

# NEWSLETTER

## Bringing Our Community Together via Communication



### Progress in the Eagle's Nest Wilderness

David Radlauer reported substantial progress toward creating a wildfire break in the Eagle's Nest Wilderness along the Ranch border, where thousands of beetle-kill trees pose a significant fire threat.

The new Acting USFS Ranger in Dillon, Bobbi Filbert, and her acting deputy, Sam Massman, toured the Ranch boundary in January and February and are pushing forward with the project. Although it is in the planning stages and the timeline is uncertain, we understand the broad parameters of the project to include the removal by a professional contractor by hand (no chain saws) of standing dead trees and most downfall in a buffer zone of approximately 200 feet along most of our common boundary. Dead trees will either be "teepeed" and burned in the wilderness or removed to adjacent property for burning or disposal.

Although the project will be controlled and directed by the Forest Service, as the proponent, we have been called upon to fund the necessary environment study. To that end, in its February meeting, the Willow Brook Metropolitan District Board approved engaging SE Group out of Frisco, the

### Editor's Report

On Friday, February 20, both the Ranch's Homeowners and Metro Boards met to discuss important business. Their meetings were open to the public via Zoom calls, and six owners did attend in addition to the nine Board members present. This newsletter relays important information for everyone else who was not able to attend. Some important matters are being discussed, such as fire safety and hiring a full-time Ranch Manager, and we want to keep you up to date. Notice of these meetings is provided on rr-general and the meetings are open to the community. Your input is important!

The real estate market in our area is doing well right now, so we also wanted to catch you up on who is building what and moving where. A total of ten homes are in play as we speak, five construction projects and five for sale. Many things are happening at Ruby Ranch!



*Our western boundary on Upper Emerald Road—David Radlauer*

environmental study specialists recommended by the Forest Service. SE Group reports that it met with the entire interdisciplinary Forest Service team this week, but advises that much of its work cannot be completed until the summer after the snow melts.

We are hopeful that the project will fall into a category that will minimize the costs and time involved for environmental review and public comment, but there are no guarantees. Ranger Filbert has already briefed the Summit County Commissioners and has requested Ruby Ranch’s assistance to begin reaching out to key environmental groups. David Robbins and Ken Cremer have volunteered to do so.

If the Forest Service decides to proceed with the work, the project will likely carry a large price tag. We understand that the Forest Service has no budgeted funds for this purpose, and we will be called upon to raise the necessary funds. We plan to seek funding from county, state and federal sources. Bottomline, our wish to work on this major wildfire problem has gone from zero miles per hour to full speed ahead in the space of the last two months.

**One very important reminder: the Forest Service has brought to our attention its discovery of chain saw dust in the wilderness and has reminded us of the federal prohibition against operating chain saws there. No exceptions. Please be certain to observe this legal requirement.**

**Issue: Hiring a Full Time On-Site Manager**

Various Board and community members proposed to hire a full-time Ranch Manager for Ruby Ranch at the February 20 meeting. Advocates believe the job is needed to provide more and better service for less cost, along with certain optional, fee-based services, possibly at below market rates.

Skeptics asked for more time to study the cost projections and consider other aspects of the proposal. The Willow Brook Metro Board, for whom this full-time employee would work, plans to hold a special, public meeting on Friday, March 5, giving everyone more time to review materials and formulate their opinions. In the meantime, our Denver office-based management company, CRS, will send out a report from the Committee created to study this issue, reflecting input from both Boards, various experts and the community and soliciting further public comments re: the idea.



*McGadden on Topaz: \$3,295,000*



*Hough's on Pearl: \$4,000,000*

**Firewise Certification**

Our neighbor, Lisa Lewis has worked for the last several months to secure Firewise Certification for our community. Thanks to Lisa, we are now certified. This has at least two immediate benefits for us. First, it will help obtain an improved insurance rating lowering Ruby Ranch homeowner’s fire insurance costs. This rating, called an ISO, is expected from Summit Fire (Captain McDonald) in May, 2021. This will reflect both an upgrade from the current “2X” rating (<five miles from water) to a “2” rating (<1000 feet from our new fire hydrants.) It will also reflect a “Firewise Community” discount from some insurance companies. Owners will be asked to report insurance companies offering a Firewise discount, since not all companies do so.

Firewise status also opens the way to seek matching grants for fire mitigation from the State of Colorado. As noted above, we will need grants from all levels of government to fund removal of deadfall in the Eagle’s Nest Wilderness.

**Stable/Irrigation/Hay Committee**

Thanks to Rebekah Barrington for all her work on this committee, including preparing an exhaustive written report on the subject. Rebekah and Rich Barrington are selling their Ruby Ranch home. The Committee, under Jon and Becky Rovick’s leadership will carry on the work and is seeking a contractor to cut our hay meadows in fall, 2021.

**Rental Committee**

David Radlauer reported there are eight homes being rented short-term on the Ranch presently, four of which are for sale and all of which are in compliance with County rental regulations, as issued in a letter of January 14, 2021.



*Scoggins on Pearl: \$4,250,000*



*Longhill on Jade: \$4,600,000*

### A Vibrant Real Estate Market

Jon Rovick reported there are five construction projects underway on the Ranch presently, three of which are new homes and two are remodels. The Oppedahl residence is almost ready for occupancy. The other new homes are nearing final completion. The Forrester's and Carfagno's are undertaking remodels.

And five existing homes, pictured nearby, are up for sale. These include the McGadden, Longhill, Barrington, Hough and Scoggins homes. We wish you all luck in selling, will miss having you as neighbors and look forward to meeting the new people who will be moving in! The listed homes are priced at about \$500/square foot, up from just over \$400/square foot for the last home sold on the Ranch last fall. But then again, the real estate market in Summit County is said to be very strong!



*Barrington's on Jade: \$2,250,000*

EJ Olbright requested that the HOA Architectural Review Committee require a Construction Staging Plan for any new project before allowing work to begin. Jon Rovick agreed that such a plan was standard operating procedure for building projects, but emphasized the need for measures to hold a builder accountable once the work began. EJ reminded everyone that the WBMD Board now required a \$30K deposit with the District for new construction to be used, for example, to return a District road to prime condition once a home is completed. Marina Larson asked if that amount was negotiable for lower cost remodels and EJ assured that it was.