



Blue Ridge Estates Homeowners Association of Coconino County

## **Spring 2021 letter from your Board of Directors . . . . .**

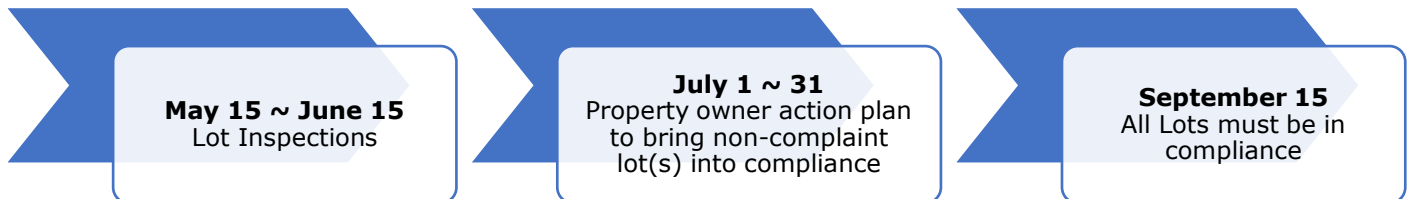
As we welcome some sorely needed moisture with the recent snow events, we are thinking of the Spring-time activities in preparation for Summer. While we have received more than 33" of snow equaling ~3.9" of moisture since the first of the year, the long-term forecast for higher than normal ambient temperatures and lots of wind will increase the fire risk. We need to be continually vigilant to remove the dead vegetation from our community that is fuel for a fire.

**Fire Safety** - One of the many changes made in 2020 by the BRE Board included approving the revised Rules & Regulations for Fire Safety (attached).

In 2020 due to the Covid restrictions, the BRE Board relaxed some of the violations for non-compliance with the Fire Safety guidelines in the Rules & Regulations. Now that Covid restrictions are beginning to be lifted, the FS Rules will be more strictly enforced by the BRE Board. **We still have ~30% of lots that are non-compliant with the Rules & Regulations Fire Safety Guidelines!**

### **Key points from the Rules & Regulations for Fire Safety:**

- New this year, No Dead Standing Trees allowed.
- New this year, a thirty (30) foot area must be raked and trimmed around all structures, including home, garage, shed, firewood piles, and propane tanks.
- Old but restated, trees identified as Bark Beetle infested trees must be removed immediately.
- Lot Inspection and Compliance Timeline clearly defined:



**Fire Safety Work Day** is planned for May 8<sup>th</sup> is being led by Ann Whitmore. If you need help with your lot cleanup or would like to volunteer to assist other members of the community as necessary (cutting down trees, loading yard debris into trailers and dumping at the Bly Pit, etc.), please contact Ann Whitmore ([annwhitmore40@gmail.com](mailto:annwhitmore40@gmail.com)) to sign-up or assist with the Work Day activities.

**Fire Wise Presentation** – Dan & Silvia Meakin will be hosting a Fire Wise presentation with guest speakers from the Blue Ridge Ranger District on June 5 at 10:00am (<http://blueridgeestates.org/event/fire-wise-presentation/> ).

**Coconino National Forest** – fire service roads in the forest are still closed. Latest update for the Mogollon Rim District ([Coconino National Forest - Alerts & Notices \(usda.gov\)](https://www.usda.gov/land-management/land-use-planning/coconino-national-forest-alerts-notice)).

**BRE Perimeter Fence Repairs** – as had been reported a number of times in the past year, the locks on the “Green Metal Emergency Access Only Gate” at the end of Starlight Drive had been cut. ***Now the fence has been cut!*** This fence is the responsibility of BRE and as such, additional maintenance cost to the BRE HOA as a result of this cut fence. **REMINDER** - The road between Lots 133 & 134 is a private road for those respective properties – this is **not** a Forest Access Road except in emergencies declared by the County or Coconino National Forest.

**Architectural Committee** - 2021 will be a busy year for construction in BRE with 2 new homes underway on Bald Eagle, 2 new homes approved awaiting permits, 2 new garages, and 2 Accessory Improvement structures approved under the new AC Guidelines.

**Coconino National Forest Recognition** – Our very own neighbor Dr. Ron Krug was recognized by the Chief of the Forest Service for volunteering more than 1,000 hours with the Coconino National Forest's Heritage Program last year ([Coconino National Forest - News & Events \(usda.gov\)](https://www.usda.gov/press-releases/2021/03/2021-03-10-coconino-national-forest-heritage-program)).

**Blue Ridge Domestic Water Improvement District** ([www.brdwid.org](http://www.brdwid.org)). BRWID Board of Directors is diligently and methodically working to secure financing to purchase Starlight Water Company. Part of the financing application package included proposed Rules & Regulations and a proposed rate structure. Next meeting scheduled for Saturday, March 27, 2021, at 9:00 AM by Zoom Meeting.

**Call to membership to help with BRE HOA** – If you have any interest in helping the BRE HOA community, please contact any of the BOD members or Dave at HOAMCO. Areas that could use some help include:

- Board of Directors – would like to see more interest so we can have a proper election.
- Website maintenance/management – The BRE website is hosted on GoDaddy. Maintenance includes checking the common email boxes, updating the site, and keeping the Blogs and Newsletters current.
- Architectural Committee – currently have 3 members and is working great. Could use more help if anyone has interest.
- Fire Safety Committee – currently comprised of two members. Could use more help for lot inspections/reinspection’s, Rule & Regulations reviews, and keeping up with current fire safety protocols and guidelines with the County, Coconino National Forest, and Fire Wise(NFPA).
- Newsletter – create a periodic on local news and events for BRE membership. The High County Informant is a good source for local information, but not too much specific to BRE. The would be a great forum to share pictures from weather events, hikes, ATV/Mountain bike rides, fishing, bird watching, hunts, fishing, or other fun stuff to do on the mountain.
- Community Events – organize and coordinate community events and activities such as picnic’s, fire safety seminar’s with Coconino Forest, ATV rides/forest adventures, etc.

**HOAMCO** – Dave Kinsey is our community manager. Please contact Dave for anything related to Blue Ridge Estates HOA.

Community Association Manager  
c/o HOAMCO  
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**Next BRE Board Meeting is Thursday, April 29<sup>th</sup> at 4:00pm**  
(<http://blueridgeestates.org/events/>). **Zoom meeting invite will be sent by HOAMCO.**

*Please visit the Blue Ridge Estates HOA website at*  
[www.blueridgeestates.org](http://www.blueridgeestates.org) *for Community Information and Updates*