

Timber Ridge Folks,

As you know Timber Ridge is located in beautiful Southwest Colorado surrounded by mountains, forest and large wilderness areas. We are also located in a high risk area for wildfires as we have seen and experienced, especially last year with many wildfires in our area. Plus issues obtaining home insurance.

I have had the opportunity to get to know and learn from fire experts from the Forest Service and other Forest Health/Wildfire non profit organizations. I actually got to tour prescribed burns from start to finish in our area. It has been a great learning experience. Those fire crews do an amazing job with wildfire suppression and prescribed burns. In fact, as they would tell you, they have done such a good job at wildfire suppression in our National Forest that our local National Forest is more prone to large high intensity wildfires than in the past. Natural wildfires clear and thin out the forest of weaker trees and their canopy plus the underbrush, so as to make the forest less susceptible and more resilient to high intensity wildfires, which makes for a much healthier forest. That is why doing prescribed burns and wildfire mitigation is so important, especially in our area.

As I have talked to these experts, they say the number one thing that local residents can do to help is to do Defensible Space and Fire mitigation on their private property. Due to the work of Wildfire Adapted Partnership(WAP) and other local organizations like San Juan Conservation District, National Resource Conservation Services(NRCS) and Colorado State Forest Service(CSFS) there are more grant funds available in the Pagosa Area/Archuleta County to help defray the cost and educate the private land owner on proper defensible space mitigation.

Click on above links to get more information on these organizations and wildfire and defensible space mitigation for your property.

Our Timber Ridge has recently updated and completed our wildfire mitigation plan with Wildfire Adaptive Partnership. We will be implementing the mitigation plan for our common property this year. CTRMD qualified for one of the WAP grants that reimburse 60% of the cost and applied for another grant with San Juan Conservation District, which should reimburse up to \$4,000 of the cost. The estimated cost is \$21,000 with a net estimated cost after grant reimbursement of \$4,700. The plan calls for mostly trimming back the oak brush and juniper trees and trimming up some ponderosa pines on our common property. We will be using Wilson Enterprises, Tyler Albers(970-403-287) and Yul Wilson(970-946-6651) to do the work. As Tyler built our trail and has done much work on our common property & for Timber Ridge lot owners, we have confidence he will do an excellent job with the mitigation in Timber Ridge.

But similar to noxious weeds, if lot owners don't participate in doing defensible space mitigation on their property, we will not be able to reach the desired effect of the treatments done in Timber Ridge.

The Good News folks can get a FREE Evaluation of their property by WAP. Click this link FREE EVALUATION to sign up. We would highly recommend getting the free evaluation. You will definitely gain a lot of excellent knowledge on the subject and specifically to your lot. Many folks in Timber Ridge have gone through the evaluation process and done the mitigation work. But we have plenty more lots and homes that need to go through the process. The WAP representative, usually Bill Tramarco, will also inform you on grant funds available to you for the mitigation, which can be up to 60% or more and how to get your reimbursement. Also, a lot of the mitigation work can be done by the lot owner. You should get it done before the grant funds run out.

Mitigation isn't a one time thing it needs to be recurring as oak brush grows back.

Timber Ridge Declaration of Covenants and Restrictions requires each lot owner to have a Defensible Fire Zone(VIII K). The recommended way to do this is have a WAP evaluation and do the recommended mitigation on your lot.

Through driving around Timber Ridge and looking at Google Earth I have identified about 40 lots in Timber Ridge that are a priority to go through the FREE WAP evaluation process. Please see the attached list of Timber Ridge lots that are on that list. This is not a complete list. I am sure some of the Lots on the list have already gone through the evaluation process and done some mitigation work on their property. Plus I am sure there are others that need mitigation that is not on this list.

I also attached a list of the Common Property Tract list of the tracts we will be doing mitigation in 2024.

Please let me know if you have any questions or comments.

Thanks,

Bob Milford
President
Colorado's Timber Ridge Metro District
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