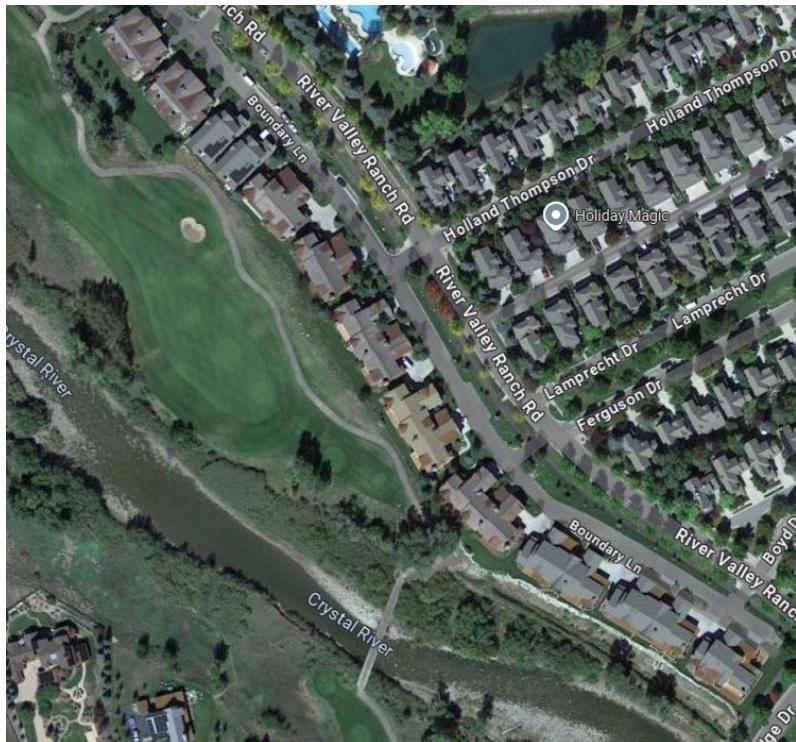




Wildfire Risk Assessment for The Boundary



Date: Sept. 24, 2024

Inspector: Karl Oliver/Kent Oliver

Carbondale & Rural Fire Protection District



About RVR

River Valley Ranch has been thoughtfully designed around the award-winning Jay Morrish Championship Golf Course, the Crystal River, and the Ranch House Swim and Tennis Club. Recreational pursuits of all types can be experienced, even for the most passionate.

One and a half miles of the Crystal River flows through River Valley Ranch, a landscape filled with abundant parks and paths for everyday enjoyment. To preserve our scenic beauty, half of our development is comprised of natural open spaces, recreational parks and a golf course.

History of The Boundary Association

The HOA was founded in May of 1999

Hydrants:

Total of three hydrants with one hydrant on the South side of Boundary Ln homes. One hydrant on the North side of all homes, and one in the middle of all homes on the road.



Priority of Vegetation Management:

Mitigation of shrubs, trees and grasses

1. Work on thinning back the vegetation along front and back side of homes. Trees and vegetation should not be against the structures or overhanging roof lines. Larger trees should be trimmed up 6 to 10 feet from the ground (1/3 of the tree height).



2. Continue to improve flower and decorative beds around the structures. Ornamental grasses are ok, as long and they are kept healthy and watered. These grasses should not be to close to each other or wood siding. In the spring or fall should be cut down.





3. The more difficult areas to treat will be the individual homes. Several home owners have done a good job of removing vegetation while others have not. The issues that arise from a home catching fire is that the house itself will have significant effects and risk to other home in the vicinity. To reduce this risk is accomplished by decreasing the heat release components that will affect fire behavior.





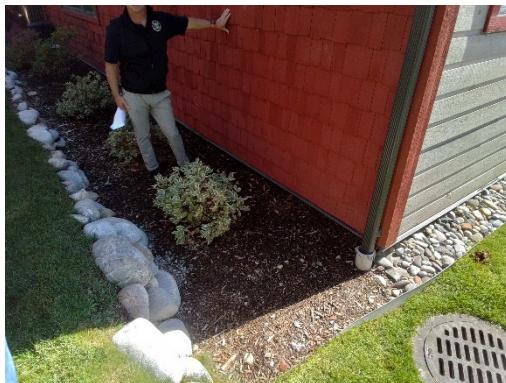
Mitigation recommendation for Grasses and weeds

4. It was brought up that there are grasses and weeds close to some of the structures, but outside of the home boundary and on the golf course grounds property. If you could work with the golf course super intendent and owners about cutting back some would help. Keep grass cut down 6in or less.



Grasses and Wood Chips

5. Accumulation of pine needles, leaves and wood chips should be removed from Zone one 1. The use of wood chips under trees should also not be used.





Structure Mitigation:

Siding, Vents & Openings

6. Siding Condition: Are siding free of gaps, holes, or other areas where embers could accumulate, lodge, or penetrate?

1/8" wire mesh should be placed just inside vents. NOTE: Do NOT put wire mesh over dryer vents.



Funding:

With a Fire Wise designation and proper planning and implementation, there should be funding opportunities available to help the HOA's or individual home owners through the state of Colorado and/or the Roaring Fork Wildfire Collaborative, if needed.