

RUBY RANCH

TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO

FIREWISE USA® COMMUNITY WILDFIRE ASSESSMENT AND ACTION PLAN



Fairy Slipper Orchid, Don Samuels, 06/2020, Mesa Cortina/Ruby Ranch trail intersection

Lisa Lewis, Ruby Ranch Fire Committee 11/2020

PROJECT OVERVIEW: FIREWISE COMMUNITY

The National Fire Prevention Association (NFPA) Firewise USA® teaches people how to live with wildfire and increase their home's chance of survival through proactive actions, while encouraging neighbors to work together to prevent losses and damage. The community wildfire risk assessment is an important step in the Firewise USA® recognition process. It's a tool to help residents and their community members understand their wildfire risk and engage them in risk reduction efforts.

Ruby Ranch Project Overview:

Our community Wildfire Risk Assessment addresses the general condition of Ruby Ranch as the overall Firewise USA® site and does not provide details on each individual dwelling or structure.

The recommendations provided by the Ruby Ranch Wildfire Risk Assessment and Action Plan will be the Ruby Ranch Fire committee's primary tool in determining action priorities as documented in the action plan. The Firewise USA® program requires assessments are updated at least every five years.

OUR TEAM:

	ORGANIZATION	CONTACT INFO
Lisa Lewis, Lead	Ruby Ranch Fire Committee	LKlewis109@mac.com
Ashley Garrison	Colorado State Forester	Ashley.Garrison@colostate.edu
Steve Lipsher	Summit County EMS and communications	slipsher@summitfire.org
John Drake	Ruby Ranch Fire Committee Chair	jdrake@retalperformancegroup.com
David Radlauer	Ruby Ranch Fire Committee	hueyrocket@gmail.com
Ken Cremer	Ruby Ranch Fire Committee	skifever@msn.com
David Robbins	Ruby Ranch HOA President	davidrobbins@hillandrobbins.com

RUBY RANCH LEGAL DESCRIPTION

That tract of land being a portion of the S½ of Section 2 and the N½ of the N¼ of Section 11, T5S, R78W of the 6th P.M. Summit County, Colorado:

Beginning at the northeast corner of the SE quarter of said Section 2; thence N89 degrees 39 minutes 13 seconds W along the north line of said southeast quarter a distance of 1103.55 feet; thence S62 degrees 51 minutes 46 seconds W a distance of 240.16 feet; thence 367.62 feet along the arc of a curve to the left having a central angle of 29 degrees 03 minutes 10 seconds and a radius of 725 feet; thence S33 degrees 48 minutes 36 seconds W a distance of 71.10 feet; thence 236.09 feet along the arc of a curve to the right having a central angle of 60 degrees 07 minutes 13 seconds and a radius of 225.00 feet; thence N86 degrees 04 minutes 11 seconds W a distance of 344.53 feet; thence 326.56 feet along the arc of a curve to the left having a central angle of 61 degrees 43 minutes 18 seconds and a radius of 305.00 feet; thence S32 degrees 12 minutes 31 seconds W a distance of 155.36 feet; thence 195.68 feet along the arc of a curve to the left having a central angle of 17 degrees 56 minutes 20 seconds and a radius of 625.00 feet; thence 24.17 feet along the arc of a curve to the left having a central angle of 06 degrees 54 minutes 00 seconds and a radius of 200.68 feet; thence S48 degrees 55 minutes 47 seconds W a distance of 564.64 feet to a point on the north line of the southeast ¼ of the southwest ¼ of said Section 2; thence N88 degrees 00 minutes 17 seconds W a distance of 1017.78 feet to the northwest corner of said southeast quarter of the southwest ¼; thence S01 degrees 02 minutes 46 seconds E a distance of 1316.64 feet to the southwest corner of said SE ¼ of the SW ¼; thence S89 degrees 53 minutes 21 seconds E along the south line of said Section 2 and the north line of said Section 11 a distance of 1371.16 feet to the northwest corner of the north ½ of the NE ¼ of said Section 11; thence S00 degrees 06 minutes 57 seconds E a distance of 1318.90 feet to the southwest corner of said north ½ of the NE ¼; thence S89 degrees 58 minutes 02 seconds E a distance of 2735.62 feet to the southeast corner of said N ½ of the NE ¼; thence N00 degrees 03 minutes 00 seconds W a distance of 1324.04 feet to the section corner common to the sections 1, 2, 11 and 12; thence N01 degrees 33 minutes 44 seconds W along the east line of the SE ¼ of said Section 2 a distance of 2609.17 feet to the point of beginning; EXCEPTING there from that portion of the Willow Creek Placer M.S. No. 1259 lying in the SE ¼ of Section 2, T5S, R78W of the 6th P.M., Summit County, Colorado. Being more particularly described as follows: Commencing at the northeast corner of said SE ¼ thence S01 degrees 33 minutes 44 seconds E along the east line of said SE ¼ a distance of 1136.49 feet to a point on the 2-3 line of said M.S. No. 1259, said point also being a corner on the west line of that tract of land as described in Book 201 at page 200 in the office of the Summit County Clerk and Recorder, said point also being the true point of beginning; thence N16 degrees 54 minutes 44 seconds W along said 2-3 line a distance of 587.37 feet to corner No. 3 minutes thence N73 degrees 17 minutes 16 seconds E along the 3-4 line of said M.S. No. 1259 a distance of 161.09 feet to said east line of the SE ¼; thence S01 degrees 33 minutes 44 seconds E along said east line a distance of 608.54 feet to the true point of beginning containing 2271.170 acres more or less.

RUBY RANCH SHARES BORDERS WITH EAGLES NEST WILDERNESS AREA

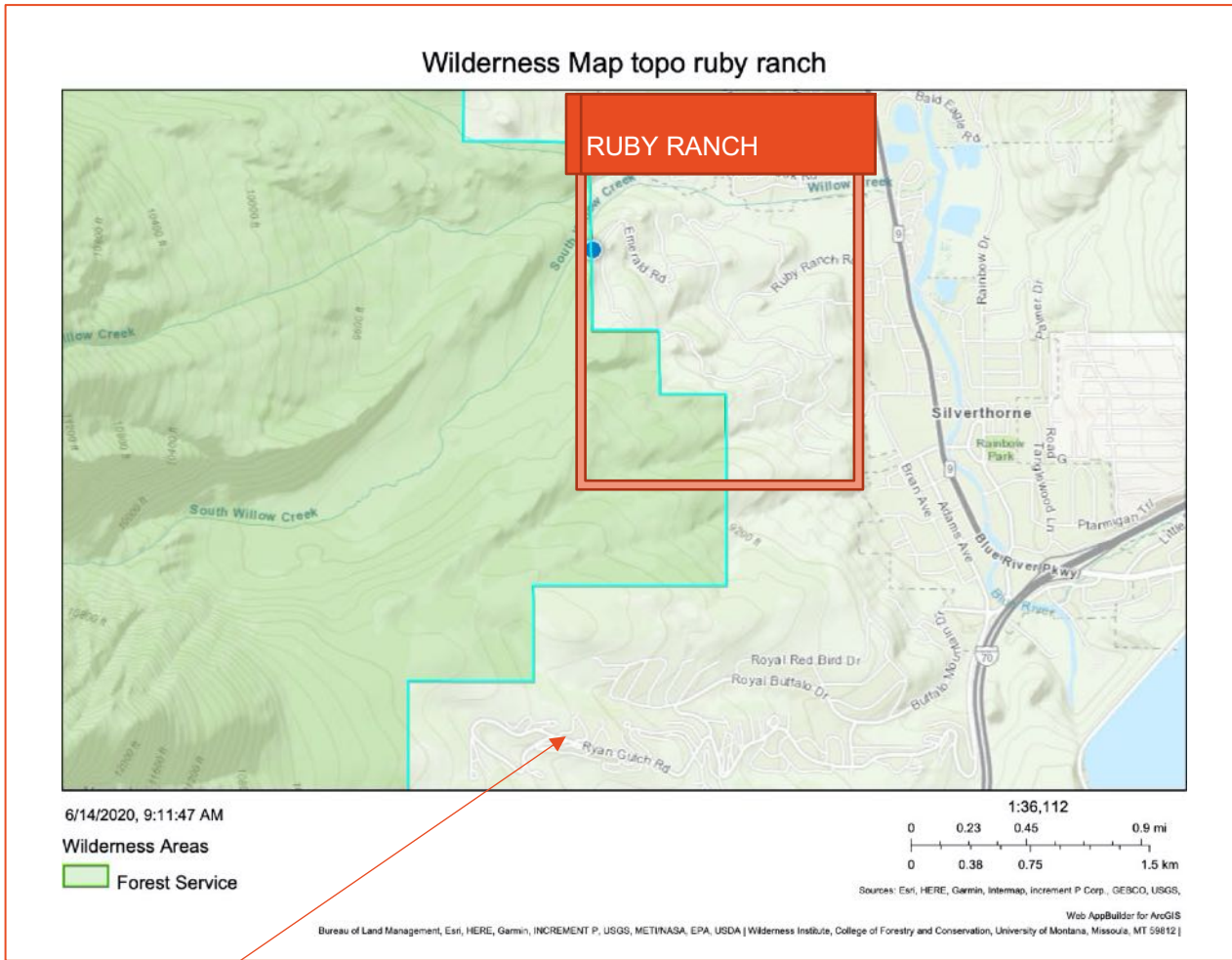
Ruby Ranch was purchased in April, 1972 by JMC CO, developer in Silverthorne. In 1978, JMC CO had their master plan for Ruby Ranch subdivision approved by Summit County. The master plan was for 54 lots ranging from 2.5-26 acres for single family homes.

In 1976, President Ford signed into law the Eagles Net Wilderness Area. Eagles Nest Wilderness Area boundaries were legislated with 11 additions, including Ryan Gulch whereby wilderness boundaries were drawn back from populated areas:

“These boundaries would draw the wilderness back from populated areas of private land They would permit the establish of a more manageable boundary from the standpoints of both protecting the wilderness and providing proper public services (e.g. police and fire protection) to the residential property.” (original document signed by Ford)

Eagles Nest Wilderness Area boundaries were not drawn back in areas of private land where the Ruby Ranch subdivision was requested. The final result is that the Ruby Ranch Master Plan was approved by Summit County without provision for the same buffer zone.

MAP OF EAGLES NEST WILDERNESS AREA - Ryan Gulch and Ruby Ranch:



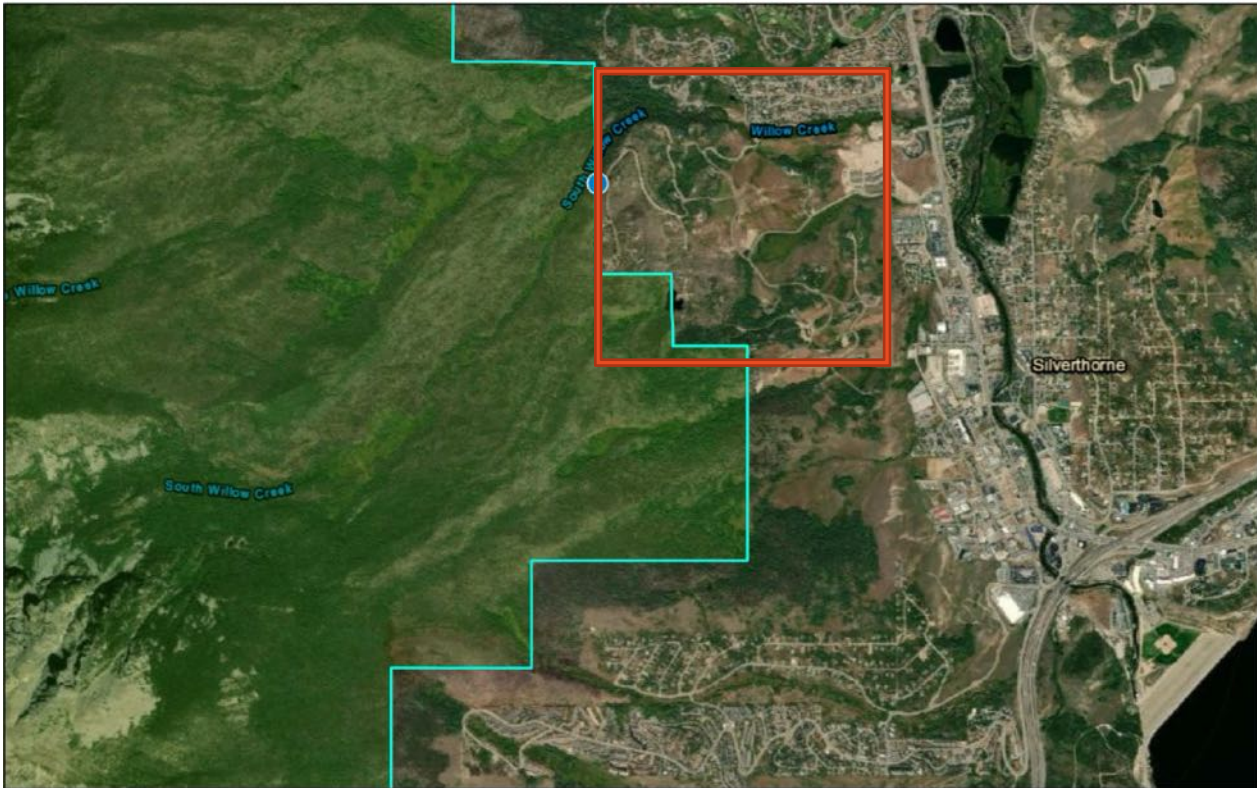
1. Ryan Gulch

“THE HOUSE AMENDMENT TO THE SENATE BILL WOULD ADD 470 ACRES IN THE RYAN GULCH AREA ON THE EASTERN BOUNDARY OF THE PROPOSED WILDERNESS. THE CONFEREES AGREED TO MAINTAIN THE SENATE BILL'S BOUNDARY. THE REASONS SET FORTH IN 8 BELOW:

”

SATELLITE VIEW - EAGLES NEST WILDERNESS AREA AND RUBY RANCH :

Wilderness Map satellite RR

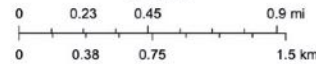


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Wilderness Areas

 Forest Service

1:36,112



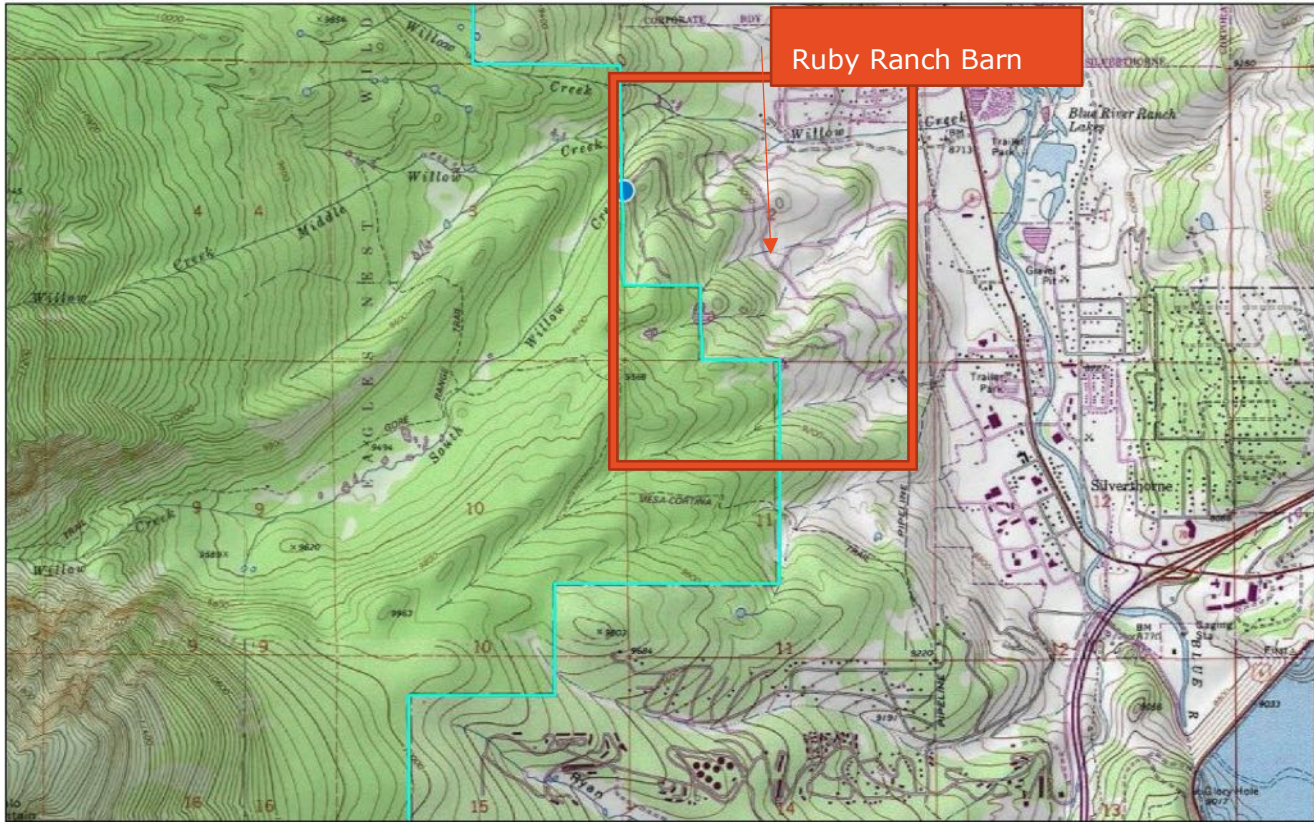
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

Web AppBuilder for ArcGIS

Wilderness Institute, College of Forestry and Conservation, University of Montana, Missoula, MT 59812 | USDA FSA | Esri, HERE, Garmin |

EAGLES NEST WILDERNESS AREA AND RUBY RANCH TOPOGRAPHY:

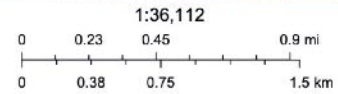
Wilderness Map topo RR



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Wilderness Areas

 Forest Service



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Wilderness Institute, College of Forestry and Conservation, University of Montana, Missoula, MT 59812 | Copyright © 2013 National Geographic Society, i-cubed | Web AppBuilder for ArcGIS

RUBY RANCH IS A WILDLAND URBAN INTERFACE:



The USFS definition of an “at risk community” is a community within the wildland urban interface listed in the Federal Register notice, “Wildland Urban Interface Communities within the Vicinity of Federal Lands that are at High Risk from Wildfire.” Silverthorne, Colorado, home to Ruby Ranch, is on this list.

Ruby Ranch shares borders with the Eagles Nest Wilderness Area - we are defined as an WUI Intermix Community, where there is no clear line of demarcation; wildland fuels are continuous outside of and within the developed area.

Eagles Nest Wilderness Area boundaries were drawn with specific intent to provide fire mitigation in adjacent neighborhoods, except the boundary was drawn directly contiguous with Ruby Ranch. Eagles Nest Wilderness Area is a part of Summit County, where it is estimated that 80% of the forested lands are populated by lodgepole pines. Beetle infestation affected nearly every stand. All lodgepole pine forests, alive or dead, are considered a high fire

hazard forest type.

Crown fires move quickly and intense spot fires are expected up to a mile ahead of the fire.

The Summit County Colorado Wildfire Council (2016 SCCWPP) prioritized Ruby Ranch as one of twenty-seven areas in need of fire protection.

With the above in mind, we are striving to mitigate our risks as much as possible.

“Wildland Fire threat increases in lodgepole pine as the dense forests grow old.” (CSFS)



Photo: CSFS - Wildland fire involving Lodgepole Pine forest

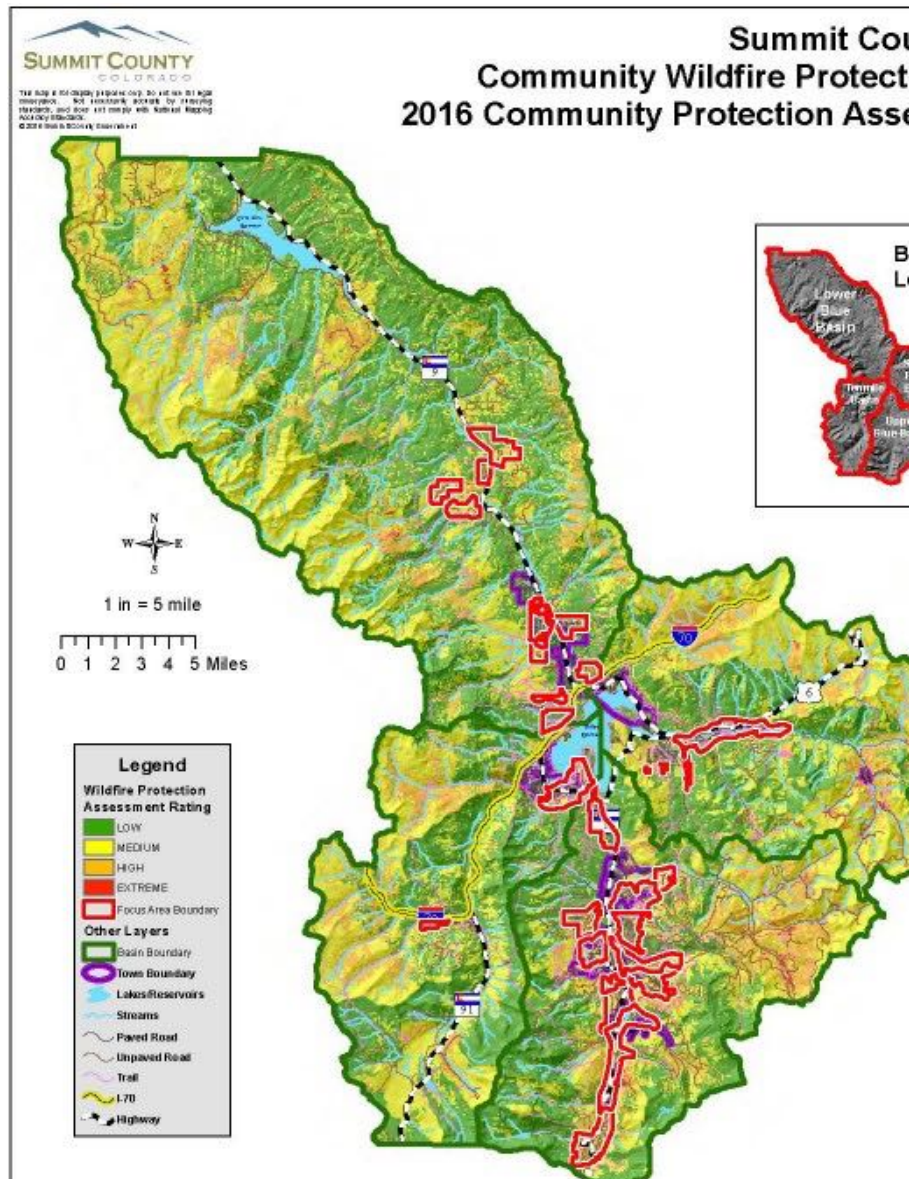
RUBY RANCH FIRE ASSESSMENT:

According to the Colorado State Forest Service Interactive Wildfire Maps² (<https://coloradoforestatlas.org/>) and the Colorado State Forest 2017 Wildfire Reports^{3,4,5} (latest posted online as of 06/2020), Ruby Ranch is located in a low risk area for forest fire due to a calculated risk of 30-100 years. However, if a fire occurs, Ruby Ranch is in a high intensity fire zone due to the high potential for fast moving, extremely high temperature (e.g. 2000 °F) crown fires known to occur in standing dead lodgepole pine forests.

Ruby Ranch is recognized by the Summit County Colorado Wildfire Protection Plan (SCCWPP) in 2016 as one of 27 high priority communities to mitigate risk. Ruby Ranch has worked hard collectively and individually to meet those recommendations.

We continue to strive to improve. We are working with the Rocky Mountain Youth Corp to help us clear our "sawmill" irrigation ditch, which lies within the Eagles Nest Wilderness Area. Our sawmill ditch project will generate much needed data on how much can be cleared by hand in two weeks. Once the work is complete, we can use data driven time and cost estimates for potentially clearing adjacent Eagles Nest Wilderness borders. The Ruby Ranch Fire Committee, led by Ken Cremer and John Drake, have opened the dialogue with National Forest authorities. David Robbins was instrumental to bring Senator Michael Bennett's staff to tour the ranch and our borders. Rocky Mountain Youth Corp administrators have worked with the National Forest and are helping us to bring together the data we need to create a compelling proposition that is acceptable to Wilderness and National Forest needs as well as Ruby Ranch and surrounding area needs.

SUMMIT COUNTY MAP ASSESSMENT OF OVERALL RISK:



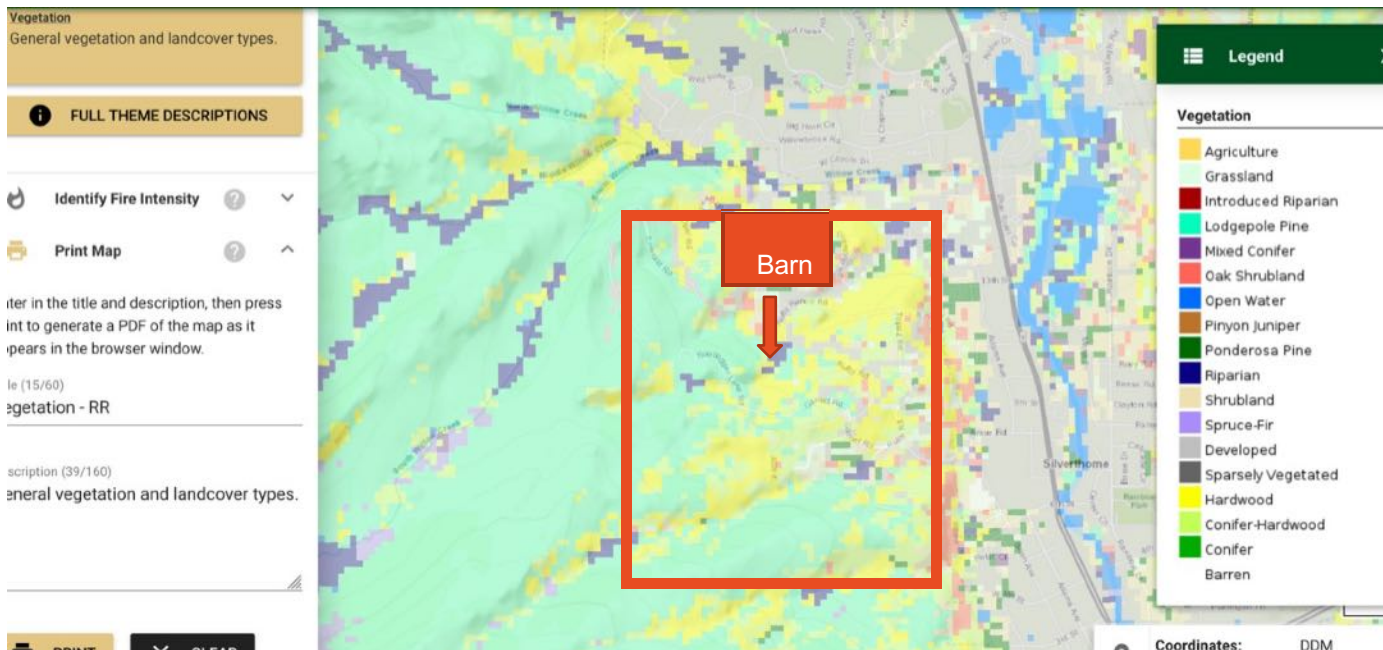
34

Risk is assessed by fuel types, house density and infrastructure, slope, local preparedness, firefighting capability, and risk of wildfire occurrence.

DESCRIPTION OF LOCAL WILDLAND FIRE CHARACTERISTICS

VEGETATION:

OUR VEGETATION IS COMPRISED MAINLY OF IRRIGATED HAY MEADOW AS COMMON OPEN SPACE AND AREAS OF FORESTED OPEN SPACE TRACTS THAT ARE INTERSPERSED ON AND BETWEEN PRIVATELY OWNED LAND AND HOMES.



RUBY RANCH SURFACE FUELS:

that contain the parameters for calculating fire behavior outputs.

1 FULL THEME DESCRIPTIONS

Identify Fire Intensity ? v

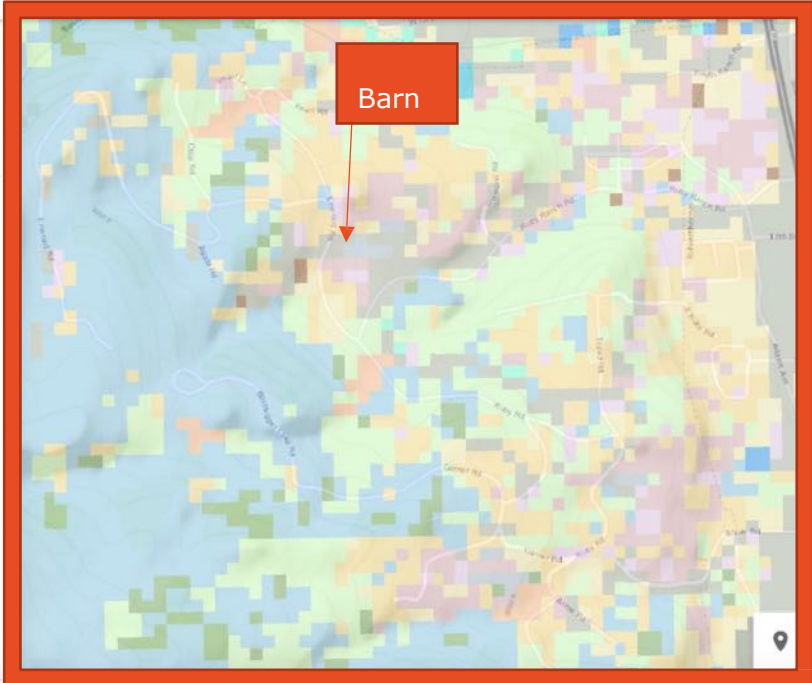
Print Map ? ^

Enter in the title and description, then press print to generate a PDF of the map as it appears in the browser window.

Title (17/60)
Surface Fuels- RR

Description (106/160)
Characterization of surface fuel models that contain the parameters for calculating fire behavior outputs.

PRINT **CLEAR**



Legend X

Surface Fuels

- NB 91 - Urban/Developed
- NB 92 - Snow/Ice
- NB 93 - Agriculture
- NB 98 - Water
- NB 99 - Barren
- GR 1 - Short, sparse, dry clima
- GR 2 - Low load, dry climate gr
- GR 3 - Low load, very coarse, f
- GR 4 - Moderate load, dry clim
- GR 1 - GT 10,000 ft elevation
- GR 2 - GT 10,000 ft elevation
- GS 1 - Low load, dry climate gr
- GS 2 - Moderate load, dry clim
- GS 1 - GT 10,000 ft elevation
- SH 1 - Low load, dry climate sh
- SH 2 - Moderate load, dry clim
- SH 3 - Moderate load, humid c
- SH 5 - High load, humid climat
- SH 7 - Very high load, dry climi
- SH 7 - Oak Shrubland without

Lat:39° 38.63' N Lng:106° 06.03' W

FIRE OCCURANCE HISTORY - SURROUNDING AREA:



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Fire Occurrence SURROUNDING LAKE DILLON, DOT IS BARN

Wildfire ignition density based on historical ignition locations (federal & non-federal).

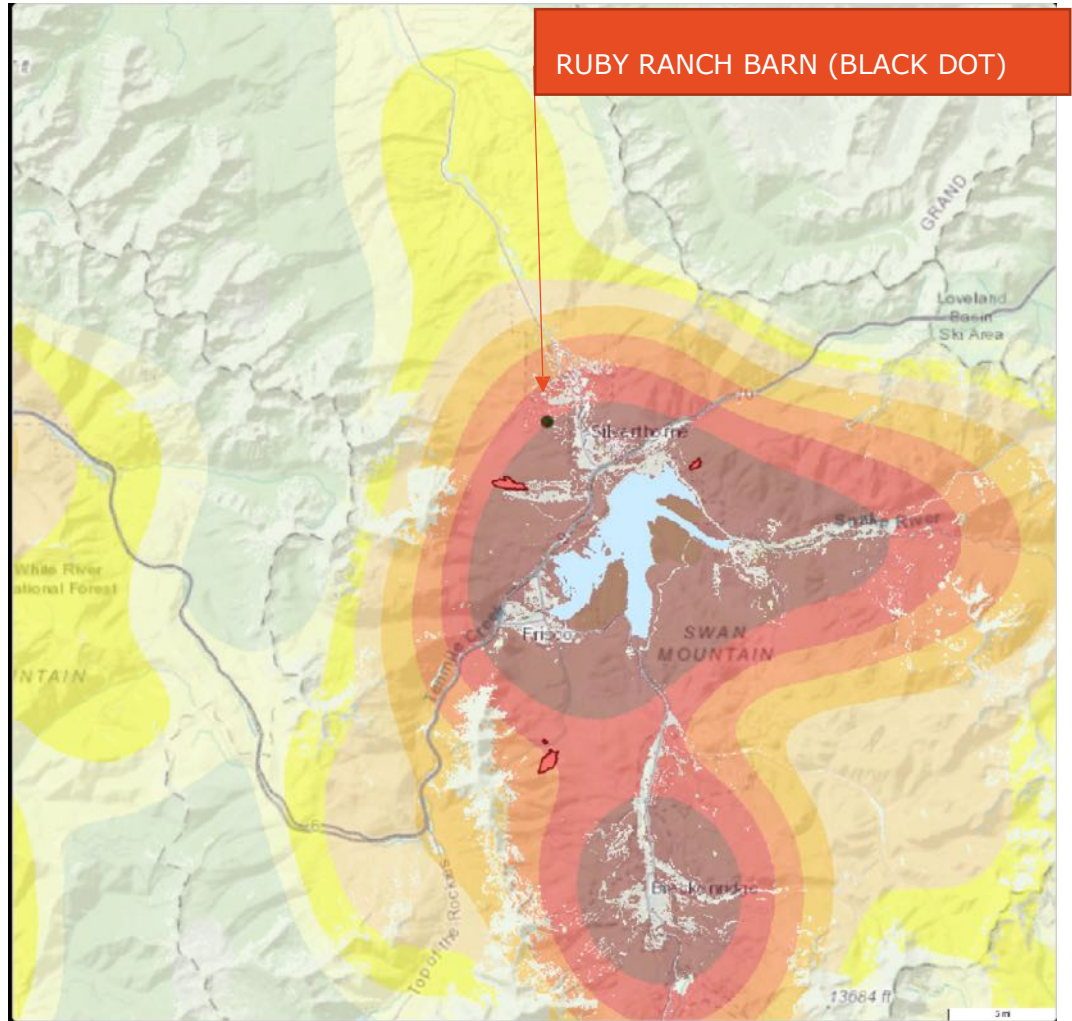
Report Created On:
6/7/2020, 12:56 PM

Disclaimer

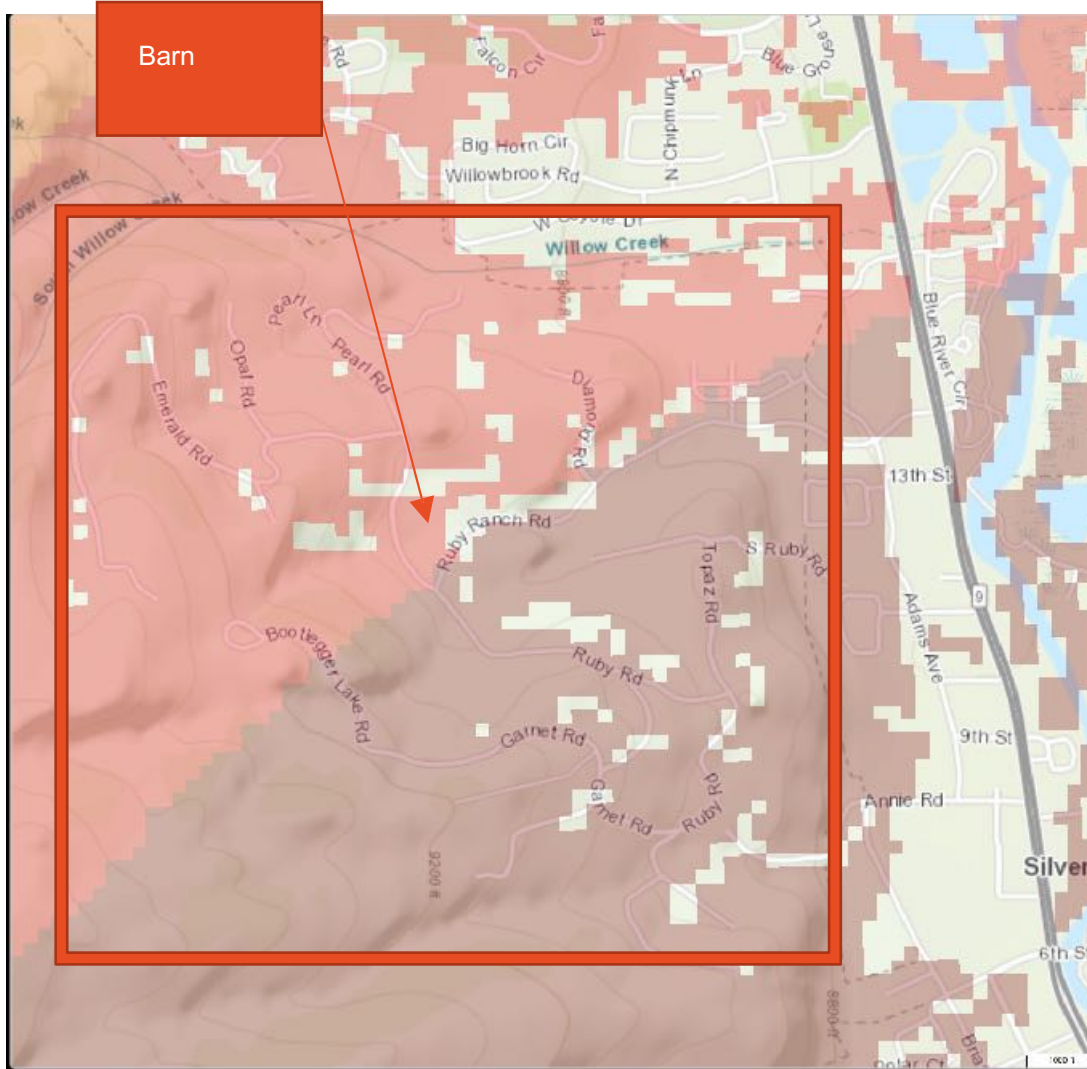
The user assumes the entire risk related to their use of the Colorado Wildfire Risk Public Viewer and either the published or derived products from these data.

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In no event will Colorado State Forest Service be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of these data.



HISTORY OF FIRE OCCURANCE AT RUBY RANCH:



BURN PROBABILITY IN SURROUNDING AREA:



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Burn Probability - Surrounding area

Annual probability of any location burning due to wildfire.

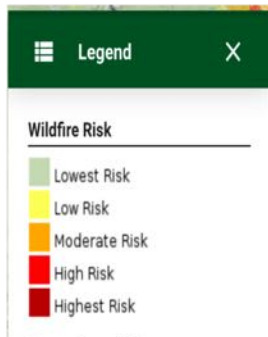
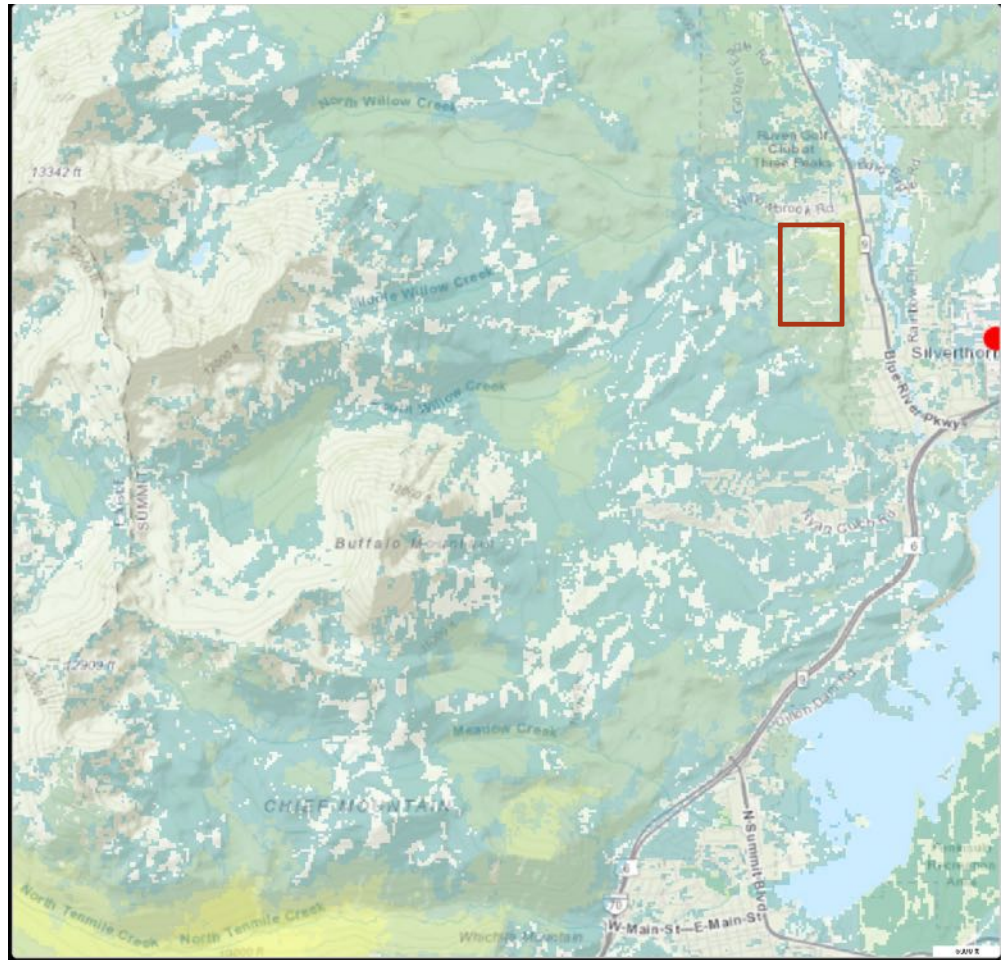
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WILDFIRE RISK AT RUBY RANCH:

BURN PROBABILITY AROUND RUBY RANCH:



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Burn Probability - Ruby Ranch

Annual probability of any location burning due to wildfire.

Report Created On:
6/7/2020, 7:58 PM

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WILDFIRE RISK AROUND AREA:



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Wildfire Risk surrounding area RRRPNN

The overall composite risk occurring from a wildfire derived by combining Burn Probability and Values at Risk Rating.

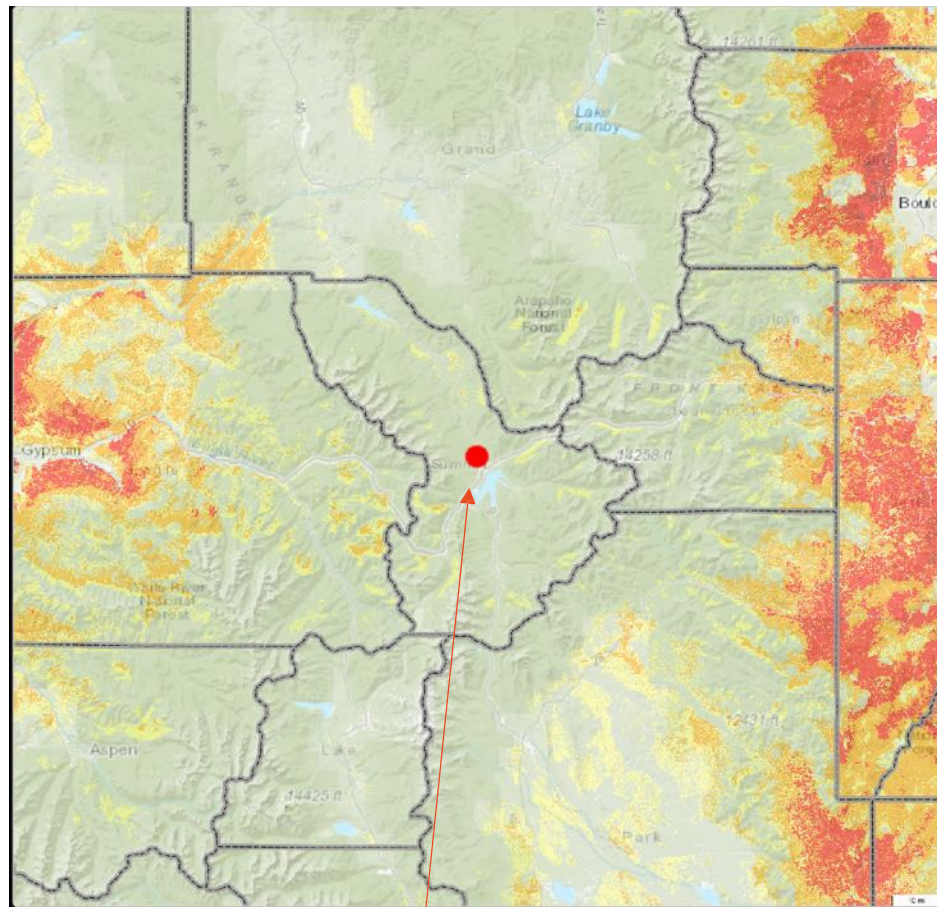
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6/14/2020, 11:07 AM

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Ruby Ranch



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Wildland Urban Interface Risk - RIR

A measure of the potential impact on people and their homes from wildfire.

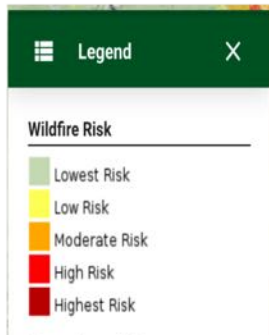
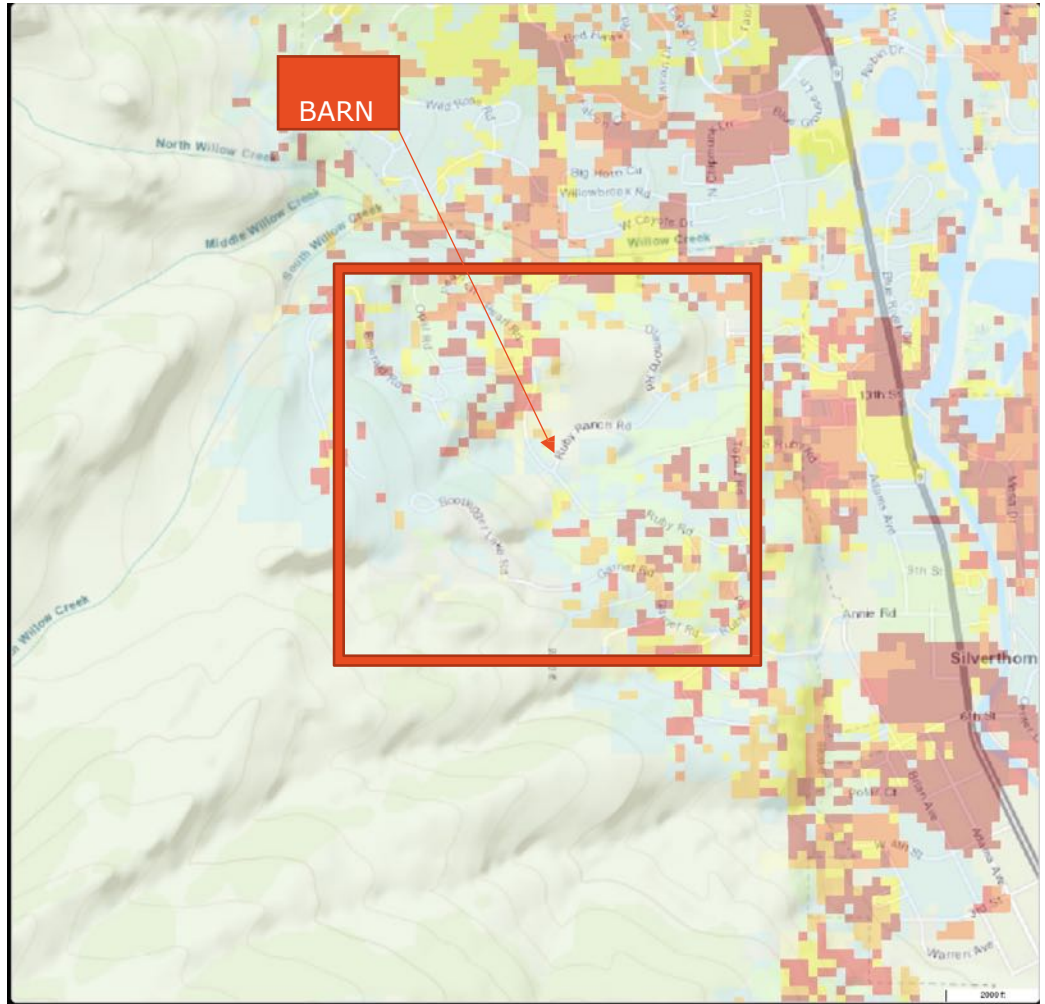
Report Created On:
6/7/2020, 8:08 PM

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This legend is for the map above: Wildland Urban Interface Risk – Ruby Ranch; and the map below: Wildland Urban Interface Risk Surrounding Areas with RR Pinned

2016 SUMMIT COUNTY WILDFIRE PROTECTION PLAN

RUBY RANCH DEFENSIBLE SPACE AND FUELS BREAK

Ruby Ranch - The Ruby Ranch focus area is located on the west side of the Town of Silverthorne between the Eagles Nest and Mesa Cortina Subdivisions. Terrain within the focus area is steep and gullied. Major fuels reduction work has occurred within this focus area. To the extent possible landowners should clear as much of the remaining dead trees and ground fuel as practical. Roads are good with adequate turnarounds; however there is only one road to access the community. Fire hydrants exist throughout the community however they are not suitable for emergency water. Street signs are present and reflective but on a post made from combustible materials. Addresses are present and reflective. Utilities are all buried.

The creation of defensible space and Firewise home construction are the most important actions a homeowner can take to reduce the threat of wildfire. Defensible space will be different for each home due to fuels, topography and home construction. Once defensible space is created, homeowners must annually mow grass, thin new trees and clean roofs and gutters. Homeowners should contact their local fire department or the Colorado State Forest Service for assistance with defensible space.

Ruby Ranch Fuels Reduction Project Recommendations

Name	Project Number	Description	Methods	Acres
Maintain Defensible Space	1	Defensible space around individual homes. See section VII. I for details.	Hand felling and limbing; mowing	~ 200' around home
Fuel Break	2	Removal of all standing and down dead and all live pine over 20 ft tall.	Mechanical, limited mechanical	4

2016 SUMMIT COUNTY WILDFIRE PROTECTION PLAN

RUBY RANCH WILDFIRE MITIGATION RECOMMENDATIONS

Ruby Ranch General Wildfire Mitigation Recommendations

Category	Priority	Description
Home Construction	1	Discourage the use of combustible materials for decks, siding and roofs, especially where homes are upslope from heavy vegetation.
		Replace any shake-shingle or slab-wood siding and roofs with non-combustible types.
		Open areas below decks and projections should be enclosed or screened and kept clean of flammable materials, especially where such openings are located on slopes adjacent to heavy fuels.
Landscaping/ Fuels	2	Remove all standing dead trees near homes, power lines, driveways and roads.
		Clean leaf and needle litter from roofs and gutters and away from foundations.
		Remove wood piles and any flammable yard clutter to at least 30 feet from structures and propane tanks. Wood piles and propane tanks should be located at least 30 feet from the structure and uphill or even with it - never downhill.
		Encourage individual landowners to mow fuels near homes and along roadways and fence lines during times of high fire danger.
Preparedness Planning/ Evacuation	3	Reconstruct bridge between Ruby Ranch and Willowbrook to facilitate emergency egress.
		Develop an evacuation plan for the community including identification of escape routes and an evacuation center.
		Encourage all residents and guests to sign up for SC Alerts.
Infrastructure	4	Increase hydrant service lines to meet LDFR requirements for emergency water.
		Provide adequate turnarounds for fire apparatus throughout the community.
		Ensure all gates in the community are removable and/or have access codes that are known to all residents and Lake Dillon Fire Rescue.

RUBY RANCH ACTION PLAN:

*Red indicates completed projects ;black indicates projects underway

Strategies	Measures
<p>1. Hazardous Fuel Reduction</p> <p>Owner: John/Ken</p>	<ul style="list-style-type: none"> • Burn policy formalized and adopted • Employ RMYC for test in Sawmill Ditch in 2020 • Create 200' firebreak in Eagle's Nest Wilderness; Assist USFS in gaining approval via Govt reps and environmental groups • Obtain County/State grants to clear common tracts/lots annually • Work parties to thin clear-cuts • Majority of lots participate in County chipping program
<p>2. Emergency Services Access</p> <p>Owner: John</p>	<ul style="list-style-type: none"> • Emergency entrance bridge upgrade to handle heavy equipment like fire engines and tankers (2017) • Adequate turnaround/road space for fire equipment on all roads, per Summit Fire and EMS requirements • Access to all homes signed off by Summit Fire and EMS • Gate access for all emergency service providers, including animal control; maintain up-to-date list and agreements
<p>3. Emergency Egress:</p> <p>Owner: David</p>	<ul style="list-style-type: none"> • Evacuation Plan/Map posted in all homes; highlighted for renters, posted on Ranch website • Evacuation signage at key locations
<p>4. Emergency Water:</p> <p>Owner: John</p>	<ul style="list-style-type: none"> • Robust waterlines maintained by knowledgeable service provider • Fire hydrant <1000 feet from each home • Close working relationship/flow tests/hydrant monitoring w/Summit Fire and EMS • Interconnect valve and telemetry to link Filing 1 and 2 storage tanks • Publicize insurance re-rating as it occurs
<p>5. Emergency Communication:</p> <p>Owner: Lisa</p>	<ul style="list-style-type: none"> • 100% of Owners implement County Emergency Alerts/Reverse 9-1-1; info available to guests and renters • 100% of Owners reachable via rr-general • Neighbors Helping Neighbors program; pet/horse/people/property evacuation assistance • Educate owners via Annual Meeting (30 minutes on Firewise); regular newsletters (4 X year); rr-general.com
<p>6. Home Protection:</p> <p>Owner: Lisa</p>	<ul style="list-style-type: none"> • Firewise audits for 100% of homes @>10% of homes per year • Distribution of handouts and booklets by Fire Committee • Find Insurance company discounts for Firewise; e.g. State Farm, Chubb

APPENDIX A:

Wildfires are KILLERS.

Safety should be your first and foremost concern

Wildfires can strike and spread quickly, sometimes with little warning, and can change direction with the wind.

1. **If a wildfire is in the area: BE ALERT.** Obtain up-to-date information about the fire. Watch and listen for emergency information and alerts.
 - Subscribe to the Summit County Alert System: <http://www.co.summit.co.us/1149/Summit-County-Alert>
 - Listen to Krystal FM Radio 93.9 in emergencies
 - Consult Summit County's website: www.co.summit.co.us/emergency blog
 - Follow directives issued by the authorities
2. **Prepare for evacuation.**
 - Know your escape route from your home down the mountain to Highway 9 by car and by foot. In many cases, there is only one road down. If that road becomes blocked or impassable, you must evacuate by foot. Choose a route away from the fire and watch for changes in the fire's direction. (See map on reverse side.)
 - Keep pets within your control. Bring them inside. Pack food, medicine and a beloved toy.
 - If you have a horse on property near the forest, bring the horse to the stable and meadows or another location with lower risk before the animal gets stressed.
 - Inspect and clear the defensible space around your home of combustible materials.
 - Close all windows and doors (interior doors, too).
 - If you know how, shut off pilot lights, propane and natural gas.
 - Pack essentials such as medicines and clothing in a vehicle or in a single bag that you can carry, if necessary.
 - Pack irreplaceable items in your vehicle: such as computers, important papers, one-of-a-kind or sentimental items. If you have more than one vehicle, consider moving the vehicle containing the irreplaceable items to a less at-risk location (like the Target parking lot) before an evacuation becomes necessary.
3. **Evacuate early. If a wildfire is nearby,** do not wait for an evacuation order, pack up, take your pet(s), and drive down the mountain to a safer location.
 - **If you are under a wildfire warning or evacuation order: get to safety right away. Do not delay. TIME IS OF THE ESSENCE. Keep calm and do not drive recklessly.**
 - **If possible, post a note on your front door informing firefighters that you have evacuated.**
 - **If you are trapped, call 9-1-1 and give your location. Be forewarned: emergency response could take time or be impossible. Survival tips are enumerated on page 9 of Ready, Set, Go! (see next paragraph)**
 - **For a detailed discussion, see: <https://summitfire.org/205/Wildfire-Planning-Tips> and <https://summitfire.org/DocumentCenter/View/401/Ready-Set-Go---Your-Personal-Wildfire-Action-Plan-PDF>**

Of course, the best time to prepare for a wildfire is when there is no emergency. Always maintain the defensible space around your home and clear the remainder of your property of deadwood. Prepare and maintain a list of those things that you'd want to take with you in an evacuation.

Prevent Forest Fires. Comply with fire restrictions at all times. Be aware of forest fire warning levels and fire restrictions posted along Highway 9. Smokers, take care with lighted cigarettes/cigars, even when the area looks safe.

RUBY RANCH HOA UPDATE & EDUCATION 2020

1. BROADEN AREAS OF CONCERN BEYOND HFR (WHICH IS STILL TOP PRIORITY)
2. COMMITTEE MEMBERS AND STRATEGIC RESPONSIBILITIES....LISA, DAVID, KEN AND ME
3. RED DONE/DO EVERY YEAR....BLACK TO BE DONE
4. BURN POLICY: IF YOU INTEND TO BURN, I WILL HELP YOU THROUGH THE PROCESS
5. RMYC THIS YEAR....TRIAL RUN CLEARING OUR SAWMILL DITCH
6. RMYC NEXT YEAR ON FIREBREAK IN EAGLE'S NEST WILDERNESS....SOME RECENT PROGRESS
7. FIRE COMMITTEE IS CLEARINGHOUSE FOR GRANTS....\$103,000 THIS YEAR = 12% OF OUR AGGREGATE COUNTY PROPERTY TAX
8. EXCELLENT OWNER PARTICIPATION IN COUNTY CHIPPING PROGRAM
9. WORKING WITH SUMMIT FIRE RE: ROAD AND DRIVEWAY ACCESS TO ALL HOMES
10. CLEAR EVACUATION SIGNAGE, ESPECIALLY FOR RENTERS
11. INTER-CONNECT VALVE LINKING NORTH AND SOUTH TANKS COMPLETES EMERGENCY WATER WORK
12. NEIGHBOR HELPING NEIGHBOR TREE JUST BEGINNING
13. DO YOUR FIREWISE SURVEYS...FRIENDLY ADVICE, NOT AN INSPECTION
14. SEEKING TWO REDUCTIONS IN HOME INSURANCE COST...HYDRANTS AND FIREWISE PROGRAM

Strategies	Measures
1. Hazardous Fuel Reduction Owner: John/Ken	<ul style="list-style-type: none"> • Burn policy formalized and adopted • Employ RMYC for test in Sawmill Ditch in 2020 • Create 200' firebreak in Eagle's Nest Wilderness; Assist USFS in gaining approval via Govt reps and environmental groups • Obtain County/State grants to clear common tracts/lots annually • Work parties to thin clear-cuts • Majority of lots participate in County chipping program
2. Emergency Services Access Owner: John	<ul style="list-style-type: none"> • Emergency entrance bridge upgrade to handle heavy equipment like fire engines and tankers (2017) • Adequate turnaround/road space for fire equipment on all roads, per Summit Fire and EMS requirements • Access to all homes signed off by Summit Fire and EMS • Gate access for all emergency service providers, including animal control; maintain up-to-date list and agreements
3. Emergency Egress: Owner: David	<ul style="list-style-type: none"> • Evacuation Plan/Map posted in all homes; highlighted for renters, posted on Ranch website • Evacuation signage at key locations
4. Emergency Water: Owner: John	<ul style="list-style-type: none"> • Robust waterlines maintained by knowledgeable service provider • Fire hydrant <1000 feet from each home • Close working relationship/flow tests/hydrant monitoring w/Summit Fire and EMS • Interconnect valve and telemetry to link Filing 1 and 2 storage tanks • Publicize insurance re-rating as it occurs
5. Emergency Communication: Owner: Lisa	<ul style="list-style-type: none"> • 100% of Owners implement County Emergency Alerts/Reverse 9-1-1; info available to guests and renters • 100% of Owners reachable via rr-general • Neighbors Helping Neighbors program; pet/horse/people/property evacuation assistance • Educate owners via Annual Meeting (30 minutes on Firewise); regular newsletters (4 X year); rr-general.com
6. Home Protection: Owner: Lisa	<ul style="list-style-type: none"> • Firewise audits for 100% of homes @>10% of homes per year • Distribution of handouts and booklets by Fire Committee • Find Insurance company discounts for Firewise; e.g. State Farm, Chubb



Dwarf Mistletoe





So what should I do in 2021?

1. Clean your lots and use the free chipping programs
2. “Firewise” your home and lot (insurance discounts)
 - Lisa Lewis/Summit Fire (Steve Lipsher)
 - csfa.colostate.edu
 - readyforwildfire.com
 - inhabit.com
3. Participate in the neighborhood fuel reduction work parties
4. Professionally spray your spruce & fir trees: specimen trees
5. Watch lodgepoles for signs of dwarf mistletoe
 - Cut away infected branches
 - Spray with Florel to inhibit seed production

APPENDIX C: FIRE MITIGATION SPENDING, 2006 TO DATE

SUMMIT COUNTY GRANT PROGRAM AWARDS

Year	Name of Project	County Grant Award	WBMD	Private Owners	In-Kind	Unknown	TOTAL
2006	Ruby Ranch #1	\$1,000				\$1,000	\$2,000
2006	Ruby Ranch/Willow Brook Metro #2	\$400				\$400	\$800
2007	Willow Brook Metro #3	\$1,500				\$1,500	\$3,000
2010	Willow Brook Metro District	\$44,730	\$7,480	\$36,375	\$875		\$89,460
2011	Willow Brook Metro District - add'l 2 acres	\$3,000				\$3,000	\$6,000
2016	Ruby Ranch 2016	\$18,000		\$18,000			\$36,000
2017	Ruby Ranch 2017	\$43,500	\$6,500	\$38,500	\$5,000		\$87,000
2019	Willow Brook Metro District - Tract W	\$9,000	\$9,000				\$18,000
2019	Willow Brook Metro District - Fire hydrants*	\$85,000	\$230,000				\$315,000
2020	Sawmill Gulch Cleanup	\$0	\$9,000				\$9,000
	Total Funds Received	\$206,130	\$261,980	\$92,875	\$5,875	\$5,900	\$566,260

RUBY RANCH METRO DISTRICT AND PRIVATE OWNER INVESTMENTS

PROJECT	AMOUNT
Metro District (WBMD) "pay as you go" water improvement	\$633,000
Finish Rest of Water Improvements - 8" pipe	\$2,100,000
Summit County Grant Match:	\$261,980
Fire Hydrants (General Funds)	\$283,728
Interconnect b/w Filing 1 and filing 2 water systems	\$200,000+
Private Owner	\$92,875
2019 Ruby Ranch Private Chipping Program	\$3,500
Owner In-kind and other donations	\$11,775
TOTAL	\$2,746,848

Appendix B: Burn Policy

RESOLUTION OF THE BOARD OF DIRECTORS RUBY RANCH OWNERS ASSOCIATION CONCERNING ARTICLE VII, SECTION 10 REGULATION OF FORESTRY MAINTENANCE

The Ruby Ranch Owners Association Board of Directors in regular session sitting this _____ day of February, 2019, does hereby find and resolve as follows:

WHEREAS, the Ruby Ranch Covenants, at Article VII, Section 10, provide rights and responsibilities for the management of the forested areas of the Ranch including responsibilities to ensure that dead and dying trees are properly removed and treated; and

WHEREAS, the Ruby Ranch has been subjected to over 10 years of unremitting attack by the Mountain Pine beetle and Spruce beetle which have resulted in the death of a significant portion of the forest on the Ruby Ranch; and

WHEREAS, the owners on the Ruby Ranch, acting individually and in concert with the Ruby Ranch Owners Association, have done an incredible job of removing dead trees from the private lots and common areas around the Ranch and in doing so have committed hundreds of thousands of dollars to that effort collectively; and

WHEREAS, at some locations on the Ranch it is prohibitively expensive to contract for the transportation of the dead trees from the Ranch or for the chipping of those trees; and

WHEREAS, at some locations it is preferable and more cost effective to stack the dead timber and then burn it in place when conditions do not present a hazard to any of the property on the Ranch; and

WHEREAS, the Owners Association Board of Directors believes that having a formal policy directed to the burning of dead wood on the Ranch will advance the interest of all Ranch owners, as well as the interests of fire safety on the Ranch; and

WHEREAS, the Ruby Ranch Owners Association has appointed a Fire and Forest Health Committee which Committee has been meeting diligently and has recommended that the Board of Directors adopt a formal policy for the burning piles of trees.

NOW, THEREFORE, be it resolved that:

1. It is the policy of the Ruby Ranch that if at all possible the burning of slash and downed trees should be avoided. In keeping with this policy statement it is the desire that all lot

owners rely on either chipping wood on site or actually hauling the logs off the Ranch in their entirety, rather than burning.

2. Any use of fire to eliminate piles of dead and downed trees, brush and slash may only occur after the owner has applied for and received the appropriate burn permits from the local fire department and Summit County.

3. Prior to any burning activity the lot owner purposing to conduct the burn shall notify the Ruby Ranch Owners Association and receive its written approval for the same, which approval will be contingent upon several factors including:

- a. Antecedent moisture conditions (rainfall and/or snow cover);
- b. Separation of the burn piles from other trees or structures;
- c. The submission of evidence that all appropriate permits and permissions have been obtained from the fire department and the County.

4. If the foregoing permissions are received it is a requirement that the owner be on site throughout the burn and until the flames are out and the ambers are cold.

5. Pile burns will be conducted during the work week and will avoid weekends and holidays in order to limit the number of vehicles using the Ranch roads.

6. The owner conducting the burn will ensure that there is sufficient water available on the site to extinguish any fire that might escape, either through the presence of hoses or a tank truck on site. Upon request, the Board of the Ruby Ranch Owners Association can grant a variance to this requirement if the proposed burn will occur when the average daily temperature is below freezing and the ground is entirely covered in snow of at least one foot in depth.

7. If an owner conducts a burning activity that results in damage to property on the Ruby Ranch including vegetation on other lots or common space or other homes or buildings on the Ranch it will be the owner conducting the burn that is financially responsible for all such damages.

8. Because the Ruby Ranch seeks to be a friendly neighborhood the owner intending to burn on his or her lot will be sensitive to the lives and attitudes of people around them and provide actual notice to all of the surrounding lot owners informing them of the pending intention to burn.