

Ponderosa Community Newsletter

July 2018



Ponderosa block party on June 23rd was a blast! Thank you to everyone who helped make it possible.

Upcoming Events/Meetings:

City Q&A Office Hours

When: Tuesday, July 17, 4:30-6:30PM

Where: Greg's Office

RLC Meeting

When: Monday, August 6, 5-6:30PM

Where: Greg's Office

All are welcome!

COMMUNITY UPDATES & ANNOUNCEMENTS

IN THIS ISSUE

New Ponderosa Community Website

Ponderosa has a new community website where residents can access all the information they need about their community and the City project! Please visit ponderosaboulder.weebly.com to find information such as announcements/updates, community workshops and meetings dates and info, RLC info and meeting notes, monthly newsletters, resident Q&A guides, Habitat for Humanity info, videos about Ponderosa, and more! The monthly newsletter will still be mailed out and the RLC will continue to communicate information and pass out flyers to neighbors. The website is an effort to provide the most up-to-date information to Ponderosa residents in a streamlined way.

New Text Message Alerts

In addition to the new community website, the City/Trestle wants to further improve communication with residents through text message alerts. Starting this month, Trestle will begin sending out text message alerts to inform residents about community meetings or when new information is available. If you would like to receive these text message alerts, please email or call Anne to provide her your phone number (anne.kuechenmeister@mbakerintl.com or 720-270-9041).

New Recycling Bins - free!

There are new recycling bins to keep in your home, free for Ponderosa residents. These are available for pick-up in Greg's office.

1...Community Updates

2...Update from Greg

3...Update from RLC

4...Update from Trestle

4...Update from City

5...Update from Habitat for Humanity

7...Community Events Calendar

UPDATE FROM GREG

Hello Ponderosa Residents,

We've been pleased at the improvement in recycling. It's been a little over a month since implementing and in that time we've come a long way! Of course some of us still need to make improvements in our recycling practices. There are still plastic bags and styrofoam that get into the recycle bins. I have been working through that with folks who are not recycling properly, but please don't hesitate to help those in our community who don't quite understand how to do it yet. If you want to attend a quick 20-30 minute training session, please let me know and I can arrange in Spanish or English.

Thank you for being patient as we "fine tune" the dumpster lay-out, and the days in which they are emptied. Recycling will continue to be emptied Mon, Wed, and Fri around 2pm. Trash is emptied Mon, Wed, and Fri around noon. Trash will also be emptied at ~6am on Sunday.

Safety and security for all residents is our top priority. We hope we have proven that in the past 5 years as we have added surveillance cameras, fined aggressive drivers, removed some of the most aggressive residents, and constantly work to keep the transient problem along the creek from spilling over into Ponderosa. In the near future we will be implementing additional measures to maximize safety and security. After a hard day, everyone should be able to come home and rest and relax. We are very well aware of a situation or two that needs to be fixed. We can really use your help though. If you see something that shouldn't be happening, please let management know what happened along with time/date immediately. Even better, if you can take a video or record the incident (without putting yourself at any additional risk), please do so. As we all know, Boulder is a very safe place to be, and Ponderosa is no different. However, we don't want to get complacent.

UPDATE FROM RLC

Summary Ponderosa RLC – provided by Karen Campbell

Monday, July 9, 2018, 5:00 - 6:30 PM

Present were RLC: Charissa Poteet, Karen Campbell, Caesar Lopez, Saul Cardona, Ed Zick, Kathy Schlereth; **Trestle Team:** Danica Powell, Anne Kuechenmeister, Emily Alvarez, Aria Dellepiane, Marina LaGrave; **Community Members:** Bernhard Dueren, Mayra Contrevas **City of Boulder:** Leslie Pinkham

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

Boulder BPD & Victim Advocate Program ETC. - Marina informed us that the Boulder Police Department (BPD) would like to support the community by being more visible and to meet with the community regarding their role to help the community feel safe. Perhaps a meeting with the Ponderosa community to discuss the Victim Advocate program would be helpful. A reminder that the residents do not need to show any documents/papers to the police officers. Marina suggested that a Neighborhood Watch Program to be established. Marina suggested that Intercultural Training to be scheduled for RLC members.

Ponderosa Rules and Regulations from City of Boulder - Leslie Pinkham from the City of Boulder reviewed and answered questions regarding the Ponderosa Rules and Regulations which is currently a DRAFT. It was decided that during the next few weeks the RLC members will email Leslie with further questions before the City of Boulder finalizes the Ponderosa Rules and Regulations.

Communication Updates – Emails, Texts and a Website created by Aria for Ponderosa residents, as well as, continuing the Ponderosa Newsletter will be ways to communicate to residents. It was suggested to establish “Community Connectors” who are other residents to help the RLC members distribute flyers etc. to the residents. *It is an expectation as a committee that the RLC members’ primary task is to reach out to the residents. “Community Connectors” will be so helpful!!! If you are interested, please contact any of the RLC members.*

City Council call-up agenda – Danica stated that the City Council would like to have the same experience as the Planning Board had with regard to the presentation of the Concept Plan and Ponderosa residents speaking, but this time to the City Council. The date yet to be decided.

RLC Bios – RLC has the opportunity to add interesting facts about themselves to their Bios to be displayed on the website.

Community Celebration Debrief and Thank You Card – A Thank You card to the City of Boulder was created (*Super Cute! with photos*) and signed by everyone at the meeting. *A big shout out to Caesar and Kelly, who helped organize the Party. It was so much fun!*

Ponderosa Photobook – Briefly discussed that a Ponderosa Photobook would be a fun project to capture the history of the Ponderosa Stabilization Project. *If you are interested in helping with this project, please contact a RLC member.*

Next RLC meeting is Monday, Aug. 6, 2018 - 5:00 PM – 6:30 PM at Greg’s Office All Residents are Welcomed

UPDATE FROM TRESTLE



Thank you Ponderosa for a great block party!

Ponderosa received a Neighborhood Connections grant and the Block Party Trailer from the City of Boulder to throw an amazing block party and potluck on June 23rd. The RLC and other community leaders played a large role in planning the party and ensuring its success. The party brought the community together and created some awesome leadership opportunities for the Ponderosa community - including the kids who sufficiently managed to fill and throw over 500 water balloons! Some other highlights include delicious food made by residents, two bounce houses, a DJ and dancing all night, custom-made cakes, EcoCycle recycling training, and a giant piñata for the kids! This was truly a community-driven event - thank you to everyone who made it possible! A photo/video slideshow from the party can be found on the new Ponderosa website. <https://ponderosaboulder.weebly.com/videos.html>

City Council Public Hearing for Ponderosa Concept Plan on August 23 at 6:00PM

Danica Powell (Trestle) and Kurt Firnhaber (Deputy Director of Housing) presented the Ponderosa Concept Plan at Planning Board on Thursday, June 7th. Many Ponderosa residents and residents from neighboring communities also attended the meeting, many of whom spoke during the public testimony portion of the meeting. In addition, Trestle played a video of 6 residents sharing their opinions on the project. You can watch the video of the Planning Board meeting in English and Spanish at <https://ponderosaboulder.weebly.com/videos>.

On June 18th, Boulder City Council “called up” the Ponderosa Concept Plan in order to hear from the residents and provide additional input. The hearing will be August 23. The meeting will take place at 6pm at Council Chambers (1777 Broadway, second floor) and Ponderosa should be the FIRST item on the agenda, so people will not have to wait for a long time like at the Planning Board hearing. City Council members are interested in hearing from Ponderosa residents - so please come to the meeting to share your thoughts and perspectives on the annexation. The Trestle team will play the resident video that was shown at Planning Board on June 7th; if you would like to record your perspective, please let us know.

Are you interested in being a leader in Ponderosa? - Call for “Community Connectors”

The RLC and Trestle would like to provide more opportunities for other Ponderosa residents to step into leadership roles in the community. A Community Connector (CC) is a Ponderosa resident who works alongside the RLC to bring information and resources to Ponderosa residents. A CC will have up-to-date information on the City of Boulder project and commit to keeping neighbors informed and check in with neighbors on issues and concerns. A CC is supported by the RLC and has the opportunity to assist with other leadership opportunities if he/she wishes (ie- bulletin board updates, community meetings coordination). If you are interested in being a CC please contact an RLC member or Trestle team member Emily Alvarez at emily.alvarez@mbakerintl.com or text 480-399-8638.

UPDATE FROM CITY



Home Evaluations

As of today, Roderick Knoll, the home pricing specialist, has completed evaluations of 29 homes. That means half of the homes are done! If Roderick has not yet visited your home, please schedule an appointment with Greg or call Pamm Gibson at the city at 303/441-3144.

The home evaluations take one-half hour and an adult homeowner must be at your home to answer questions. Spanish-translation is provided, when requested. Roderick will ask about any improvements or repairs you have made to your home, so please be prepared to provide paperwork or give details about the project, including the date the repairs were made and the cost of labor and materials. Throughout the summer, you might see Greg and another team member measuring the exterior size of the homes and accessory units. Once he has completed all of the Ponderosa home evaluations, he will provide you with a report about your home's value.

Rules and Regulations

My name is Leslie Pinkham and I work with Greg in Property Management. Included in this newsletter is a draft of the community rules and regulations that are expected to be finalized and issued on August 1, 2018. Please note that these rules will go into effect 60 days later, on September 30, 2018. These rules and regulations are intended to support the unique community of Ponderosa, while also helping us move toward the future annexation and development of the property. We received two suggestions from the RLC at their July meeting, and as a result, we will number the pages and add a paragraph stating that any changes will be made to these rules and regulations *only* after notification to residents of the park. We now invite you to send your comments and questions for consideration by July 27, 2018 by emailing me (pinkhaml@bouldercolorado.gov) or turning them in to Greg at the office. I appreciate your review and input. Thank you!

UPDATE FROM HABITAT FOR HUMANITY



Have questions about our Homeownership Program?

Flatirons Habitat for Humanity member Leah Gutierrez attends the City Q&A meetings held the 3rd Tuesday of each month from 4:30PM-6:30PM in Greg's office. Please come by if you have questions about our program. If you would like to set up a time to meet and discuss our program in detail, please contact Leah Gutierrez the Family Services Director at 303-447-3787 x222 for more information about our homeownership program.

Flatirons Habitat for Humanity welcomes Jonah Kinchy as Director of Construction

In late June, our long-time Director of Construction Michael Bautista stepped down to begin a construction apprenticeship program with the Colorado Department of Labor. As Michael transitions to this exciting new opportunity, Flatirons Habitat is welcoming Jonah Kinchy as the new Director.

Jonah has served as Flatirons Habitat's Construction Superintendent for the past year, overseeing the progression of construction projects both on and off the build site. His work with us caps off an impressive construction career. After graduating from Bard College at Simon's Rock with degrees in political science and music, he became an AmeriCorps member at Twin Cities Habitat, an incredible experience that "set me on a course toward affordable housing and career," he said. Since then, he has worked for Boulder's Weatherization Program, where he installed energy-saving measures in low-income housing, and the Housing Rehab Project, where he helped more than fifty low-income families rehabilitate flood-damaged homes.



With three new build sites breaking ground over the next year, Jonah is excited to hit the ground running in his new position, continuing to promote safe, decent, and affordable housing in Boulder and Broomfield Counties.

PONDEROSA COMMUNITY EVENTS CALENDAR

JULY 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8	9 RLC Meeting 5-6:30pm @ Greg's office	10	11	12	13	14
15	16	17 City Q&A hours 4:30-6:30pm @ Greg's office	18	19	20	21
22	23	24	25	26	27 Comments/ questions on Ponderosa Rules/Regs doc due via email to pinkhaml@ bouldercolora do.gov	28
29	30	31				

AUGUST 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6 RLC Meeting 5-6:30pm @ Greg's office	7	8	9	10	11
12	13	14	15	16	17	18

Ponderosa Mobile Home Park Rules and Regulations

These are the rules and regulations concerning the use and occupancy of the premises located at 4475 N. Broadway, Boulder, CO 80304, commonly known as Ponderosa Mobile Home Park. In addition, the intent and purpose of these Rules and Regulations is to set clear guidelines that ensure a safe environment while honoring the culture, flexibility and individual expression that has contributed to the community. We encourage all residents to make use of these rules and regulations to serve the wishes and interests of the whole community, and not just for self-interest alone.

Enforcement of all rules is described in the “enforcement of rules and regulations” section of this document.

These rules and regulations, enforced according to applicable local, state and federal law, will:

- Promote the convenience, safety, or welfare of the homeowners;
- Protect and preserve the premises from abuse;
- Fairly distribute service and facilities provided to the homeowners;
- Reasonably relate to their stated purpose;
- Be neither retaliatory nor discriminatory;
- Be clear to a homeowner how to comply with the rules or regulations; and
- Be in writing and be disclosed.

These rules and regulations will be provided to homeowners with 60 days of notice. 60 days after they are adopted they will be in effect.

During the 60-day waiting period; all information specifically written out in lease agreements remains in effect.

1. Rules and Regulations: Space Rent, agreement and late fees

- A. Rent is due by 12 P.M. (noon) on the first day of the calendar month.
- B. Unpaid rent shall be considered in default on the 6th day of the calendar month and a late Charge of \$50.00 shall be added to the outstanding balance, every month.
- C. Payment plans are only executed with approval from Management. Payment plans will only be considered under hardship circumstances and if the resident requests a payment plan from management prior to the payment due date. The details of the plan will be determined on a case-by-case basis.

2. Space and Mobile Home Condition and upkeep

Residents shall keep the mobile home and lot space in a neat and orderly fashion and in good, safe and sanitary condition as described below.

3. Mobile Home

- A. Roofing materials and application processes must be approved by management. High winds can cause materials to fly off and could result in injury or death. This is especially true for sheet metal.
- B. All skirting should be installed in a workmanlike manner that does not have any openings that would allow wildlife access.

- C. Only authorized structures or additions can be built on site. This includes awnings, porches, steps, fences etc. Any alterations to the building or any new structures or additions must receive a building permit prior work beginning.
- D. Residents must fix any known water leaks within 2 weeks. If you have difficulty, please contact management for assistance.

4. Yard and Driveway

- A. Littering is never allowed regardless of item size (cigarette butts & couches).
- B. Gas, oil, antifreeze and any other environmental toxins are never to be dumped or disposed of anywhere on Ponderosa property. They are not permissible in driveways or in dumpsters and must always be disposed of at Household Hazardous Waste (1901 63rd St. Boulder CO).
- C. Broken items should be fixed or removed immediately.
- D. Excessive storage or stockpiling of flammables is prohibited. Maximum storage per location is limited to:
 - 2x 5 -7 ½ pound propane tank. Tanks must be certified.
 - 2x 5-gallon gasoline or diesel if stored in a legal container and away from heat and spark sources.

If you have questions about storage, please see management.
- E. No items can be stored that present a fire hazard, violate easements, interfere with rights-of-way for neighboring mobile homes, vehicles and infrastructure utilities.
- F. Gas and electric lines are buried; therefore, nothing can be driven into the ground and no holes can be dug in the ground without permission from management.
- G. Items may not be stored against fences.
- H. There is a limit to the volume of possessions that may be stored in the yards. Items in the yard must be stored:
 - a. In a manner that they do not interfere with neighboring mobile home's: access and egress, access to get underneath the mobile home and there shall be a three-foot clearance along any shared wall.
 - b. In a manner that allows property management and contractors to access all utility connections. This would include the area from the front gate with a 3-foot path to bring in repair equipment if necessary.
 - c. Does not create a hazard including but not limited to fire, falling items, sharp objects, contamination or odor.
- I. Raised gardens, porches, fences, or any built structures need permission from management along with any required permits.
- J. Residents are responsible for weed removal and grass trimming on their lot and driveway
- K. Property Management is responsible for tree trimming

5. Pets

- A. New fur-bearing pets (e.g., cats, dogs, etc.) must be approved by management and added to the lease.
- B. No more than four fur-bearing pets are allowed for each home.
- C. All pets should be collared and kept on their own lot.
- D. All pets should be leashed when outside of their immediate yard or lot space.
- E. All excrement, including that on the owner's lot, must be cleaned up by the owner.
- F. Ongoing barking or excessive noise during quiet hours from 9pm-7am is not allowed. Proof of incident must be substantiated for it to be a violation.
- G. Any pet determined to be unsafe or continued violation of the above must be removed.

6. Occupancy

Everyone living in the mobile home must be reported to manager. If you have anyone staying more than a two-week period, they will be considered living there. This is extremely important so that the correct notices and information are distributed properly. Copies of all rental leases and roommate agreements must be approved and provided to management.

New roommates or renters are subject to background check. Any new renters or roommates who move to Ponderosa after August 1, 2017, when the city purchased the community must sign the Uniform Relocation Act form, acknowledging that they do not have the same rights in the community as those living in Ponderosa on August 1, 2018.

7. Rental Licensing

Within 90 days of annexation into the city, any owner of a mobile home renting out their home must have that home inspected for safety (mobile homes are exempt from the energy requirements). In 2018, the city's rental license fee is \$105 for four years.

8. Sale and /or transfer/replacement

No sales, transfers or replacements of units in the park can occur without prior conversation and review by management.

9. Termination of Lease (move to enforcement)

Leases may be terminated for:

- A. Non-payment of rent and
- B. Non-rent infractions of agreement (see enforcement of rules and regulations).

10. Enforcement of rules and regulations - not rent related

- A. The Property Manager, acting as the agent for the City of Boulder, is granted the authority to enforce all provisions of the rules and regulations.
- B. Enforcement will be carried out following procedures outlined below. Depending on severity of infraction some or all steps can and will be eliminated
 1. First Notification of violation-This will be a verbal warning in most cases with 10 days to cure. This will depend on the severity of the violation.
 2. Second Notification of violation- This will be a written warning with 10 days to cure. This will depend on the severity of the violation.
 3. Third Notification of violation- This will be a written warning with a fine with 10 days to cure. This will depend on the severity of the violation.
 4. Eviction filed -If the violation is severe enough then an eviction will be filed immediately.
- C. Residents who engage in criminal activity may be subject to eviction. Management will consider the following factors when determining whether to pursue eviction:
 1. The seriousness of the offending action, especially with respect to how it would affect other residents;
 2. The extent of participation or culpability of the leaseholder, or other household members, in the offending action, including whether the culpable member is a minor, a person with disabilities, or a victim of domestic violence, dating violence, sexual assault, or stalking;

3. The effects that the eviction will have on other family members who were not involved in the action or failure to act;
4. The effect on the community of the termination, or of Management's failure to terminate the tenancy;
5. The effect of Management's decision on the integrity of the property management program;
6. The demand for housing by eligible families who will adhere to lease responsibilities;
7. The extent to which the leaseholder has shown personal responsibility and whether they have taken all reasonable steps to prevent or mitigate the offending action; and,
8. The length of time since the violation occurred, the family's recent history, and the likelihood of favorable conduct in the future.

D. Fine Schedule

Ponderosa Fine Schedule				
		1st	2nd	3rd
	Parking violations	\$ 25	\$ 50	\$ 50
	Driving violations	\$ 50	\$ 75	\$ 100
	Noise Disturbances	\$ 25	\$ 50	\$ 75
	Littering	\$ 50	\$ 75	\$ 100
	Illegal Dumping	\$ 100	\$ 200	\$ 300
	Pet Violations	\$ 25	\$ 50	\$ 75
	Late Rent Payment	\$ 50	\$ 50	\$ 50
	Occupants not on lease	\$ 50	\$ 100	\$ 200
	Hazardous Materials	\$ 50	\$ 100	\$ 200
	Water Leaks	\$ 100	\$ 200	\$ 300
	Health & Safety Violations	\$ 100	\$ 200	\$ 300

11. Children/Guests and noise

- A. Resident shall be responsible for the behavior and conduct of all minor children and his or her guests residing with or visiting as well as their own.
- B. No excessive loud noises or disturbances are permitted in the park.
- C. Residents are required to be mindful of the radio, television, stereos, musical instruments, engines, etc., and to keep them at low volumes so that neighbors are not disturbed.

12. Speed limits, cars and parking

- A. Car horns are to be utilized only in cases of imminent danger to person or property.
- B. Aggressive driving will not be tolerated (no fishtails, power sliding, speeding, or peeling out).
- C. Follow the established parking trend for each row (straight or angled). Talk to management if you have questions.
- D. Obstructing roads, sidewalks and utilities is prohibited.
- E. Excess parking for guests is along the north side of the street by 4-mile creek and the west vacant lot by the houses.
- F. Speed limit is 10 mph on main road and 5 mph on driveway roads.
- G. Parking is limited to the space in front of your mobile home.

13. Home and lot privacy and access

Ponderosa Mobile Home Park is amid a multi-year effort to replace the aging infrastructure in the community and make other upgrades. At times, this may result in individuals entering your lot. Notice of contract workers will be given when possible by posting on public bulletin boards and/or monthly newsletters. However, situations may arise when expedient access is required. Park management and the Ponderosa Community Stabilization team respects your right to privacy; and will provide notice as follows:

- A. **Homes.** Park owners and their agents shall respect the privacy of homeowners residing in their communities and shall have no right of entry to a mobile home, without the prior written consent of the homeowner or occupant, except in the case of emergency or when the mobile home has been abandoned. Such consent may be revoked in writing by the homeowner/occupant at any time.
- B. **Lots.** Unless otherwise prohibited by law, park owners and their agents shall have a right of entry upon the land upon which the mobile home is situated for the maintenance of utilities, to insure compliance with applicable codes, statutes, ordinances, administrative rules, and the rental agreement and the rules of the community, and protection of the mobile home park at any reasonable time or in an emergency, but not in a manner or at a time which would interfere with the occupant's quiet enjoyment.
- C. **Notice.** Park owners and their agents shall make a reasonable effort to notify the Resident of their intention of entry upon the land upon which a mobile home is situated, at least 48 hours prior to entry.

14. Animals

No feeding of the feral cats or non-domestic animals is allowed. This does not include bird feeders.

15. Maintenance and Repair

The landlord/Park owner is responsible for and shall pay the cost of maintenance and repair of sewer, water and utility service lines or related connections, common areas and the grounds that are provided for the use of the homeowners.

16. Dumpsters

- A. Dumpsters are for Ponderosa residents only.
- B. Large items should be broken down.
- C. All trash must be inside the dumpster. Trash put next to dumpster or piled high and falls off will be subject to a fine.
- D. Contact management for especially large loads so we can coordinate and minimize disruptions if you are unable to place your trash in the dumpster.
- E. Recycling and compost rules must be followed as set forth by Western Disposal. Incurred fees for non-compliance will be passed on to resident.

17. Grievance Procedure

Residents have the right to disagree with, and appeal, certain decisions of management that may adversely affect them. A resident wishing to appeal with a decision must follow the procedures in this section. If a resident fails to meet a time deadline, the resident will forfeit the right to appeal. The grievance process is as follows:

- A. Grievance must be presented in writing to the park manager within seven days after the event.

- B. Within 10 days the park manager will contact the resident to arrange a time to talk informally about the issue and try to resolve it.
- C. Within 10 days of the informal discussion, the park manager will send a letter to the resident summarizing the meeting and denying or approving grievance.
- D. If the resident is dissatisfied with the decision reached in the informal discussion, the resident must submit a written request for a hearing to the Deputy Director of Housing at 1300 Canyon Blvd. within seven days of the denial/approval letter.
- E. The hearing will be held within thirty days of receipt of the written request by the Deputy Director of Housing or as otherwise agreed by the resident and Deputy Director. The Deputy Director of Housing, or his or her designee, will be the hearing officer. The resident seeking the appeal will be provided at least 10 days' notice of the hearing time, date and location.
- F. The hearing officer will make a written decision within 30 days of the hearing.
- G. Any point of procedure not addressed in this rule will be governed by Title 1, Chapter 3, Quasi-Judicial Hearings, Boulder Revised Code, 1981.

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