

PINERIDGE HOMEOWNERS ASSOCIATION

Policy/Procedure for Fire Mitigation to 22 Acres of Open Space Adopted - August 2015

The following policy/procedure was adopted by resolution of the Board of Directors of PineRidge Homeowners Association (“Association”) at the August 2015 quarterly meeting of the Board of Directors.

- Beginning in 2013, every 5 years the Board will have a fire mitigation specialist from Douglas County and/or the Colorado State Forest Service evaluate the 22 acres of open space to determine necessary actions to mitigate our forest. This evaluation will determine tree removal, as well as grass, brush and oak management.
- Once a recommendation is received from the specialist, the Board, in conjunction with Douglas County and/or the Colorado State Forest Service, will develop a Scope of Work.
- The Board will then send the Scope of Work document out for bid to 3 contractors who have had previous contracts with Federal, State or County Forest Service on fire mitigation projects.
- Once the bids are reviewed by the Board and the final Scope of Work is determined, the document will be forwarded to the community, asking for feedback within 30 days.
- At the end of the 30 days, the Board will evaluate residents’ input, adding appropriate suggestions, then finalize and post the Scope of Work document on the website.
- The Board will then proceed with implementation of the Scope of Work.

Annually

- The CWPP states Fire Mitigation and the CWPP will be an agenda item at the annual meeting.
- The CWPP mandates a minimum of \$5,000 each year be set aside in the budget for Fire Mitigation - \$25,000 minimum total for the 5-year period, a minimum \$5,000 line item in the budget each year.

- The PineRidge Board will appoint a 5-person Fire Mitigation Committee at each annual meeting; this committee is responsible for assessing the needs and methods of annual oak and other vegetation maintenance and putting forth a recommendation to the PineRidge Board by April 1st. At least 3 PineRidge Board members will serve on the committee.; if no residents volunteer to serve, the committee will consist of 5 PineRidge Board members.

Exceptions

- Any exceptions will be evaluated on an as-needed basis according to the PineRidge Fire Mitigation Policy/Procedure.

This Policy/Procedure for Fire Mitigation was adopted by the Board of Directors of the PineRidge Homeowners Association on the 11th day of August 2015, effective the 10th day of August 2015.

By: Arlene J. Armata
Arlene J. Armata, President