

Additional Information re Landscaping in HorseRanch / SV

(these are NOT rules – just gathered information as mandated by 8/19/2019 HR Annual Meeting, item #7: “It was recommended that the landscaping guidelines be updated, *along with details on trimming, removal and replacement.*”
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Protocol [as dictated by TOSV's Brian McNelius] **for removal of already-existing trees** regarding wildfire mitigation (too close to house, overhanging the roof, etc), or if tree is diseased:

- A. If tree is within the official building envelope on your lot, it may be removed at the owner's discretion.
- B. If tree is outside the building envelope (being located elsewhere on the lot), one of 2 things must take place:
 - 1. Owner gets a letter from a licensed arborist that the tree should be removed
 - 2. Owner has the Fire Marshal conduct a wildfire mitigation survey of his property, and the Marshal might recommend removal of said tree(s)
- C. In both situations above, TOSV requests that when a mature tree is removed (diameter at least 4 inches), that it is replaced elsewhere on the lot 1-for-1. However, the new quantities of trees on HR lots (6 evergreen, 12 deciduous) are totals for the entire lot, so if the lot already satisfies the new numbers, then no 1-for-1 replacement will be necessary.
- D. Snowmass DRC and HR HOA both might want to review tree removal requests if trees qualify as condition B (above).

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FYI: The owner must contact Colorado's One-Call center, at phone # 811, at least two (2) days before you plan to dig (excavations, even minor landscaping.) This free service notifies all utilities of your plans so they may come to your site to mark the approximate locations of buried lines, pipes and cables – to avoid any ruptures.

Additional info: colorado811.org.

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Below are suggestions and general sources of info regarding landscaping in Horse Ranch and Snowmass Village.

Wildfire Mitigation Survey: call Fire Marshal John Mele at (970) 920-5992, jmele@roaringforkfire.org to schedule a review of your property's vegetation by the Snowmass/Wildcat Fire District.

First Resource: Charts & lists regarding hardening your house and managing your vegetation:

www.pitkinwildfire.com Go to tabs: Defensible Space, Harden Your Home, Free Wildfire Risk Assessment

Other Sources:

<https://extension.colostate.edu/> and <https://extension.colostate.edu/topic-areas/yard-garden/> Small juniper bushes have a high oil content and are volatile – this source suggests keeping this bush a distance away from the house's foundation instead of allowing it to hug the building.

Horse Ranch is a south-facing development – hence, sun-adaptable vegetation thrives better and uses less water. Evergreens and spruces are north-facing trees, and need more water to survive in a south-facing area; the oil content in their sap makes them volatile, and should be used minimally.

Eagle Crest Nursery (ask about non-volatile species) Do check with them for an update on any plants which are now re-classified as weeds, or as being invasive, and are therefore being banned for sale.

Care of already-existing evergreens, conifers & spruces: Spruces & evergreens are basically torches in a wildfire situation. If you planted regular blue spruces etc. many years ago, chances are that you bought the varieties that grow to 40-60 feet high. This massive height not only makes it a treetop-to-treetop hazard regarding fires, but also makes it hard to keep this tree at a manageable height. You can safely “top” or prune your evergreen if you remove less than 1/3 of the total height of the tree. Therefore, if your trees are at a 9-20 foot height now, this is the time to start the topping process so you will always be able to snip and trim it in the future.