



Ponderosa Community Newsletter

February 2018

Residents of Ponderosa participating in a community design activity at the workshop on January 27.

**NEXT Community Meeting: Saturday, March 3
Time and Location TBD**

COMMUNITY UPDATES & ANNOUNCEMENTS

Colorado State Patrol trooper VIN assessment visits at Ponderosa on February 28th

The University of Colorado Law School's Sustainable Community Development Clinic continues its work with resident-owners to confirm titles to their mobile homes. Part of confirming title includes having a mobile home inspected by a law enforcement person. The Colorado State Patrol Department is the law enforcement agency that will be conducting inspections in the park. When the Colorado State Patrol comes to inspect, you should expect to see a patrol car and a trooper in uniform. The attorney and student attorneys from the Sustainable Community Development Clinic will be present for each inspection. Questions? Contact SCD-Clinic@colorado.edu or 303-492-8126.

CU Student Tour on Saturday, February 17th

CU design students are in a Neighborhood/Architecture design class, focused on ecology & community— it's part of an on-going partnership with the City of Boulder and CU. They are coming up with design for Ponderosa as a community case-study, however, everything these students produce is hypothetical... meaning **none of the designs will be built!** They are studying Ponderosa for educational purposes only. The students will be touring Ponderosa Saturday February 17th from 9:00AM-10:30AM. Residents are invited to have breakfast with the students and tour Ponderosa with them if you are interested in having conversations about your community with the students!

IN THIS ISSUE

1...Community Updates

2...Update from Greg

2...Update from RLC

3...Update from Trestle

4...Update from City

UPDATE FROM GREG

Hello Ponderosa!

If you have an unwanted animal on your property, we have ammonia capsules in the office that you can stop by and pick up. If you break the capsule and put it by the animal's nest, they can't stand the smell and move on....hopefully further than your next door neighbor.

Yes, I am aware that there has been junk and trash by the dumpster from Jan 30th → Feb 12th. It wasn't cleaned up immediately because we needed to keep the evidence there. We know who did it. The Sheriff has been involved and we are doing everything we can hold the responsible party accountable. It is absolutely unacceptable for folks to come into Ponderosa and dump their junk!

As always, I encourage you to participate in the community activities. Trestle and the city do a good job keeping the bulletin board updated and sending the newsletter so you shouldn't have to look too hard to see what's going on. Also, feel free to ask your RLC leader or myself about what's new. According to complexity theory, we have control over nothing, but influence over everything. Oh yeah, we still have a used dryer and a metal shelving unit for free at the office. First come, first serve.

UPDATE FROM RLC

Summary Ponderosa RLC- provided by Karen Campbell

Monday, February 5, 2018, 5:00PM-6:30PM

Present were RLC: Charissa Poteet, Victor Lemos, Karen Campbell, Caesar Lopez, Saul Cardona, Ed Zick, Tina Bouguhn, Kathy Schlereth, Silvia Avalos; Trestle Team: Danica Powell, Anne Kuechenmeister, Aria Dellepiane, Marina LeGrove; Property Manager, Greg Gustin; City of Boulder: Kristin Hyser; Community Member: Maysn Moyer

Professional Appraisal of the homes - Kristin Hyser from the City stated they will hire a professional appraiser in a few weeks and has invited one RLC member to join the City staff with the selection/hiring process. The appraiser will contact the homeowner to determine the value of his/her home. After the appraiser creates a home value report to the City, the City will contact the owners as soon as possible of the appraised dollar amount.

RLC members attended Workshop #3 to tour the CO HOUSING neighborhood and to see up close 3 different housing models. There was the opportunity for residents to break into small groups to design the Ponderosa sites. Anyone who was unable to attend Workshop #3 can go to Greg's office to view the site plans created by the residents.

The RLC roles for the next 6 months. The RLC discussed potential changes to the current structure of the leadership committee. They will vote on the changes at the next meeting on March 5th. No decision has been made yet.

Boulder Fire Department – A few residents signed up to have **smoke/carbon monoxide alarms** installed in their homes on Saturday, Feb. 24th. The residents need to be present so that the firefighters can explain the alarms and sign a waiver. An additional date may be scheduled for the residents to sign up. There were no updates regarding

Freedom By Design small projects or Ponderosa resident survey.

Resident questions for the City - Residents are encouraged to send their questions to City staff before they come to the monthly City meetings on the 3rd Tuesday of each month 4-6 pm in Greg's Office. Questions can be sent to launderc@bouldercolorado.gov

Next RLC Meeting:
Monday, March 5
5:00PM-6:30PM

UPDATE FROM TRESTLE



Community Design Workshop 3 Summary

Trestle would like to thank all the Ponderosa residents who were able to attend the Ponderosa Design workshop #3 on January 27th! Your participation in these workshops is helping inform the design of the infrastructure and community. Your diverse perspectives and ideas are important to this process and will be incorporated into the potential options presented to the City. If you were unable to attend, all workshop materials are provided in a binder in Greg's office or you can email Danica for your own copy (danica@trestlestrategy.com).

Here is a breakdown of the day: January 27th, 9:00-1:30 at Wild Sage CoHousing Community in Holiday
25 Ponderosa Residents, **9** City/Trestle Staff, **4** Caddis Architecture/JB Fieldworks Staff, CU Students and Staff

Residents were led on a tour of the common house and 3 homes owned by residents of the community, including one Habitat for Humanity home. A current resident spoke about her experience purchasing her first affordable home in Wild Sage. After the tour, residents broke into groups based on geographic location in Ponderosa and completed a site planning exercise. The purpose of the exercise was to explore how the site could accommodate some or all of the site amenities and features residents have asked for and to explore different options. The outcomes from this activity will inform the plans Trestle submits to the City of Boulder for Concept Review in April.



Next Community Wide Meeting - Saturday, March 3rd. Time and Location TBD

Everyone is welcome at the next community meeting. We will present initial concepts and plans to the residents and be asking for feedback that we will take to the City. After this meeting, Trestle will submit the initial concept plans to the City in late March/April.

	12 Month Outlook - updated January 27, 2018 (subject to revision)		Resident Input Opiniones de los residentes
2018	January 27/27 de enero	Workshop #3/Taller número 3	Feedback Requested Se solicitan Comentarios
2018	February/febrero	Trestle Prepare Concept OPTIONS/ Trestle prepara concepto y OPCIONES	
2018	Late Feb/Early March Finales de febrero/Principios de marzo	Present Concept OPTIONS to Residents Concepto actual OPCIONES a los residentes	Feedback Requested Se solicitan Comentarios
2018	March/Marzo	Trestle Prepare Concept Plan Submittal Trestle prepara la entrega del Plan Concepto	
2018	April/Abril	Submit CONCEPT PLAN to City/City Review Entrega de PLAN CONCEPTUAL a la Ciudad/Revisión	
2018	Late April/Finales de abril	Planning Board Hearing Audiencia de la Junta de Planificación	Public Hearing Audiencia pública
2018	May-June/Mayo-Junio	Trestle Prepare Annexation and Site Review Trestle prepara anexión y revisión del sitio	
2018	July/Julio	Present Site Review and Annexation to Residents Revisión actual del sitio y anexión a los residentes	Feedback Requested Audiencia pública
2018/ 2019	July 2018 - April 2019 (Estimate) Julio 2018 - Abril 2019 (Estimado)	City Review Revisión de la Ciudad	
2019	April/May 2019 (Estimate) Abril/Mayo 2019 (Estimado)	Public Hearings Audiencias públicas	Public Hearing

UPDATE FROM CITY

Inspections, Visitors, Appraisals: Official Visitors to the Park

We understand that it can be stressful when inspectors show up unannounced. We will try our best to provide you with advanced notice whenever possible, either through the Resident Leadership Committee, this newsletter, posting on the bulletin board on Greg's office or multiple ways. We have made our city colleagues aware of the need to provide notice and will do our best to provide it moving forward. Also, we are trying to reduce the number of outside visitors to your community, because we know Ponderosa is your neighborhood and should be a place where you can relax. With all this said, there are many activities for which professionals will need to visit in the coming months, such as home appraisals, soils analysis, and more. Bear with us and we will try our best to reduce the disruption to your lives.

City Q & A Monthly Open Hours (Every third Tuesday)Next One: Tue., Feb. 20, 4:00-6:00PM, Greg's Office

This is a monthly opportunity to bring to the city your questions, concerns and ideas, related to your own situation or the whole community. The more we understand your concerns, the more we can respond. The first City Q & A Open Hours was held January 23. Two residents attended. Both were RLC members. The discussion focused on RLC meetings and speeding in the community. The city is developing new park rules to address speeding and is exploring posting signs.

Kristin, Crystal, Greg and Marina will all be available again next Tuesday, February 20th from 4:00-6:00PM. The city will be available to answer questions about the appraisal process and other city efforts. They will be joined by Deborah Cantrell and a law student. Deborah oversees the free legal clinic at CU-Boulder, the university. The legal clinic is helping Ponderosa residents with legal needs, including gaining clear title on their homes.