

# Ponderosa Community Newsletter

September 2018



## Upcoming Events/Meetings:

### City Q&A

When: September 18, 4:30-6:30 PM

Where: Greg's office

Starting in October, City Q&A will be moved to the first Monday of every month, unless otherwise noted.

### RLC Meeting

When: Monday, October 1, 5-6:30PM

Where: Greg's Office

## COMMUNITY UPDATES AND ANNOUNCEMENTS

### **Monthly Q&A Combining with RLC Meeting**

Beginning in October, residents will be able to attend the monthly Resident Leadership Committee meeting, then stay for a Q&A session with city staff and other partners such as Habitat for Humanity. For more details, see the Update from the City on page 5.

### **Ponderosa Community Website**

Ponderosa has a community website where residents can access all of the information they need about their community and the City project! Please visit [www.ponderosaboulder.weebly.com](http://www.ponderosaboulder.weebly.com) to find information such as announcements/updates, community workshops, meeting dates and information, RLC information and meeting notes, monthly newsletters, resident Q&A guides, Habitat for Humanity information, videos about Ponderosa, information on Community Connectors (CC), and so much more!

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## UPDATE FROM GREG

Hello Ponderosa Residents,

Hope this finds you doing well. There's no denying that the past 4 months has brought many challenges to the Ponderosa community. Let's hope we can put the summer behind us and move on to better things.

On October 1st, the new Ponderosa community rules and regulations go into effect. That means we need to have more discipline as a community. The issues we will be addressing first are:

- 1. Cluttered yards and driveways**
- 2. Dogs off leash**

The transition to new rules and regulations will be somewhat painful, but it will lead to a nicer, safer community.

Our water usage has gone up significantly. Please continue to conserve water where possible. We suspect a leak in the main line, but have been unable to find it. I will do whatever I can to reward someone for helping us conserve water. If you see someone abusing water usage, have a sustained water pressure reduction, or see a wet spot that allows us to find a leak, please let us know. I will do what I can to show my appreciation.

Thank you,

Greg  
(Ponderosa manager)

# UPDATE FROM RLC

Next RLC Meeting:  
Monday, October 1  
5:00PM-6:30 PM

**Summary of Ponderosa RLC - Provided by Karen Campbell**  
**Monday Sept. 10, 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

**Community Members:** Kelly Raskello, Neil Backstrom, Michael Johnson

**City of Boulder:** Pamm Gibson

**Park Manager:** Greg Gustin

**City Council Meeting and Next Steps** -- Danica thanked everyone who came to the Boulder City Council meeting on August 23rd. The City Council notes will be available as a reference. At the RLC meeting, RLC members and Ponderosa residents had questions and concerns regarding Broadway entrance/exit; Carriage Houses with carport or garage design on West side back row; As residents leave, will a Habitat Home be built?; What happens to a mobile home when a resident dies?; There are 2 sets of Ponderosa rules/regulations - those that are in effect now and those after the annexation; Where there are 2 families living in a home, can the adult child of the resident buy a Habitat home?; Can the city be flexible regarding codes during the annexation process?

**Update on Valuation Process** -- Pamm stated that the assessment reports of the mobile homes will be completed soon and that there will be one-on-one meetings with each resident to explain the assessment report. Pamm announced that there will be a Homeownership Workshop on Saturday, November 3rd - location and time to be determined. RLC members had questions/concerns: Can there be consideration for additions on mobile homes even if the owner did not get a building permit from the county?; Do we have the right to dispute the assessment?; Will the assessment be at market rate value?

**BAHRI Survey** -- Dr. Jennifer Fluri and her two assistants were not able to talk with all of the residents, but based on the information received, the report is complete. If you are interested in reading the Ponderosa Survey Report, it is available at Greg's office or you can contact Danica Powell at [danica@trestlestategy.com](mailto:danica@trestlestategy.com) for a copy.

**Ponderosa Potluck Photo Album** -- Thanks to Aria, we have a wonderful memory of the Ponderosa Potluck. Please stop by Greg's office to take a look at the fun photos.

**Meeting adjourned by Charissa at 6:40 PM.**

**Next RLC meeting is Monday, October 1st, 2018 - 5:00 PM - 6:30 PM at Greg's Office**

*All Residents are Welcomed*

If residents have any questions regarding the Ponderosa Project, please check out our Resident Guides. Our Resident Guides are pages of collected questions that have been asked by the community during our process thus far. They are a great resource to periodically check back on before attending RLC Meetings, City Q&A, and more. The guides can be found in Greg's office or on our website ([www.ponderosaboulder.weebly.com](http://www.ponderosaboulder.weebly.com)) under 'more'/'documents'/'resident guides.' Please see below.



UPDATES / ACTUALIZACIONES

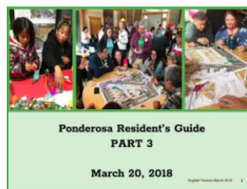
CALENDAR / CALENDARIO

NEWSLETTER / BOLETÍN

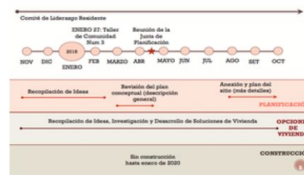
COMMUNITY LEADERS / LÍDERES COMUNITARIOS

MORE...

If you would like a printed copy of any document, please email Danica at [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com).  
Si quiere una copia impresa de cualquier documento, envíe un correo electrónico a Danica a [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com).



RESIDENT GUIDES / GUÍAS  
PARA RESIDENTES



PROJECT TIMELINE /  
CRONOLOGÍA PROYECTO



CONCEPT PLAN / PLAN  
CONCEPTUAL

If you find that we need to create another Resident Guide with updated questions, please reach out to the Trestle team. We will accommodate as best as we can.

Please note that we will have a Homeownership workshop with Habitat for Humanity on November 3rd, where several questions will be answered regarding Ponderosa's partnership with their organization.

If you would like a printed copy of any document, please email Danica at [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com).

# UPDATE FROM CITY



## Monthly Q&A Moving to RLC Meeting Night

Beginning in October, the monthly Q&A session with city staff will be moving from the third Tuesday of the month to the same night as the RLC meeting, the first Monday of the month. This change will make it easier for residents to hear from their resident leaders *and* bring questions to city staff and their partners. The RLC meeting will take place from 5:00 to 6:30 PM in Greg's Office followed by an hour of Q&A with city staff and partners, such as Habitat for Humanity and the Boulder County Personal Investment Enterprise (PIE) Program. Bring your questions, whether universal to the whole community or specific to your situation. If you are interested in a new Habitat home, talk with Leah. If you want to learn more about the 4:1 match program to save for your business, school or a down payment on a home, meet with Nino. We look forward to speaking with you.

Can't make it? You can always call or email Crystal Launder at the city with questions or concerns.

(303) 441-4141

[launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov)

## Home Valuations

We are pleased to report that all home evaluations - including measurements of exterior buildings - have been completed. Thank you for your significant contributions to this effort. Roderick Knoll, the home valuation specialist, is writing reports that will be available in October. Over the next couple of weeks, the city will schedule a time to meet with each homeowner household at Ponderosa to distribute their report and answer questions about Roderick's process and results. Please help us schedule your half-hour meeting with the city by letting us know when you are available. Once we hear from you, we will confirm meeting dates.

### 1 ) What is the best time for you to meet in September? Please check all that apply.

- 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

### 2) Then, let us know. You could either:

- Stop by Greg's office OR
- Email Pamm Gibson at [gibsonp@bouldercolorado.gov](mailto:gibsonp@bouldercolorado.gov)

Habitat for Humanity staff will be available *after this meeting* to discuss your household's options and qualifications for homeownership. Leah Gutierrez, Habitat's Family Services Director, is available to meet with current owners and renters that are interested in purchasing or renting a new home. If you would like to meet with Leah before your October meeting, you can email her at [lgutierrez@flatironshabitat.org](mailto:lgutierrez@flatironshabitat.org).

Please contact Pamm Gibson with any questions: [gibsonp@bouldercolorado.gov](mailto:gibsonp@bouldercolorado.gov) or 303-441-3144.

## UPDATE FROM HABITAT FOR HUMANITY



If residents have any questions, comments, or concerns regarding our Habitat for Humanity program, please reach out to our Family Services Director. Leah Gutierrez, [lgutierrez@flatironshabitat.org](mailto:lgutierrez@flatironshabitat.org) or 303-447-3787 extension 222, would be happy to answer questions concerning the Ponderosa Project. We also offer additional resources such as goal setting, Financial Management, and Good Neighbor courses to prepare for the new transition. Leah will be present at the City Q&A session on October 1st from 6:30 PM to 7:30 PM to start scheduling one-on-one meetings with Ponderosa residents, as well as answering any questions about the project.

There will be a Homeownership Workshop on Saturday, November 3rd - time and location to be determined. At this workshop, Habitat for Humanity will go into great detail about what is to be expected and what is to come. We welcome all residents as this may clear up pressing questions surrounding the community.



If residents are interested in learning more about what Flatirons Habitat for Humanity does, we welcome residents to volunteer at our Kings Ridge site (*picture above*) where we are starting to go vertical in construction. You can sign up to volunteer on our website, [www.flatironshabitat.org](http://www.flatironshabitat.org), and click on 'volunteer' in the upper right hand corner.

We look forward to continuing our partnership with the Ponderosa community.

# PONDEROSA COMMUNITY EVENTS CALENDAR

## SEPTEMBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
16	17	18 City Q&A hours 4:30-6:30pm @ Greg's office	19	20	21	22
23	24	25	26	27	28	29

## OCTOBER 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	1 RLC Meeting 5-6:30pm @ Greg's office; <b>**NEW TIME**</b> City Q & A hours @ Greg's office 6:30-7:30pm	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			