul style="list-style-type: none"> Fuels reduction (remove slash piles, standing dead trees, and junipers) 	Review with property owners Annually	<i>Property owners have cut dead trees, but there are still some slash piles contributing to the fuel load.</i>
<ul style="list-style-type: none"> Evaluate HOA covenants to align with Community Wildfire Protection Plans 	Board will review and make recommendation on Policy September 2018	<i>Are there regulations regarding dead vegetation? Slash piles? Burning?</i>
<ul style="list-style-type: none"> Develop additional water sources (install 30,000 gallon cistern or dry hydrants in at existing water sources) 	Explore coordination with C Lazy U.	<i>Due to long turn around times from hydranted sources, alternate water fill sites for fire suppression should</i>

	Explore SMR-POA investment in Willow Creek dry pump. July 2019	<i>be investigated and developed. Sites can be in the subdivision or by agreement with neighboring ranches / properties.</i>
<ul style="list-style-type: none"> Engage in communications with C Lazy U Ranch and Homesteads, as well as BLM and USFS 	Explore coordination with C Lazy U. BLM conducted logging operation on west side in 2016. September 2018	<i>Regarding hazardous trees along roadways, slash piles, water sources, emergency egress, road maintenance and development, cooperative efforts, etc.</i>
<ul style="list-style-type: none"> Motivate and educate home and property owners (GFPD to provide materials) 	Conduct annual update and education at SMR-POA Annual meeting. Ongoing	<i>This is an ongoing process. Maintain a Firewise Day annually (this can be the annual POA meeting) to track progress of Firewise Plan.</i>
<ul style="list-style-type: none"> Troubleshoot gate access that includes the “siren-operated sensor” that allows emergency vehicles to sound sirens to open gates in emergencies 	Conduct Annual testing. Coordinate with GFPD.	<i>This will assist responding agencies when accessing the area.</i>
<ul style="list-style-type: none"> Add “9-1-1” emergency gate code or Knox Box to all private gates as well 	#0911 emergency code added in Aug 2017	<i>This will assist responding agencies when accessing the area.</i>
<ul style="list-style-type: none"> Coordinate with residents and adjacent landowners to remove standing and downed beetle kill trees 	Contacting owners individually reference CO Forest Service Grant Program July 2018	<i>Stands of beetle kill trees can contribute to heavy fuel loads, hinder fire suppression efforts and falling trees can create safety hazards.</i>

The Board of Directors of the Shadow Mountain Ranch Property Owners Association adopts the Community Firewise Plan and resolves to consider the recommendations in the Plan to address the wildland fire threat and hazards in and around the community.

ADOPTED AND APPROVED this 15th day of September, 2016.

SHADOW MOUNTAIN RANCH PROPERTY
OWNERS ASSOCIATION

BY: *Alyssa E. Boyd*