

RVPOA VIEWSLETTER - JUNE 2019

ANNUAL MEMBERS MEETING AND PICNIC

This year's annual meeting and picnic will be held on Saturday, August 3rd at the Cripple Creek Parks and Recreation Pavilion. This is the perfect time to catch up with neighbors as well as meet new owners. Sign-in, coffee and pastries begin at 10:00 am with the meeting starting at 10:30, followed by lunch. New Board members will be elected and the 2019-2020 budget approved at this meeting. Hope to see you on the 3rd.



OPEN FIRES STRICTLY PROHIBITED

The Board has been receiving reports of open fires on properties. As evidenced by recent wildfires, it only takes minutes for a small fire to engulf a forested area. As posted on the bulletin board and stated in our governing documents, open fires outside the home are strictly prohibited in our subdivision. That includes fire pits of all types (screened or propane). In addition to fines imposed by the Association, Teller County also has strict regulations during its burn bans. Monitoring barbeque grills is important, and fireworks are completely banned. The recent 7-acre wildfire off Rampart Range Road started with a campfire that was left warm, the wind igniting pine needles adjacent to the fire ring.

DUMPSTERS

Dumpsters will be available to RVPOA owners who are current with dues for disposal of slash from Wednesday, July 3rd, thru Monday, July 8th. This year dumpsters will be located on both sides of Hwy. 67 (the cul-de-sac by 52 Barite Lane and just north of



2118 Pikes Peak Drive at the corner of Blue Spruce and Pikes Peak). Please keep area neat.

TRASH CONTAINERS

Please remove trash containers from the road except on the designated trash day. Not only is it prohibited in our covenants, it is unattractive and draws un-

wanted animals close to our homes. Your cooperation is appreciated.

THE BEARS ARE ACTIVE

Recently, black bears have become common visitors in Rainbow Valley. With their strong sense of smell and memory, they tend to make frequent visits to homes with bird feeders and unlocked trash containers. To deter bears, store garbage indoors or in locked bear-resistant containers, keep pet food inside, clean barbeque grills, and bring in birdfeeders at night or consider not feeding birds from April to December when naturally provided food is available.

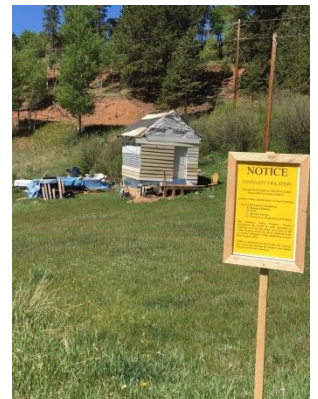


2019 MEMBER SURVEY

Included with this mailing is a survey to provide feedback on what is most important to you, both with respect to spending your dues and ways to connect with your neighbors. Please take a few minutes to fill out the survey and return it in the enclosed self-addressed stamped envelope. We look forward to hearing from you so that your voice is represented as the Association moves forward.

WHY COVENANTS MATTER

The Board is working diligently to address lots such as this property that was discussed by members at the 2018 annual meeting. Your patience is appreciated as proper procedures are followed in resolving this issue. The Board has been receiving an average of four complaints each month having to deal with covenant violations.



STAY CONNECTED DURING EMERGENCIES:

www.facebook.com/TellerSheriff
www.co.teller.co.us
www.nixle.com

GROWING PAINS

Because of an increase in homes in Rainbow Valley, additional mailboxes and parcel lockers will be installed soon. Upon completion, the mail carrier will realign all mailboxes by address in alpha-numeric order by street and house number. Before this change happens, a notice will be placed in each mailbox, and it is vital that you turn in all mail keys to the Divide Post Office and then pick up your new set of keys.

PREPARING HOMES FOR WILDFIRE

Research around home destruction vs. home survival in wildfires point to embers and small flames as the main way that the majority of homes ignite in wildfires. Embers are burning pieces of airborne wood and/or vegetation that can be carried more than a mile through the wind and can cause spot fires and ignite homes, debris, etc. Following are methods for homeowners to prepare their homes to withstand ember attacks and minimize the likelihood of flames or surface fire touching the home or structures. Experiments, models and post-fire studies have shown homes ignite due to the condition of the home and everything around it up to 200' from the foundation. This is called the Home Ignition Zone.

HOME IGNITION ZONE (1st Priority)

Simple Steps from Roof to Foundation to Make a Home Safer from Embers and Radiant Heat:

- ☐ Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers
- ☐ Replace or repair any loose or missing shingles/roof tiles to prevent ember penetration
- ☐ Reduce embers that could pass thru vents in eaves by installing 1/8" metal mesh screening
- ☐ Clean debris from exterior attic vents and install 1/8" metal mesh screening
- ☐ Repair or replace damaged or loose window screens and broken windows
- ☐ Screen or box in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- ☐ Move flammable material away from wall exteriors (mulch, flammable plants, leaves and needles, firewood piles, anything that burns)
- ☐ Remove anything stored underneath decks or porches

INTERMEDIATE ZONE (2nd Priority)

Five to 30 feet from furthest exterior point of home:

- ☐ Clear vegetation from under large stationary propane tanks

- ☐ Create fuel breaks with driveways, walkways/paths, patios and decks
- ☐ Keep native grasses mowed to height of 4"
- ☐ Remove ladder fuels (vegetation under trees) so a surface fire can't reach tree crowns. Prune trees up to 6 to 10' from ground; for shorter trees, don't exceed 1/3 of overall height
- ☐ Space trees to have minimum of 18' between crowns with distance increasing with slope %
- ☐ Tree placement should be planned to ensure mature canopy is no closer than 10' to edge of structure
- ☐ Tree and shrubs in this zone should be limited to small clusters of a few each

EXTENDED ZONE (3rd Priority)

Thirty-100 feet out to 200 feet:

- ☐ Dispose of heavy ground litter/debris
- ☐ Remove dead plant and tree material
- ☐ Remove small conifers between mature trees
- ☐ Remove vegetation adjacent to outbuildings
- ☐ Trees 30-60' from home should have approximately 12' between canopy tops
- ☐ Trees 60-100' from home should have approximately 6' between canopy tops

EXCELLENT WILDFIRE RESOURCES:

www.firewise.org

www.wildlandfirersg.org

RVPOA BOARD

We would like to welcome all new lot owners who have invested in our beautiful community and look forward to meeting you soon. We encourage all members to register on our website (access code rv2006) since that is the quickest way for us to relay important information or notify you of upcoming community events. The Board is committed to looking out for the best interests of Rainbow Valley and our members and will work together to accomplish our common goals.

Rick Ritchie – President

Gordon Heiniger & Janette Winklemann – Co-VPs

Linda Yates – Secretary

Cori Freed – Treasurer

Rainbow Valley Property Owners Association, Inc.

www.rvpoa.com

Board@rvpoa.com