

Ponderosa Community Newsletter

June 2018



Neighbors from communities surrounding Ponderosa joined Trestle, the City, and Ponderosa residents for a neighborhood meeting on the concept plan on May 31st.

Upcoming Events/Meetings:

Ponderosa Potluck and Party!

When: Saturday, June 23, 5:00PM

Where: Outside Greg's Office

Please bring a side dish, drink, or dessert to share with your neighbors!

RLC Meeting

When: Monday, July 2, 5-6:30PM

Where: Greg's Office

All are welcome!

COMMUNITY UPDATES & ANNOUNCEMENTS

Ponderosa Potluck and Party

The Resident Leadership Committee invites you to join your neighbors at a Ponderosa potluck and party on June 23rd at 5:00PM outside Greg's office. There will be food, music, games, bounce castle, and more! Please bring a side dish, drink, or dessert to share with your neighbors. See you there!

Habitat For Humanity Home Tour Video

Habitat for Humanity offered an exclusive tour of two homes for Ponderosa residents on May 26th. Residents toured a home at Violet Hollow and a home at Wonderland Creek. It was a great way for residents considering a new home in the future to experience a finished Habitat home. If you were unable to attend the tour, two RLC members took videos and photos of the homes.

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UPDATE FROM GREG

Hello Ponderosa Residents!

We are happy to see that more and more residents are understanding recycling and using the recycle dumpsters. I watch hours of video footage from the dumpsters every day and we are getting better! There has been a grace period before fines/tickets are issued for abusing recycling. However, that will end soon. It's your responsibility to learn how to recycle. It's a skill you will use the rest of your life. If you need any help call the manager @ 520-548-4317 or stop by the office.

Plastic bags are NOT recyclable. Styrofoam plates are NOT recyclable. These are our 2 biggest issues.



We are planning to make these containers available at the office for FREE or half price.



The recycle dumpsters are the **SAME**. Anything that is recyclable can go in either dumpster.



UPDATE FROM RLC

Next RLC Meeting:
Monday, July 2
5:00PM-6:30PM

Summary Ponderosa RLC – provided by Karen Campbell

Monday, June 4, 2018, 5:00 - 6:30 PM

Present were RLC: Charissa Poteet, Victor Lemos, Karen Campbell, Cesar Lopez, Saul Cardona, Ed Zick Tina Bouguhn, Kathy Schlereth; **Trestle Team:** Danica

Powell, Anne Kuechenmeister, Aria Dellepiane, Marina LaGrave; **Property Manager,** Greg Gustin; **Community Members:** Bernhard Dueren, Kelly Rastello, Carlos Valdez, Vicente Castro **Guests:** Sarah Grisehe, Kurt Firnhaber

Guests at the Meeting – Sarah, a CU student is an Intern with Trestle Strategy for the summer attended our meeting to learn more about the Ponderosa Stabilization Project. Also, Kurt Firnhaber, Deputy Director of Housing for the City of Boulder, was available to talk about the Ponderosa Concept Plan submitted to the Planning Board and answer related questions.

Habitat for Humanity Home Tour – Victor and Karen gave feedback to the group. Victor said the homes (3 bedrooms, 2 baths) were very nice and spacious. Karen said the homes have central air/conditioning and heat as well as ceiling fans, carpet, new appliances and shed. The **estimated** price for the homes is in the range of \$200,000 to \$225,000. There were two families with their children plus 4 other residents who toured the homes. There will be more information later for another opportunity to tour the Habitat homes - perhaps in the early evening during the week so that Ponderosa residents can tour the homes. Victor and Karen made videos in Spanish and English of the homes so others who could not tour would have a chance to see the inside of the homes by video.

Concept Plan and Planning Board Hearing Update and Comments -

Danica and Kurt are representatives for Ponderosa at the Planning Board Meeting on June 7th. They will give brief statements and Danica will include in her presentation videos of Ponderosa residents.

Ponderosa Park Rules & Regulations – To be completed soon and will be shared with the residents.

Internet Program for Ponderosa families - Aria explained the “Connect Me” through Comcast. There is funding for 1 year of internet use for 10 families who qualify. “Internet Essentials” is also available through Comcast for those who qualify. This is \$10/month. See Aria for details (aria@trestlestrategy.com).

Ponderosa Party Trailer – Saturday, June 23rd 5 – 8 pm Cesar and Kelly, organizers for the Ponderosa party are making arrangements for food and entertainment. Residents will be encouraged to bring side dishes and desserts.

Eco Cycle - The Eco Cycle leaders are having one to one conversation with residents about recycling and handing out Blue Eco Cycle bags. It was suggested that Jasmine from Eco Cycle could table the Eco cycle information at the Ponderosa Party, Sat., June 23rd.

UPDATE FROM TRESTLE



Planning Board Hearing Summary

Danica Powell (Trestle) and Kurt Firnhaber (Deputy Director of Housing) presented the Ponderosa Concept Plan at Planning Board on Thursday, June 7th at Council Chambers. Many Ponderosa residents and residents from neighboring communities also attended the meeting, many of whom presented to the Planning Board during the public comment period. Thank you to everyone who attended and participated in the meeting. It is clear that this community is a strong and passionate one! We appreciate your involvement in this process.

Concept plan in ENGLISH: <https://bit.ly/2lrstOn>

Concept plan in SPANISH: <https://bit.ly/2loNyZz>

Planning Board Staff Report and Comments ENGLISH: <https://bit.ly/2sldOnd>

Planning Board Staff Report and Comments SPANISH: <https://bit.ly/2kQ67HV>

If you were unable to attend the meeting, Planning Board the meeting video in ENGLISH can be found at the following link (Agenda Item 5B: Public Hearing on Proposal to Annex the Ponderosa Mobile Home Park)

<https://bouldercolorado.gov/boulder8/city-council-video-player-and-archive>.

The meeting video in SPANISH can be found at: <https://www.youtube.com/watch?v=Dz-WZyH-EqQ>

UPDATE FROM CITY



Thank you for your participation!

We appreciate all the Ponderosa residents who attended the neighborhood meeting and the Planning Board hearing of the Concept Plan. Thank you for representing your community, listening to the discussions and providing your input on the future of your community. After nearly a year of work, we have passed the first major milestone in the planning process: Concept Plan. Planning Board member Liz Payton remarked that the Planning Board meeting on June 7, 2018 was the first ever to be interpreted into Spanish, including the public comment period. Thank you for breaking barriers and making history in our community!

Based on feedback presented at both of these meetings, over the next several months the consultant team will be rolling up their sleeves to develop detailed architectural and site plans for the property. This effort will consider testimony from Ponderosa residents and neighbors who believe that site access (entrance and exit) is too focused on the west side of the property. The consultant team will be working with city planning to further explore options to more evenly distribute automobile and bike connections between Ponderosa and bordering neighborhoods.

We look forward to seeing everyone at the Potluck on June 23rd!

Open Hours Q & A with the City: Third Tuesday of Every Month: Next One is Tues., June 19, 4:30-6:30

On the third Tuesday of every month, city, Habitat staff and other guests are available in Greg's office from 4:30 to 6:30PM to hear from you and to answer questions, whether they are specific to you or important to the entire community.

Home Evaluations

The home pricing specialist, Roderick Knoll, has begun his work to evaluate the mobile homes at Ponderosa. To schedule an appointment, you could either stop by Greg's office or call Pamm Gibson at 303/441-3144. You may see Roderick on the Ponderosa property a couple of days each week, including late afternoons, early evenings and

Saturdays. He often has openings in his schedule while he's there, so don't hesitate to stop him and let him know you are home and available to meet with him that day or later in the week.

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. To date, Roderick has completed evaluations of 15 homes. Once he has completed all of the Ponderosa home evaluations, he will provide you with a report about your home's value.

UPDATE FROM HABITAT FOR HUMANITY



FAQ's from Construction

I want to thank everyone who had a chance to tour the two homes that Habitat did. One as a remodel for the City and the other as a brand new residence awaiting it's new owners.

There were several questions that people asked and I just wanted to reiterate the answers I gave at the tour.

Would the floor plan be the same as the modular units that are being proposed?

The open style would be the same but the width and length of the unit would be different. It wouldn't be as wide and would be longer by about 18'.

Would there be an upstairs?

Potentially there could be. It depends on the design of the floor plan that is finally approved by all. The early designs show there could be but cost will need to be considered to make sure we stay within the affordable range.

Would there be a yard for kids to play in?

That depends if there are families who would be interested in coming together to live in a duplex, triplex or even a fourplex. If that were to happen then those lots could come together and have less of a footprint for the building structures and could potentially create yard space. Again that is to be determined by the final designs.

Would the owners be able to pick out the finishes for the cabinets, floor treatments, countertops and paint colors for the rooms?

We do work with the owner and we generally give a limited pallet for colors of paint for the rooms. When they move in then they can change the colors of the rooms. This might be a little different situation, but we can work with everyone on this issue.

The floor treatments are also chosen by the owner. We try to find the most cost effective price for laminate and tile flooring.

The cabinets come to us from the Corrections facility that we work with and generally we do a similar pick of a pallet because of cost. The countertops are also limited. We do formica tops and there is a wide range in choices. Again we look at the most cost effective way to do this as well.

PONDEROSA COMMUNITY EVENTS CALENDAR

JUNE 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
10	11	12	13	14	15	16
17	18	19 City Q&A hours 4:30-6:30pm @ Greg's office	20	21	22 Home Evaluations 12PM-7PM	23 Home Evaluations 9AM-3PM Ponderosa Potluck and Party! 5PM outside Greg's office
24	25	26	27	28	29	30

JULY 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 RLC Meeting 5-6:30PM @ Greg's Office	3	4	5	6	7
8	9	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	28