



Douglass Ranch News

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From the President

I want to wish a warm welcome to our newest homeowners in Douglass Ranch. I met **John & Anamaria Jerz, Joe & Seana Nestegard,** and **Veris & Carion Simms** at the event hosted by **Tom & Mary Sosnowski**. Everyone had a fun time & I look forward to getting to know all of them better. Thanks to Tom & Mary for being such great hosts.

As of July 1 we have another set of homeowners. They are **Richard & Carole Merrick** and I look forward to getting a chance to meet them as well.

Having new homeowners means that it's time to update our DRPOA directory. **Barbara Pleva** & I are working on an updated paper version that we plan to distribute later this month. In the meantime, an updated version has been posted in the "members only" section of our new website –

<http://douglassranch.org/>

Tom Washburn has done an amazing job of creating our new website. All of our governing documents can be found on this site as well as information on current board actions including minutes of board meetings. It also contains historical minutes & newsletters. It has community information like slash collection dates & even has a variety of cool pictures.

Please check out our new website & let Tom or any board member know if you have suggestions for the website.

I want to extend a huge thank you to Tom for the incredible amount of time & effort that he put into developing the site & researching information to post. Kudos to Tom.

I also want to thank everyone who responded to our survey on amending the covenants. Your feedback is helping guide us on several issues that we may want to address as an organization.

Based on the results of the survey, the primary area that we want to focus on is removing the Design Standards that were filed in 1995 as Supplementary Covenants. Our attorney has advised us Design Standards should not be filed as Covenants. Design Standards should be flexible to allow for reasonable changes to meet current conditions. Covenants are land use restrictions that should be more difficult to change.

While we were close, we did not receive enough votes to move forward with our efforts to remove the Design Standards from the Covenants. There were, however, several votes for "I need more information".

If you made one of those votes, please contact one of our board members to ask a specific question or make comments. This will help us determine where we need to focus our efforts.

Wishing all of you a fun, healthy & safe summer!

Susan Festag

Thank you to everyone who contributed to the firefighters' dinner on May 5. It was a hugely successful event that was highly attended. The firefighters & EMT's really appreciated our efforts.

*Special thanks to **Barbara Pleva & Mary Sosnowski** for coordinating this event.*

Design Standards & Covenants

It has come to our attention that some property owners are not in compliance with portions of our Covenants & Design Standards. We want to take this opportunity to issue a “friendly reminder” about certain provisions of these documents.

Any changes to landscaping, exterior design, & development are subject to review by the Design Review Board. This includes such things as painting, sheds, dog runs, fencing, etc. If you have plans that involve any of these items or projects along these lines, you need to be in compliance with our Design Standards. You also need approval by the Design Review Board prior to beginning your project. If you have already started your project (or even completed it), you need to notify the Design Review Board immediately.

To notify the Design Review Board about your plans, please email **Rick Koth**, who is the Chair of the Design Review Board. At our June meeting, the Board of Directors appointed the following people to serve on the Design Review Board:

Rick Koth	rkoth05@q.com	303-838-5869
Randy Jensen	jensen5513@gmail.com	303-838-5117
Todd Williams	thinc14@gmail.com	307-287-6255

Another problem area that we have heard about concerns dogs in the neighborhood. Our Covenants limit the amount of dogs to two per lot. Dogs are not allowed to roam unattended in Douglass Ranch. Dogs must be kept in a dog run or kennel and these must be approved by the Design Review Board. At all other times, dogs shall be on a leash and under the direct control and supervision of the owner. Remember, we all enjoy walking in Douglass Ranch so please be a good neighbor and clean up after your dog.

The Board of Directors has been reviewing emails & taking phone calls regarding the request for restrictions on outdoor fires. We held a special board meeting on July 5 to discuss this issue & decided that we need more information. We are contacting the Jefferson County Sheriff's office, the Elk Creek Fire Protection District, and our attorney. We will distribute more information when we have a better idea about our options and about our next course of action.

In the meantime, we are awaiting the results of the Elk Creek Wildland Fire Specialist's assessment of Douglass Ranch. His work was delayed because he was called out to work on the Beaver Creek Fire. If you want to attend his assessment meeting with the board, please notify Barbara Pleva. We have attached a copy of his assessment worksheet for your information

Copies of our Design Standards & Covenants are available on our website: <http://douglassranch.org/>

Please see the website for more information. If you have questions, please contact any board member:

Susan Festag	President	kpfestag@wispertel.net	303-816-1348
Carl Price	Treasurer	carlprice@gmail.com	661-428-1136
Barbara Pleva	Secretary	pleva36@q.com	303-838-2621
Todd Williams	Vice-President	thinc14@gmail.com	307-287-6255
Randy Jensen	Roads & Grounds	jensen5513@gmail.com	303-838-5117

Thanks for your help in addressing these matters now before there is a need for formal board action.

Table 1. Distribution of resident survey and professional assessment results for properties of survey respondents.

Category	Criteria	Values	Points
Access risk factors	Structure address posted at driveway entrance?	Posted and reflective	0
		Posted, NOT reflective	5
		Not visible from road	15
	How many roads could be used to get out of community?	Two or more roads in/out	0
		One road in/out	10
Background risk factors	Width of driveway	Greater than 24 feet wide	0
		Between 20-24 feet wide	5
		Less than 20 feet wide	10
		Distance to dangerous topography (ridge, steep drainage, or narrow canyon)	0
	Predominant background fuel type in neighborhood	More than 150 feet	30
		50-150 feet	75
		Less than 50 feet	25
Structural risk factors	Roofing material	Light (grasses)	25
		Moderate (light brush and/or isolated, small trees)	50
		Heavy (dense brush or timber, down and dead fuel)	75
	Building exterior	Tile, metal, asphalt	0
		Wood (shake shingle)	200
		Non-combustible siding (e.g., stucco, cement, brick)	0
	Balcony, deck, or porch	Log, heavy timbers	20
		Wood, vinyl, or wood shake	60
		None/non-combustible	0
Defensible space risk factors	Defensible Space (CSFS 6.302 Standards; "closest distance from your house to overgrown, dense, or unmaintained vegetation")	Combustible material	20
		More than 150 feet	0
		30-150 feet	50
	Location of woodpiles and combustibles (e.g., light flashy vegetation, propane tanks, trees, firewood, trash)	10-30 feet	75
		Less than 10 feet	100
		None or > 30ft from structure	0
		10-30 feet from structure	10
		< 10 feet from structure	30

LOW - 25-150 pts. / MODERATE 151-175 / HIGH 176-270 / VERY HIGH 271-330 / EXTREME 331-595