

Ponderosa Community Newsletter

October 2018



Upcoming Events/Meetings:

RLC Meeting

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

Where: Greg's Office

Housing Workshop

November 3, 2018

Reminder: City Q&A has been moved. They will be held right after RLC meetings on the first Monday of the month, unless otherwise noted, from 6:30 to 7:30PM.

COMMUNITY UPDATES AND ANNOUNCEMENTS

Housing Workshop

The Housing Workshop will be held Saturday morning on November 3rd from 9am-12pm. The workshop will be at the Shining Mountain Waldorf (SMWS) High School on Union Street. Habitat for Humanity's Leah Gutierrez, along with City of Boulder's Leslie Pinkham, will be there to present courses on goals, values, and more. The PIE program may also be in attendance. Childcare will be provided, along with a fun sugar cookie decorating activity in honor of Halloween and Day of the Dead.

Questions that are relevant to this workshop are: What are we signing up for with the city? What does it mean to purchase an affordable home with restrictions? Habitat for Humanity will cover two topics within their Connect Home course: finances and housing. During this discussion, they will cover goals and topics that residents want to learn more about. **If residents attend, this workshop will count towards their sweat equity.** Even if residents are not partaking in the Habitat program, it is beneficial to attend due to the community and sustainability this workshop starts to provide. Habitat will also be raffling off a new microwave donated by Boulder's Calvary Bible Church. **This workshop will not focus on home design.**

Ponderosa Community Website

www.ponderosaboulder.weebly.com

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UPDATE FROM GREG

Hello Ponderosa Residents!

Things seem to be getting better. I am in a good mood while writing this for the following reasons:

- Our security has never been better
- We caught the thief that has been harassing us (Denver resident)
- The transition to the new rules and regulations is going as well as can be expected
- We are 20% better on water usage even though we can still do better
- Before coming to Boulder, I spent 15 years in Tucson, AZ so the Fall colors here are very new and impressive to me

I have an important favor to ask all residents. Many, many residents ask me to check the security cameras for one reason or another. However, everyone usually waits until they see me and by then the details of the date and time and incident description are a bit fuzzy. **If something happens, please text me immediately at 520-548-4317.**

Our water usage is still high. Please let me know if you have any information about what may be causing this. If the information leads us to reducing the water usage, I will see to it that you are rewarded accordingly!

We've removed ~7 vehicles and are in the process of removing ~7 more. If your vehicle is not legally registered or is broken down, please fix it (according to 4C of Rules and Regs) and get it legal (according to local laws).

We started the appraisal process about a year ago. This has been a complex process, but I've been impressed at how much time, effort, and money the City of Boulder has spent trying to implement a fair and accurate appraisal process. If you have questions, you can always come talk to me, but Pamm Gibson is in charge.

Enjoy the weather while you can!

Greg

(Ponderosa Manager)



UPDATE FROM RLC

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

Summary of Ponderosa RLC - Provided by Holli Steinhart and Amy Gunn
Monday Oct. 1, 2018, 5:00 - 6:30 PM

Present were RLC: Charissa Poteet, Karen Campbell, Caesar Lopez, Saul Cardona, Ed Zick, Victor Lemus Vargas, Tina Boguhn, Kathy Schlereth **Trestle Team:** Danica Powell, Emily Alvarez, Holli Steinhart, Marina LaGrave, Amy Gunn **Community Members:** N/A **City of Boulder:** Pamm Gibson, Crystal Launder, Leslie Pinkham, Ryan Noles **Park Manager:** Greg Gustin

Amendment of 8.6.18 Minutes - Leslie amended the August minutes for the topic of number of pets allowed in your home. As concluded, the number of pets allowed in your home does not change. The number of stray pets you may feed is a maximum of five. This amendment was approved by Charissa, second by Ed. These changes can be found in the Rules and Regulations on the website (www.ponderosaboulder.weebly.com). Questions can be taken to the City of Boulder.

New Secretary - Currently in search of a new notetaker to be a part of the RLC committee. This individual will be responsible for taking notes during the RLC meeting every month, typing it out, and sending it to a member on the Trestle team. This position is very important, as members rely on meeting feedback from their peers. If you are interested, please let the Trestle team know (danica@trestlestrategy.com). Notes can be taken in Spanish or English, as documents are translated in both languages.

RLC and City Q&A Combined - From now on, City Q&A will take place immediately following the RLC meetings on the first Monday of each month from 6:30-7:30. City members will be available to answer any pending questions you may have during the RLC meeting.

Update on Valuation Process - Pamm Gibson, City of Boulder, stated that the valuation reports will start to be written by Roderick shortly. Meetings to go over these valuations will be scheduled in October. Ten reports will be available at a time. **Question:** Are the appraisals disputable? **Answer:** Pamm said a formal appeal would need to take place. This can be a letter written to the City for consideration. **Question:** Can there be another appraiser that can redo the valuation? **Answer:** Pamm stated that you can, but the city may not accept it. The differing appraisal can be turned into the city manager at the City of Boulder for evaluation and consideration. ----- Evaluations will be 30 minutes each session.

Meeting adjourned by Ed at 6:00 PM.

Next RLC meeting is Monday, Nov. 5, 2018 - 5:00 PM - 6:30 PM at Greg's Office

All Residents are Welcomed

UPDATE FROM TRESTLE



Neighborhood Speed Management Program presentation - Ryan Noles, City of Boulder, came to present signs they have created that focus on speed reduction in the Mobile Home Park as part of the Vision Zero project for the City of Boulder. The goal with the colorful, friendly signs - in both Spanish and English, is so that people stop and realize how fast they are going throughout the community. When the city officially puts pavement in throughout the homes, speed limit signage will be implemented. A radar can also be rented out for self regulation on speed reduction. If you see somebody speeding in your area, please notify a sheriff to get it taken care of. The goal of the signs is to slowly fix the speeding problem. In addition, if someone is seen or heard speeding, notify Greg as he can check the recording video to verify who is speeding and when.



Housing Workshop - The Housing Workshop will be held Saturday morning on November 3rd from 9am - 12pm. The workshop will be at the Shining Mountain Waldorf (SMWS) High School on Union Street. Habitat for Humanity's Leah Gutierrez, along with City of Boulder's Leslie Pinkham, will be there to present courses on goals, values, and more. Please see attached flier on the Community Fliers pages (page 8-9).

Resident Guides - Please check out the resident guides (found on the website and Greg's office). These guides are collected questions from the community with answers from the City of Boulder. A lot of questions that have been asked at RLC meetings have already been answered in these guides, so it is important to review them before meetings so they are productive with new information.

UPDATE FROM CITY



Home Valuations

Roderick Knoll, the home evaluation specialist, has made great progress writing the valuation reports for Ponderosa. There is a bit more work to do on our end before we begin scheduling meetings with homeowners. I appreciate your patience as we work to make this process as transparent and efficient as possible.

The city is preparing to schedule times to meet with each homeowner's household in Greg's office to distribute reports and answer questions about Roderick's process and results. If you haven't already done so, please assist us with scheduling your half-hour meeting with the city by letting us know when you are available (see options below). You could either stop by Greg's office to let him know your availability or email me - Pamm Gibson - at gibsonp@bouldercolorado.gov. Once we hear from you, we will confirm your meeting date and time.

Here are your options for October. Please let us know if any or all of these time periods work for you.

- Weekday (Monday through Friday between 8 AM and 5 PM)
- Weeknight (Monday through Friday between 5 PM and 7 PM)
- Saturday between 10 AM and 6 PM

Please know that you, as a homeowner, are not required to make any decisions regarding your housing at this time as a result of these meetings. When you decide, it is important to share this information with the city. In the event you choose to sell your home, the city may consider purchasing the home. The valuation will be used to determine the purchase price.

You're welcome to contact me with any questions: gibsonp@bouldercolorado.gov or 303-441-3144.

Resident Question: Will you be moving us out to install infrastructure?

City Answer: We do not plan to move all households out during the installation of infrastructure. Infrastructure will be installed in stages to reduce impacts on residents as much as possible. When your street is under construction you won't be able to park right in front of your home because the road will be dug up, but you will be able to walk to your home on a specified path.

A small number of homes may not be able to stay where they are due to conflicts with water detention or site access. The planning team is still developing the plan and seeking ways to reduce the number of homes impacted. Once we have more information, we will talk with any owners who will be required to move off their home sites. Any residents whose homes cannot remain in the same location would have the opportunity to relocate within the park.

If you have additional questions or other questions, feel free to contact Crystal Launder, launderc@bouldercolorado.gov 303-441-4141.

UPDATE FROM HABITAT FOR HUMANITY



What is sweat equity?

Sweat equity is a term used often when talking about the creation or building process. It's about doing the work - the hard work - to bring an idea to life. That work becomes an investment in the project. It can be an investment as real as money or land.

According to Investopedia, an online financial resource, sweat equity is the “contribution to a project or enterprise in the form of effort and toil. Sweat equity is the ownership interest, or increase in value, that is created as a direct result of hard work by the owner(s). It is the preferred mode of building equity for cash-strapped entrepreneurs in their start-up ventures, since they may be unable to contribute much financial capital to their enterprise.”

Sweat equity can take many forms for partner families working with Habitat. It can mean construction work on their home or on a home for another Ponderosa family, cleaning up the build site, working in a Habitat ReStore, assisting in administrative duties, or countless other ways of helping out. Homeowner classes - learning how to manage a home or finances - also count as sweat equity. Families invest their time in the long-term success of their homeownership. Throughout the process of purchasing their home, Habitat partner families can earn sweat equity credit as they learn about their mortgage, insurance, maintenance, safety, and more.

During the RLC meeting on October 1st 2018, a resident had asked: Can we start volunteering at Kings Ridge and Palo Parkway and have it count towards our sweat equity at Ponderosa?

Answer: Although we would love your contributions of volunteering, these hours will not count towards your Ponderosa sweat equity. This is not an option due to the construction process of the Ponderosa project being a few years out. We do not want residents completing all their sweat equity before they start the building of their very own home. We hope residents are understanding of this procedure and reasoning.

Please note: If you attend the Housing Workshop on November 3rd, 2018, it will count towards your sweat equity. You must stay for the entire workshop. We will also be raffling off a new microwave for your household donated by Calvary Bible Church!

PONDEROSA COMMUNITY EVENTS CALENDAR

NOVEMBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31 Happy Halloween Centro Amistad's Zumba @ Boulder Meadows (every Wednesday) Dia de los Muertos	1 All Saint's Day Dia de Los Muertos	2 Dia de Los Muertos	3 Housing Workshop with Habitat for Humanity
4	5 RLC Meeting 5-6:30pm @ Greg's office City Q&A hours 6:30-7:30pm @ Greg's office Family Creative Learning Workshops @ Boulder Public Library	6	7 Centro Amistad's Zumba @ Boulder Meadows (every Wednesday)	8	9	10 Family Creative Learning Workshops @ Boulder Public Library
11	12 Veteran's Day	13	14 Centro Amistad's Zumba @ Boulder Meadows (every Wednesday)	15	16	17
18	19	20	21 Centro Amistad's Zumba @ Boulder Meadows (every Wednesday)	22 Thanksgiving	23	24



HOUSING WORKSHOP

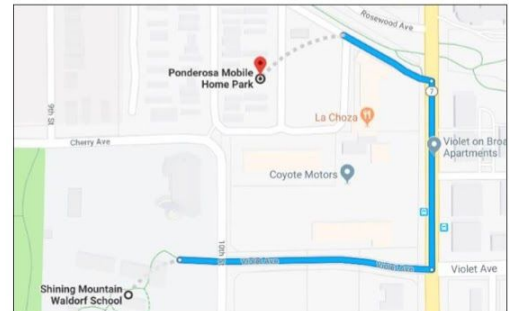
in partnership
with Flatirons
Habitat for
Humanity,
Leah
Gutierrez, and
the City of
Boulder,
Leslie
Pinkham

WHEN: November 3rd 2018, 9 AM – 12 PM

WHERE: Shining Mountain Waldorf High School

WHO: Habitat for Humanity, City of Boulder, and you!

SWEAT EQUITY HOURS
Dia de los Muertos Sugar
Cookie Decorating!
NEW MICROWAVE RAFFLE
Child Care, Connect Home
AND MORE...



Please contact Leah Gutierrez, lgutierrez@flatironshabitat.org, or Leslie Pinkham, pinkham@bouldercolorado.gov, for questions, comments, or concerns. We look forward to seeing you!

Questions that are relevant to this workshop are:

What are we signing up for with the city? What does it mean to purchase an affordable home with restrictions? Habitat for Humanity will cover two topics within their Connect Home course: finances and housing. During this discussion, they will cover goals and topics that residents want to learn more about. **If residents attend, this workshop will count towards their sweat equity.** Even if residents are not partaking in the Habitat program, it is beneficial to attend due to the community and sustainability this workshop starts to provide.

FRIENDLY REMINDER | **This workshop will not focus on home design.**

COMMUNITY EVENTS FLIERS

Family Creative Learning Workshops

Eat, Make, and Share With Us!

Who?

You and your family!
Free dinner and childcare provided.
No experience with technology needed!
Spanish interpreters available.
Ideal for families with children ages 5-7.
Siblings of all ages are welcome.
Activities provided for teens and children under 5.



What?

Interested in how you can use technology with your family? Like to make cool projects with your kids? Join us for a series of fun family workshops! You will learn to create animations and stories with computer programming. Design and invent together with your family, and meet other families in your community!



When?

Four workshops between October and November. Families should plan to attend all four sessions.

Four Sessions:

Mon, Oct 22, 5:30 - 7:30pm

Mon, Oct 29, 5:30 - 7:30pm

Mon, Nov 5, 5:30 - 7:30pm

Sat, Nov 10, 1:30 - 3:30pm

Located at Boulder Public Library
(Main Branch) 1001 Arapahoe St
Bus passes for your family to and
from the workshops available!

How Do I Sign Up?

Contact **Celine Cooper 303.441.4433** or **CooperC@boulderlibrary.org**

Space is limited. Sign up soon!

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