

Greater Loghill Village Home & Property Owners Association
Annual Newsletter



Aberts Squirrel

Photo by: Austin Ray

December 2017

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President's Letter

I Once again we had a pretty good year. Mother Nature was kind to us in terms of fire danger. We should all be grateful for the steadfast alertness of our Volunteer Fire Department. Their job is greatly aided by the consistent fire awareness of our residents, owners and renters alike.

The Ouray County Plaindealer published an article in its Jan 18 to 24 edition at page 14, quoting Jamie Gomez, West Region Wildfire Council's Mitigation Specialist, who said "Log Hill Mesa is still our banner project". Log Hill Village was the first organization on the Mesa to reach out to WRWC for help with fire mitigation. I believe the Village is the largest participant in the Chipping Program, which was initiated by Log Hill Village some years ago.

While it is always nice to receive accolades, I would remind everyone that much remains to be done. By this time most of our resident homeowners have gotten the message about the clear and present danger of fire. Nonresident home and property owners and renters have clearly not reached this level of awareness. Very generous grants are still available and WRWC stands ready to help with the application process. We ask that vacation renters be **FIRMLY NOTIFIED** of the fire ban **INCLUDING CAMPFIRE**s in our community. Some of these folks are from places where fire is not such an omnipresent threat.

Adequate and sustainable water supply for residential and fire suppression remains an issue. Ouray County is looking into the problem and we continue to monitor their progress.

Our paved roads seem to be in reasonable shape, thanks in part to the County's purchase of a crack sealer. Let me remind you that your HOA was forced to take action a few years ago, on its own at our expense, to seal cracks in order to preserve the paved roads. This was not necessary last year as the County stood up to its obligation in this regard.

Speaking of roads, I'm sure that most of you that reside here have begun to notice a marked increase in traffic enforcement activity on County Road #1. I have observed Sheriff's patrol cars at the base of the Escarpment Road and near the entrance to the Divide. I have even seen Sheriff's vehicles, in patrol mode, inside our village. This represents a departure from past practices. A word to the wise....Watch your speed and pay attention to stop signs.

Best to all,

Jim McCarthy
1560 Canyon Drive
970 626 4306 (H) 970 729 2548 (C)

2017 ACC Report

The Architecture Control Committee (ACC) for Loghill Village Units 1, 2 and 4 consists of eight volunteers from Loghill Village. Currently all positions are filled but if anyone is interested in becoming a member, let us know and we'll add your name to the wait list. This year we welcomed two new members, Arlen Huggins and Dave Underwood to replace two members that have recently moved out of the area. Continuing members include Barry Doyle, Roze Evans, Dickson Pratt, Ted Rector, and Dennis Michaud.

Construction activity in Loghill Village Units 1, 2 and 4 continues. For 2017 five new homes were completed and received final approval. Also in 2017 a total of nine applications were submitted for smaller projects such as new garages, fences, greenhouse, tree removal and one building addition to a home.

Notices of violation were sent to five property owners in the past year.

Just a reminder that minor projects such as decks, fences, or roof replacements do require review and approval by ACC prior to starting construction to ensure compliance with the covenants. However, there is no deposit required for such projects. More detailed information on the ACC Standards and Criteria and required approval forms can be found on the Loghill Village website.

We're here to help Loghill residents, so please feel free to contact any member of the ACC with questions.

Dennis Michaud

ACC – Chair

acclhv@loghillvillage.org

LHVH&POA Treasurer's Report 2017



2017 HOA Membership Drive

The 2017 Membership Drive netted 126 members, most contributing the recommended amount.

*One foot note, starting in 2014 and continued into 2016, one third of the dues collected are set aside for road maintenance. There were no road projects so far in 2017.

2017 Log Hill Fire Update



Someone asked me last year what the minimum requirements were to become a firefighter for Log Hill Fire. I could answer that question with the true absolute minimums—36 hours of training and attend at least one incident during a calendar year. Unfortunately, that answer would be highly misleading. The truth is the average firefighter on Log Hill Fire attends over 80 hours of training each year. They also respond to over 5 incidents each year. More importantly, these incidents are not neatly scheduled around family dinners or holidays. We are routinely called out on holidays and have responded to incidents on Memorial Day, July 4th (3 times), Thanksgiving, and Christmas Day. The calls routinely come during family meals or in the dead of night. After a call, firefighters take whatever time is required to clean and restock equipment to put it back in service for the next incident before they can head home to their families.

Many folks would say this is not much of a recruiting talk, but in truth, we would rather get one potential firefighter who understands the commitment than several who do not understand and who fade by the wayside six months into his or her first year.

I wrote in last year's update that manpower was our most needed resource. That need remains today. We have had several new recruits, but in 2017 we also had 3 retirements and several other separations. We also expect at least 2 more retirements in 2018. It takes time to properly train new firefighters. To replace an experienced firefighter with over 10 years of service with a new recruit who has no experience means the total level of training suffers significantly. Once again, I encourage you to assess if you have what it takes to be a firefighter or if you see a neighbor who seems to have what it takes, encourage them to seek us out and see if this is something they want to do. This mesa we live on is the kind of place that deserves protection.

In addition to training and responding to incidents, we have been busy working with other local resources to seek ways to better protect our neighborhood. In 2017, we worked with the West Region Wildfire Council to assess the vulnerability of all homes in our fire district to wildfire. WRWC is currently refining the data and developing secured individual websites for each home in the district which will contain evaluations of each home's vulnerability and suggested ways of improving its resistance in the event of a wildfire. We expect to send all homeowners a secure PIN to access your home's data early this spring.

We will follow up with an informational meeting at Fire Station 2 on May 5 where representatives of the WRWC will have information on their mitigation and grant programs so Log Hill Mesa can continue to work to make our neighborhoods and our homes a safer place to live.

Thank you,
Tom Austin, Assistant Chief
Log Hill Volunteer Fire Dept

Park & Recreation Update

2017 has a busy year for Park & Recreation with acquisition of additional land, trail work, development and completion of two new trails, publishing an updated trail map, as well as our normal trail maintenance.

Earlier this year the Park & Recreation District acquired title to two parcels of land when the owners signed them over to us. There was no cost, other than registering the deeds with the county. Both are located in Unit IV. Access to one parcel is at the end of Pine Drive. This parcel has been the site for a new trail. Access to the other parcel is on CR 24A. At this time, we aren't considering any trail development here.

The new extension to the Red-tail Trail was completed this spring, connecting to the portion out to the point, which was completed last summer, to the Elk Run Trail. Trail signs and tree blazes are in place. We thought it appropriate to use red as the color designator for Red-tail Trail, and that is the color for the trail on the new map, as well as for the tree blazes.

This necessitated changing the designator color on Oak Trail from red to a new color, which was decided to be green. Changing the blaze color on Oak Trail has also been completed.

A new trail has been developed on the newly acquired Unit IV parcel of land that abuts Pine Drive at the circle. This new trail has been named Lupine Trail. It has a large concentration Lupine flowers, therefore the name Lupine Trail. The trail color designation is purple. It is shown that way on the new map, as well as for the trail blazes.

The updated trail map is available on the Loghill Village website (loghillvillage.org) in the Park & Recreation District section. We hope everyone will enjoy the new trails.

Our suppression efforts of the invasive Mullen weed also continued this year along the Meadow Loop Trail, with volunteers and contracted help.

A constant ongoing job for the Board is trail maintenance. Members volunteer their time at such tasks as trimming encroaching oak brush, cutting low tree branches, repainting trail blazes, rebuilding cairns, eliminating invasive weeds, etc.

The Loghill Village Park and Recreation District Board meets on the first Tuesday of even numbered months. A meeting notification and agenda are posted at the mailbox kiosk bulletin board and Inspiration Point bulletin board a few days prior to the meeting. The

meetings are open meetings, and all interested persons are welcome to attend.

The current Parks & Rec Board Members are:

- Richard Niemeier – President
- Michael Cassidy – Treasurer
- Yolande Miracle-Colburn – Secretary
- Al Lowande – “Trail Boss”
- Rob Ashmead – At Large

If you’re not familiar with the trail system a full color map of the trail system is available at:

<http://loghillvillage.org/LVPRD-TrailSystemMap.pdf>

As well as the trail map, we have produced a trail system description chart. The Loghill Village Trail System document lists all trails with mileage at designated spots and the total mileage for each trail. Also, the associated longitude & latitude coordinates are given for all mileage points.

Reminder, if you are planning an event with 10 or more attendees at the Inspiration Point Picnic Grounds, a reservation is required. The availability schedule and reservation procedures can be found at: http://www.loghillvillage.org/park_district.htm

Richard Niemeier, Board President
Loghill Village Park & Recreation District (LVPRD)
180 Ponderosa Dr., Ridgway, CO 81432

There Is No Poop Fairy!



Fortunately, the majority of our residents realize this and responsibly clean up after their pets. Yet, judging from the deposits along our roads and trails, some of our dog owners must believe in the poop fairy. We are fielding many complaints about the minority of inconsiderate owners who apparently think that their dog’s “business” should be everyone else’s problem.

Is it a hardship to carry a cleanup bag when you walk your dog? We think not and believe it is your obligation to your friends and neighbors to do so. The rest of us are tired of cleaning your dog’s “gift” off our shoes and off garage floors via car tires (yes - the worst offenders leave their dog’s poop right in the middle of the road!). So, let’s all be considerate of one another and be our own poop fairies.



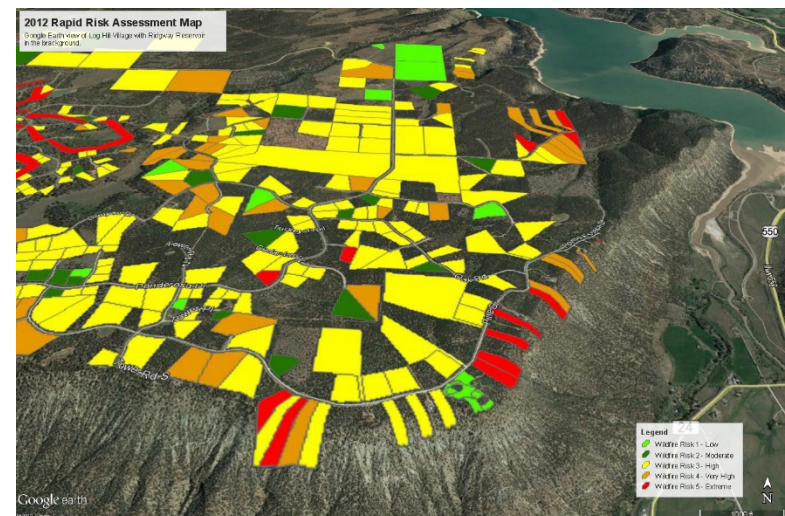
West Region Wildfire Council Update

The winter of 2017-2018 has brought very little snow to our region (approximately 45% of average to date) and thus fire managers are beginning to expect a potentially active fire season in 2018. The West Region Wildfire Council (WRWC) continues to work with the Greater Log Hill Village Home and Property Owners Association, the Log Hill Volunteer Fire Department, the Colorado State Forest Service and many others throughout the region to promote wildfire preparedness and mitigation – a critical component to living in a fire prone area like Log Hill Village. Below are some key updates from the Council:

Risk Assessment, Homeowner Survey & Community Meeting:

During the summer of 2017, WRWC teamed up with Log Hill Fire to perform a Rapid Wildfire Risk Assessment of each home within the district (approximately 650 homes) and conduct a mail-in survey of residents. This is an update to a similar risk assessment and survey that was conducted in 2011-2012. Later this winter and spring, the Council will be mailing out information related to the results of the risk assessment. Each resident within the fire district will

receive an access code to view the results of their home's wildfire risk assessment through the Council's website at www.COwildfire.org/MyHome. In addition, the Council has plans to host a community meeting to share information related to the results of the community survey and update residents about wildfire mitigation resources. The community meeting has been tentatively planned to held on "National Wildfire Community Preparedness Day", which has been scheduled for Saturday May 5th, 2018. Over 45% of the residents on the entire Log Hill Mesa responded to the survey – and we are sure to have some very interesting findings to share. Thank you to everyone that responded to the survey! Please keep an eye out for more information about the risk assessment and community meeting in a mailing from WRWC later this winter.



Free Site Visits & Cost-Share Funding Availability:

The Council continues to promote its cooperative programs to assist residents reduce wildfire risk on their properties and throughout the community. The Council offers FREE Site Visits – where a trained WRWC mitigation specialist and a forester from the Colorado State Forest Service schedule a time to meet with residents, on site, to provide recommendations related to wildfire mitigation and forest health. For those residents that need to reduce wildfire risk by means of creating or enhancing ‘defensible space’ through tree and shrub thinning and pruning, the Council continues to offer financial incentives through its Cost-Share Program. Council staff and CSFS foresters will work with you to plan and design a project and then solicit bids from area contractors to complete the job. The WRWC Cost-Share Program is made possible via grants and support from the Bureau of Land Management Community Assistance Program, the Colorado State Forest Service, the Federal Emergency Management Agency, Ouray County and others. To learn more about scheduling a FREE Site Visit as well as the WRWC Cost-Share Program, visit the West Region Wildfire Council on the web or call their office in Montrose. (Contact information has been provided below.)

Community Chipping Program:

Each year, the number of Log Hill Village residents that participate in the annual Community Chipping Program increases – and everyone involved with promoting wildfire mitigation is very excited to see that trend! In October of 2017, over 118 households participated in the program, working together to chip approximately 400 piles. Residents continued to register their pile and address information via

the Council’s website, logging in nearly 1,500 hours of time to make piles and reduce wildfire risk. Congratulations Log Hill residents – keep up the great work!

The West Region Wildfire Council membership and staff would like to thank the Log Hill Village community for its continued partnership to promote wildfire mitigation and preparedness activities throughout the community – and we look forward to this continued collaborative partnership as well work together to improve our community.

Jamie Gomez

West Region Wildfire Council

Mitigation & Education Coordinator

535 S. Nevada Ave, Montrose CO 81401

Office Line: 970-615-7300 (please leave a detailed message if we do not answer)

wrwc.coordinator@gmail.com

www.COwildfire.org

A Note on Snowplowing

For many years the policy was to plow and sand paved roads after three inches of new snow and to plow unpaved roads after six inches of snow. The priority is CR-1 up Log Hill because of the grade and the fact that it is a school bus route.

The unpaved roads can be hit or miss, depending on operator and equipment availability. Plowing damages unpaved roads so less plowing saves the road surface. Most of us have AWD or snow tires or both. More info at: <https://ouraycountyco.gov/DocumentCenter/View/2851>

The Pet Network



As we head into our sixth year, the Pet Network has grown rapidly from a small home-based committee to a large network within Loghill. Due to our growth, we've had to make some major changes this past year to accommodate our growing network.

Back in 2012, we started this network with less than 20 neighbors and today we have more than 150 members including Fairway Pines and some residents along CR1. And yes, we're still connected to Second Chance Humane Society and Dr. Connie Stapleton's office.

Since our home-based computers could no longer efficiently handle this large growth and send out messages, we knew that we had to figure something out to be more effective. So, last Fall, with the help of Austin Ray, we joined the Loghill Village website. This change has had several advantages:

- There is now only one email address to reach us, and it's: petnetwork@loghillvillage.org
- Messages are automatically sent to all three of us ensuring a quicker response time.
- There's more capacity in the database to accommodate our growing needs.

We are pleased at how successful and responsive this network is whenever a pet is missing or found. With your support, our furry friends are finding their way home or to safety.

We thank you for your continued response and if you need to contact any of us, here's our information:

Ted & Nancy Rector	970-626-3186
Deb Cokes	970-417-6661
Sandy Michaud	970-316-2554

USAA Offers Firewise Discounts

The Colorado Department of Insurance has approved filings by USAA to give homeowners insurance discounts to USAA members living in communities recognized by the Firewise Communities/USA program. This discount applies to policies issuing or renewing on or after 5/30/2015. The same discounts are available to Firewise Communities in California and Texas.

To be eligible for the discount, participants must be a current USAA member living in Colorado and must reside within the boundaries of a recognized Firewise community site. USAA homeowners policy holders living in a recognized Firewise community will automatically receive the discount at their first renewal following the discount's effective date. New USAA policies for homes in recognized communities also qualify for the discount, but homes must meet USAA's underwriting standards before a new USAA policy can be issued. (Please note that how USAA determines individual insurance rates is their proprietary decision-making.) USAA has partnered with Firewise to automatically determine if a home is located in a recognized community.

The Firewise website has a list of the recognized communities, or residents may speak to a USAA representative to find out if they qualify. Residents need to know the name of their subdivision or community. More information is available [here](#).

Fire Mitigation in a Piñon/Juniper/Oak Forest

The LHV H&POA is very supportive of fire mitigation efforts by lot owners in our neighborhood! For those who are in Loghill Village Units I, II, and IV, the covenants require ACC approval of tree removal. This will be done promptly and may or may not need a site visit. There is no charge for ACC approval of fire mitigation plans.

And on the subject of fire mitigation:

Thin, don't Limb!

Many lot owners have been "limbing-up" piñons and junipers and think that they are doing fire mitigation. The best way to reduce the fuel load in a dense piñon/juniper/oak forest is to **Thin It** (remove entire trees). Limbing-up is worthless and makes the forest look ridiculous. Limbing-up and removing ladder fuels is a strategy for ponderosa pines, NOT piñons and junipers. Ponderosas have fire-resistant bark and can sometimes survive a low intensity ground fire if ladder fuels are removed and they are well-spaced. This is usually not true for piñons and junipers.

An overgrown piñon/juniper/oak forest, which is so dense that it is difficult to walk through, should have a significant percentage of the trees removed, leaving well-chosen clumps and single trees with an eye toward visual screening. Less dense forests can have existing meadows and open areas enlarged by removing trees along the edges and by increasing the spacing of the trees and large shrubs.

Advantages of thinning include:

- Significant reduction of fuel load, thus slowing down a wildfire and reducing the heat generated. This may give firefighters time to stop a fire or save a house.
- Increased sun and water for the remaining trees as well as the shrubs and other plants that live in the open areas. In winter more snow will reach the ground and melt into the soil rather than evaporate.
- Increased health and vigor for the trees left, possibly helping resistance to bark beetle infestation.
- Improved wildlife habitat due to a greater variety and abundance of food plants, as well as more sun and water for those plants. Dense, old-growth piñon/juniper forests tend to have reduced biodiversity. (However, such forests do favor tree squirrels, woodpeckers, piñon jays and, of course, bark beetles, because of the stressed condition of the trees.)

In my area (the end of Piñon Road East) it has been more than 116 years since the forest burned – Yes, I counted the tree rings. Since using a natural wildfire or prescribed burn to thin the forest in a residential community is impractical, it is best to thin the trees artificially.

Thinning is best done in late fall or winter, preferably November to January, for bark beetle reasons. The piñon Ips beetle (*Ips confusus*) is attracted by the smell of stressed or damaged trees. This is why we have sometimes seen beetle attacks around construction sites in our community.



Ips Beetle

Healthy, well-watered, piñons are more resistant to the Ips beetle because they can generate sap pressure to push them out. The Ips beetle is typically dormant from November to February at our altitude, although recent warm winters have likely increased the length of the beetle season and reduced winter kill of beetles. Wet spring and summer weather, as we have had over the last several years, helps the trees resist attack from bark beetles. This is likely why there have been fewer trees affected in recent years than during the dry 2001-2003 period.

– Dickson Pratt

Loghill Village Home & Property Owners Association - Contacts

LHV H&POA Board Members

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Jim Kennedy	At-Large Member	970-626-3990	DoctorJ7@yahoo.com
Al Lowande	At-Large Member	970-626-4194	evanslowande@gmail.com
Dickson Pratt	At-Large Member	970-497-0579	dgp_colorado@yahoo.com

Architectural Control Committee – Units I, II, & IV

Dennis Michaud	Chairperson	970-626-3453	acclhv@loghillvillage.org
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Roze Evans		208-215-1346	evanslowande@gmail.com
Arlen Huggins		775-771-4819	aw_huggins@sbcglobal.net
Dickson Pratt		970-497-0579	dgp_colorado@yahoo.com
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Mike Ryan		301-346-6519	ryanm.L6869@gmail.com
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Loghill Village Park & Recreation District

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Rob Ashmead		970-626-5165	rrashmead@gmail.com
Al Lowande		208-215-1346	evanslowande@gmail.com

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