

Mid Year Update



March 8, 2023
Kissing Camels Club View Room
4:30-6:00pm

Agenda



1. Welcomes and Thank Yous
2. Progress Toward Priorities
3. KCPOA Financial Projections
 1. Reserve Needs 5-30 Years?
 2. Assessments in 5 Years?
4. Wildfire Risk & Mitigation (CSFD)
5. Open Forum

Meeting Conduct



KCPOA meeting conduct policy applies

- Meeting is open to every KCPOA member
(In person and On line if enabled)
- Open Forum following presentations
(as time permits)
 - Time limit per member to speak: 1 opportunity, 3 minutes
(*Please use the mic so all present or listening in can hear you*)
 - Signup sheets will determine order of member speakers
 - Member conduct policy – ***decorum, courtesy, respect for others' time***

Play nice !



Progress Toward Priorities



2022-23 Priorities

- ☐ Monitor KCE Buildout
- ☐ Remodel Design Guidelines
- ☐ Long term infrastructure plan
- ☐ Improve community security
- ☐ Water conservation strategies
- ☐ ***Refresh volunteer workforce***

Solid progress on all priorities, with the chronic need continuing to be VOLUNTEERS.





KCPOA Financial Projections

Reserve Needs 5-30 Years?

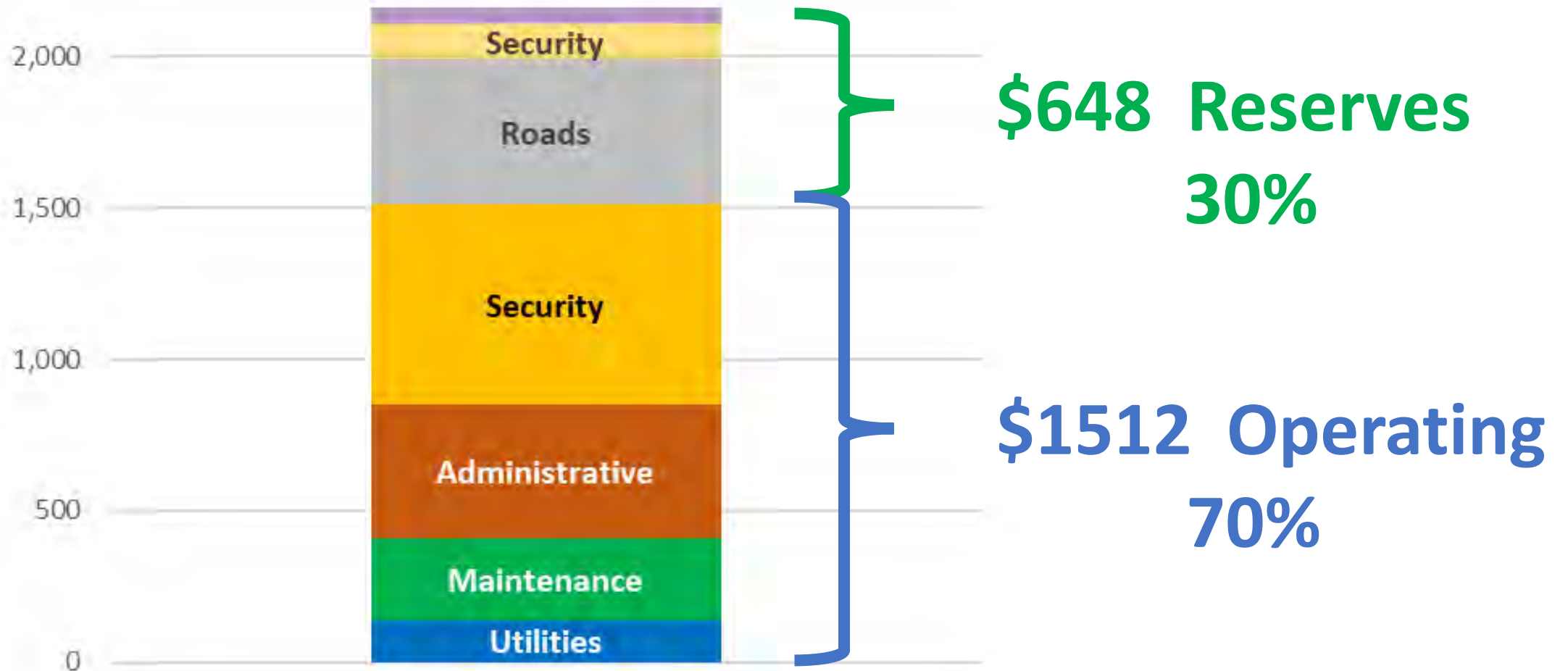
Assessments in 5 Years?

Pay attention. They're
talking about our
money!



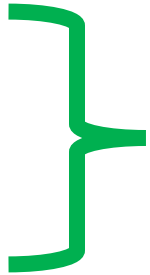
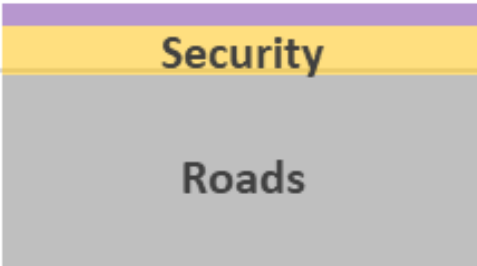


Current Per-owner Annual Assessment - \$2160





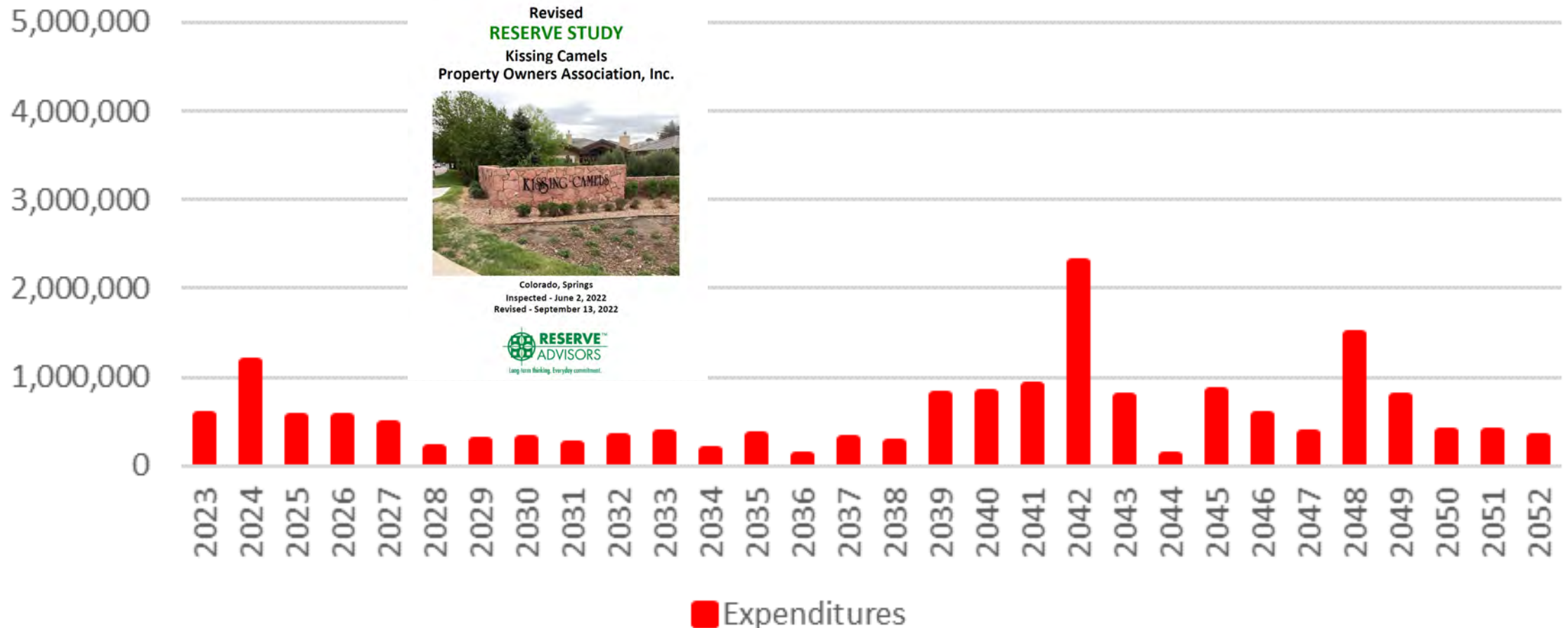
Current Per-owner Annual Assessment - \$2160



\$648 Reserves
30%

Total Expenditures next 30 years: \$17 Million

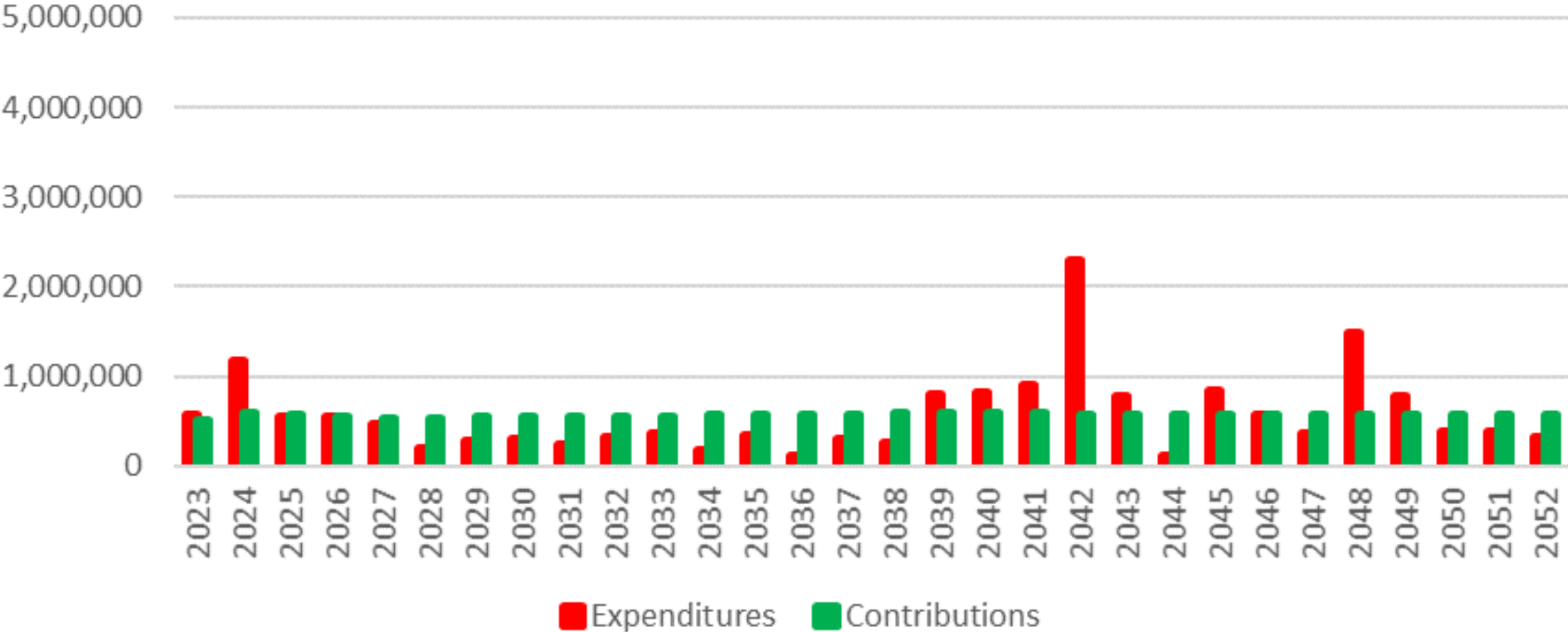
constant 2022 \$ - assuming no inflation





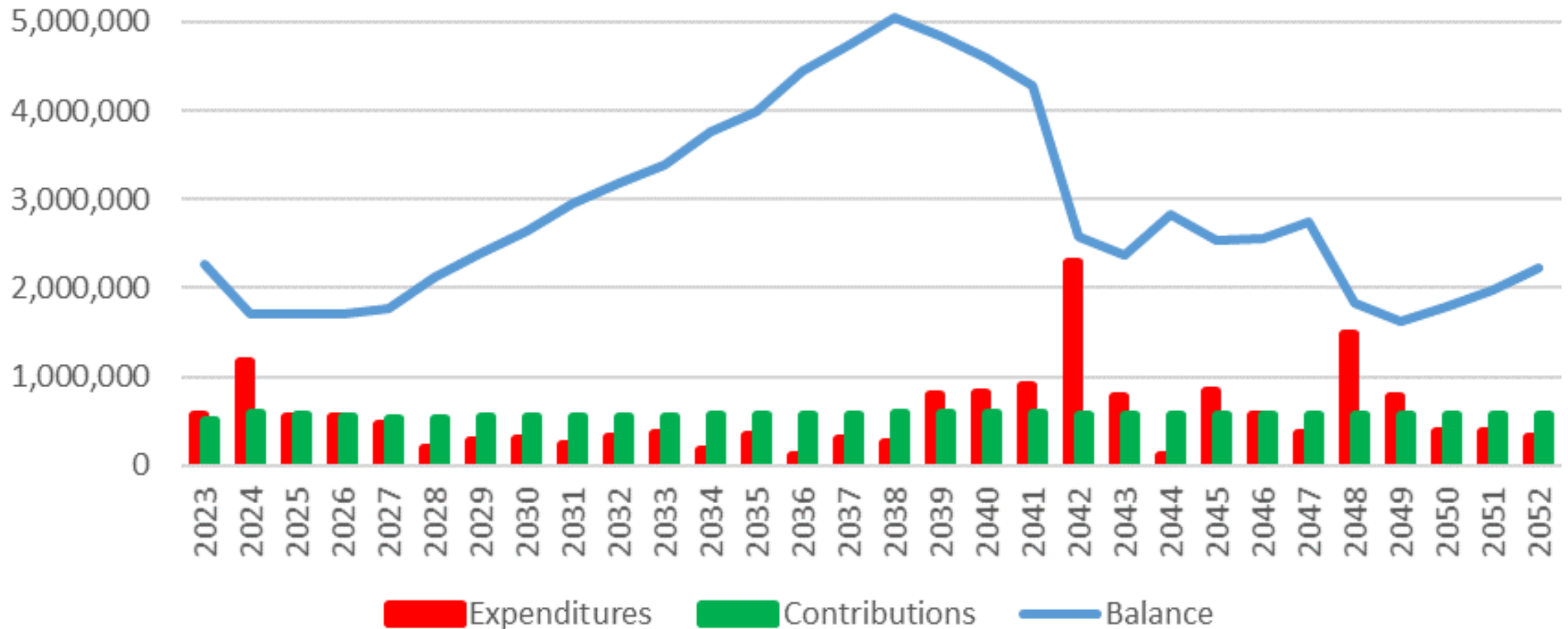
Total Contributions to Reserves next 30 years: \$17 Million

constant 2022 \$ - assuming no inflation

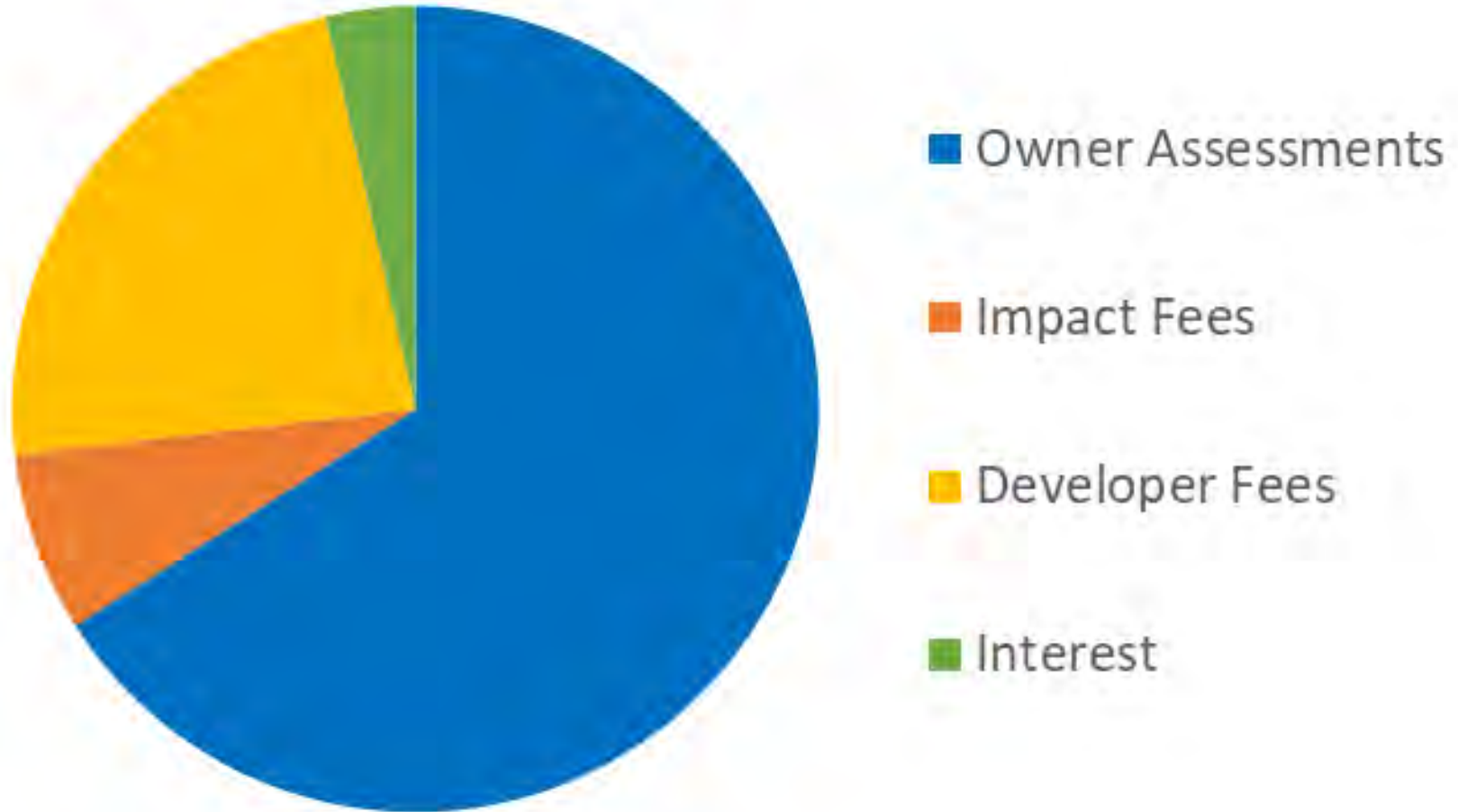




End with reserves equal to today constant 2022 \$ - assuming no inflation

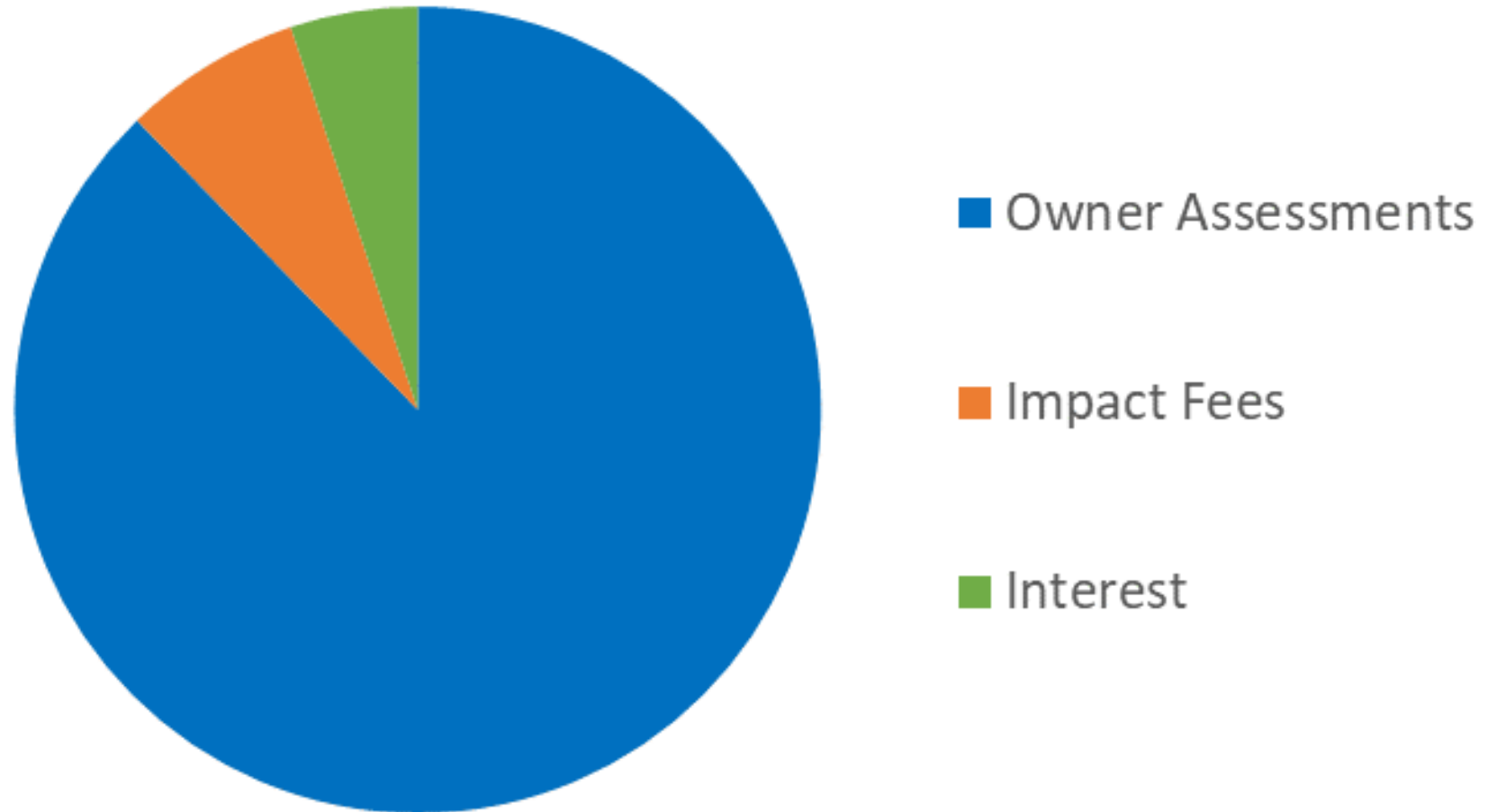


Reserve Contributions 2018-2022

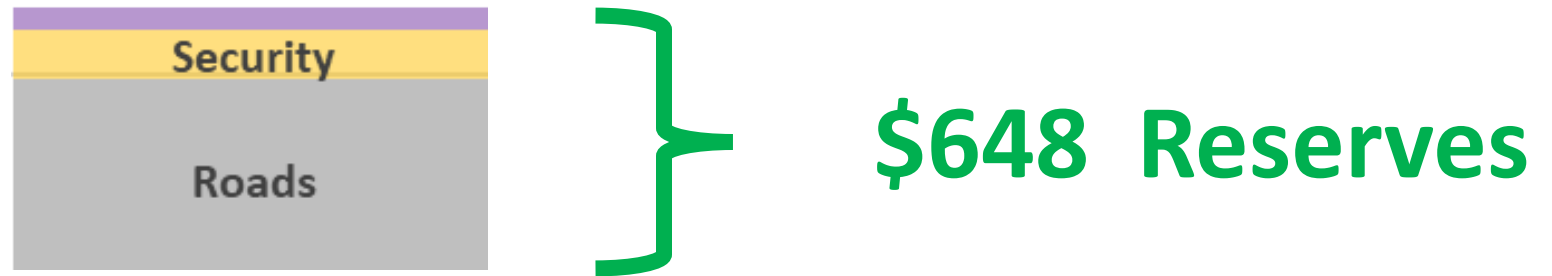




Reserve Contributions 2023-2052



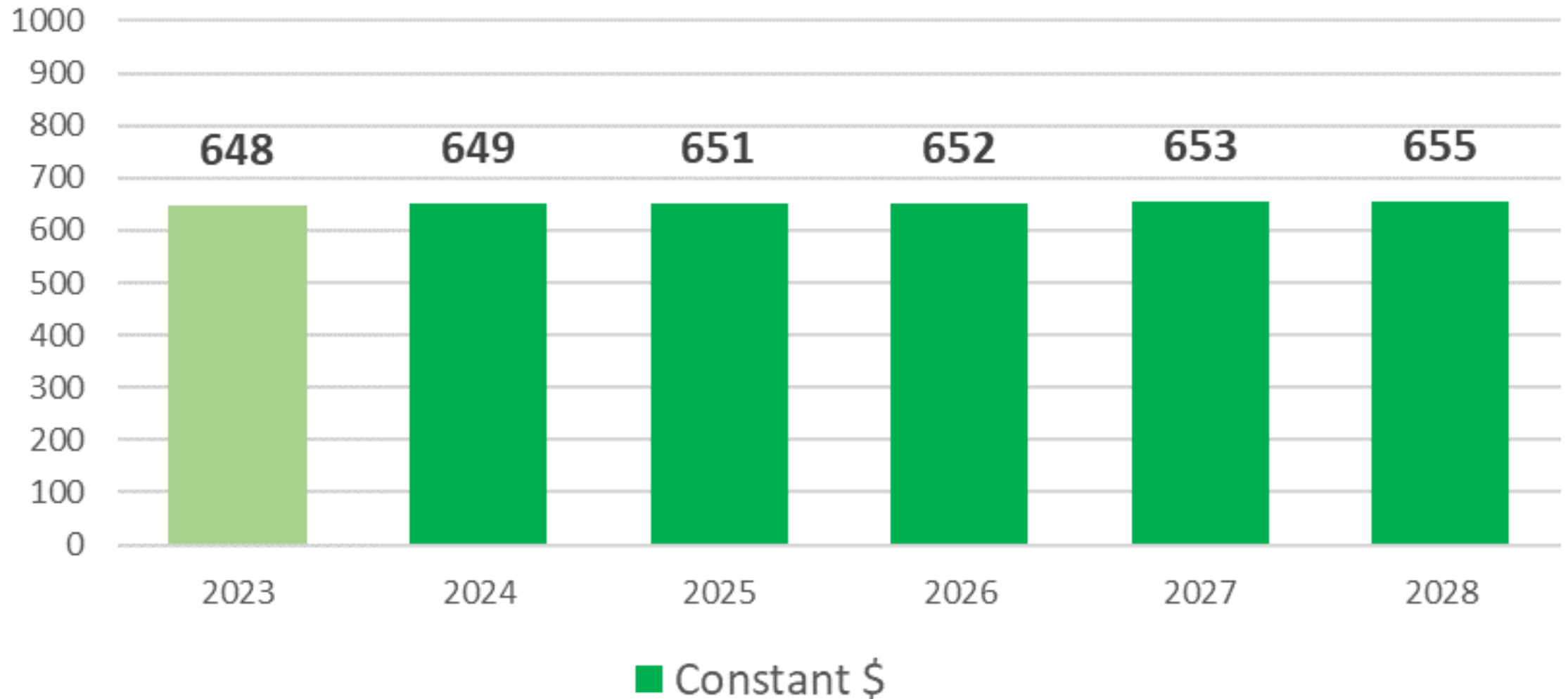
Per-owner Annual Assessment to Reserves



- ↑ **No more lots -> no more one-time Developer Fees**
- ↓ **Added 110 lots in 2021-22, each paying 40% assessments every year**
- ↓ **As homes are built, assessment increases to 100%**

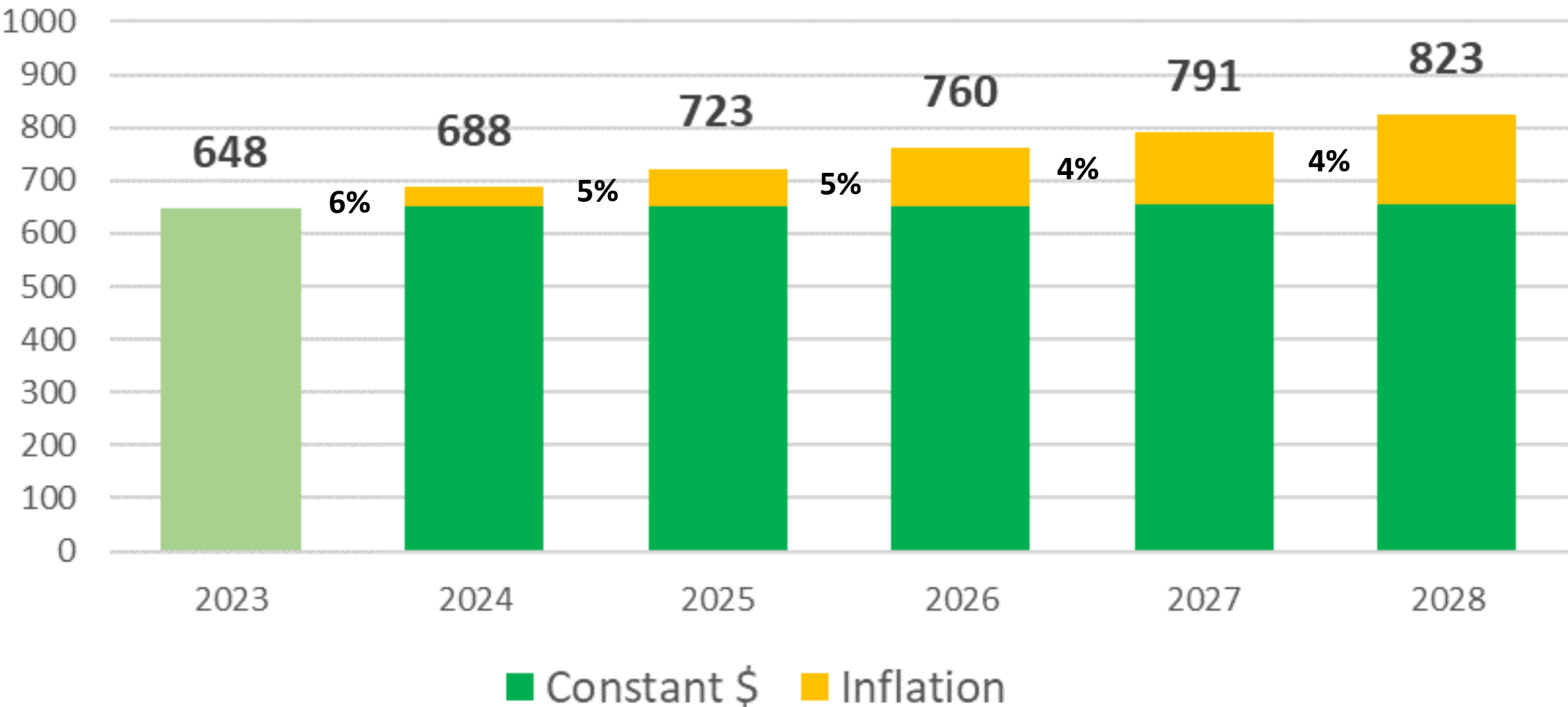


Per-owner Annual Assessment to Reserves



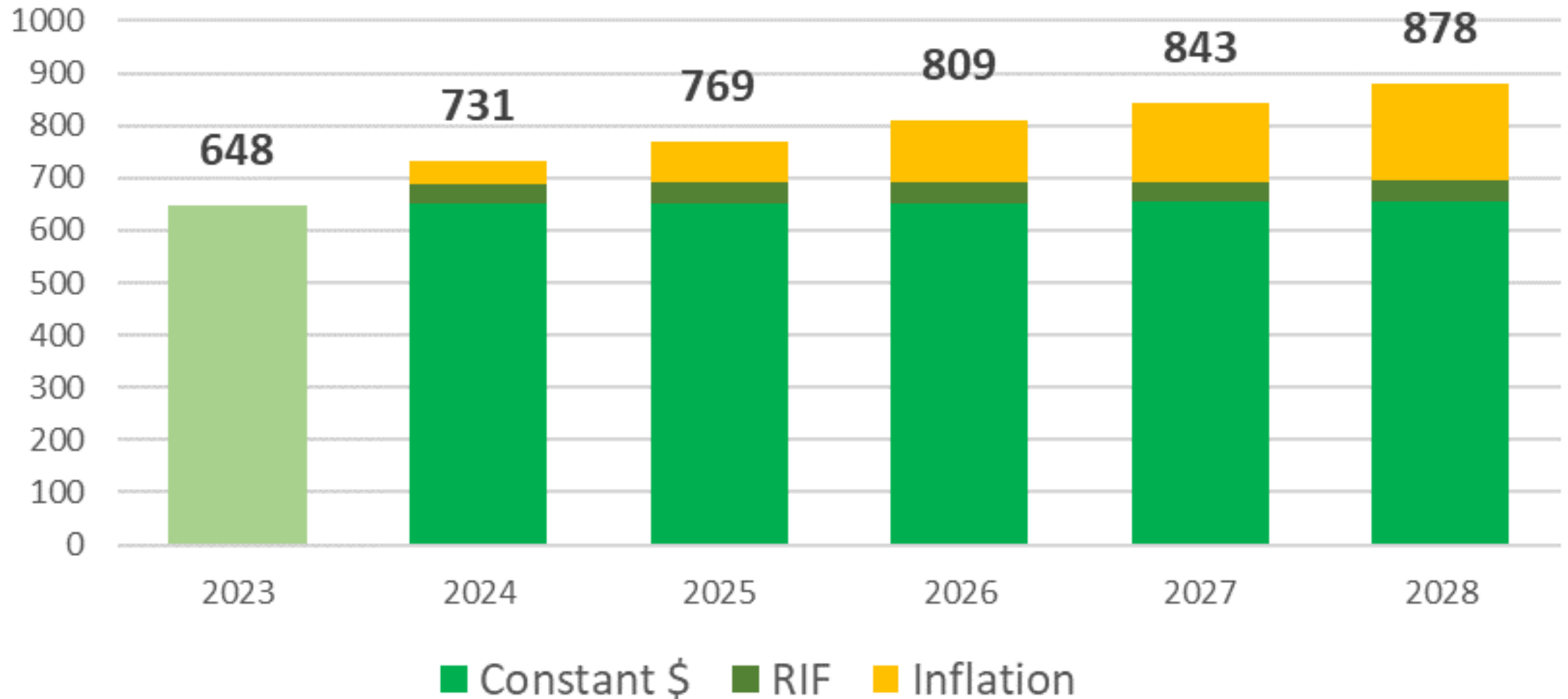


Add Inflation



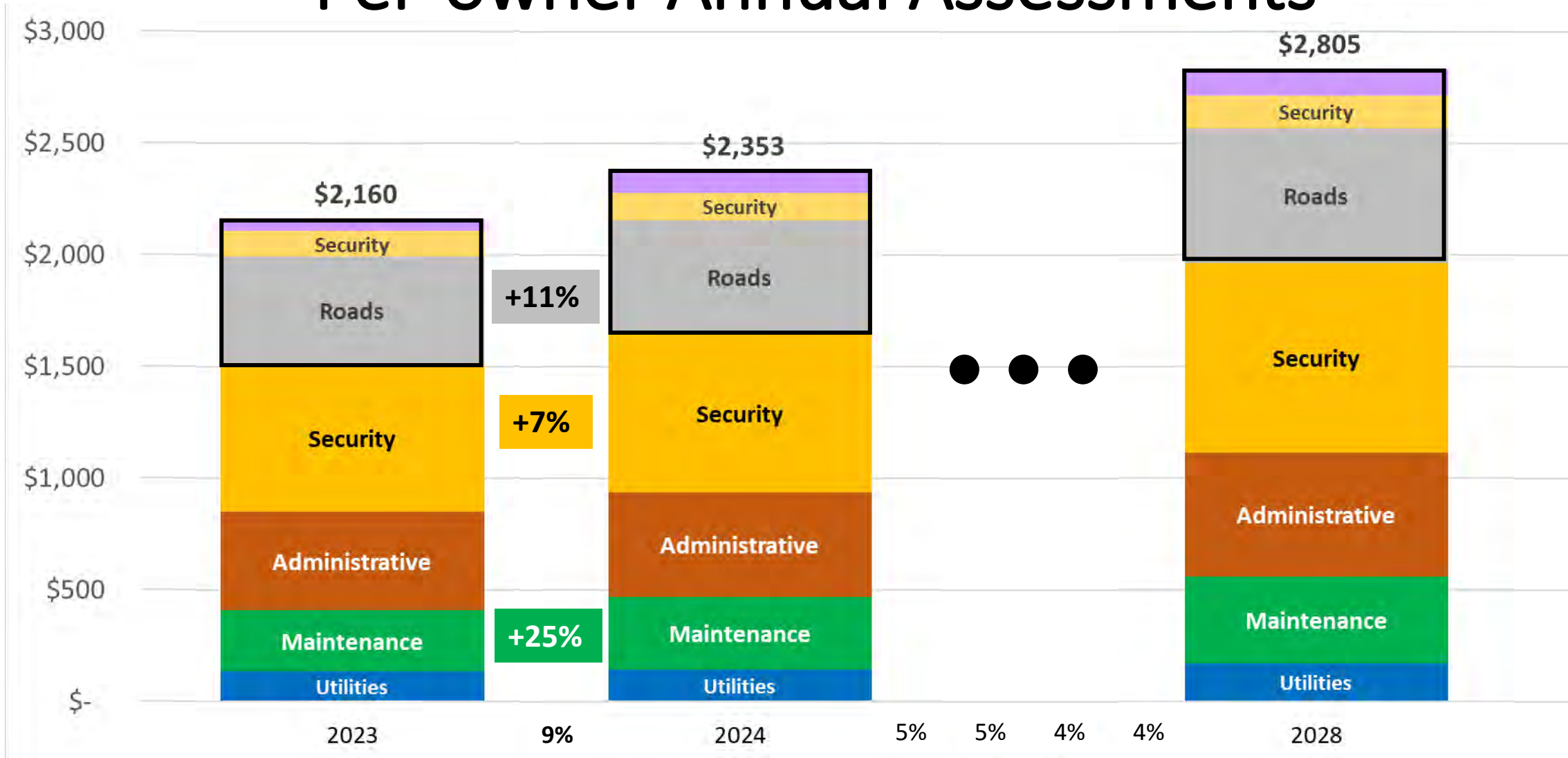


With \$40 Replacement of Remodel Impact Fees





Per-owner Annual Assessments





Wildfire Risk & Mitigation

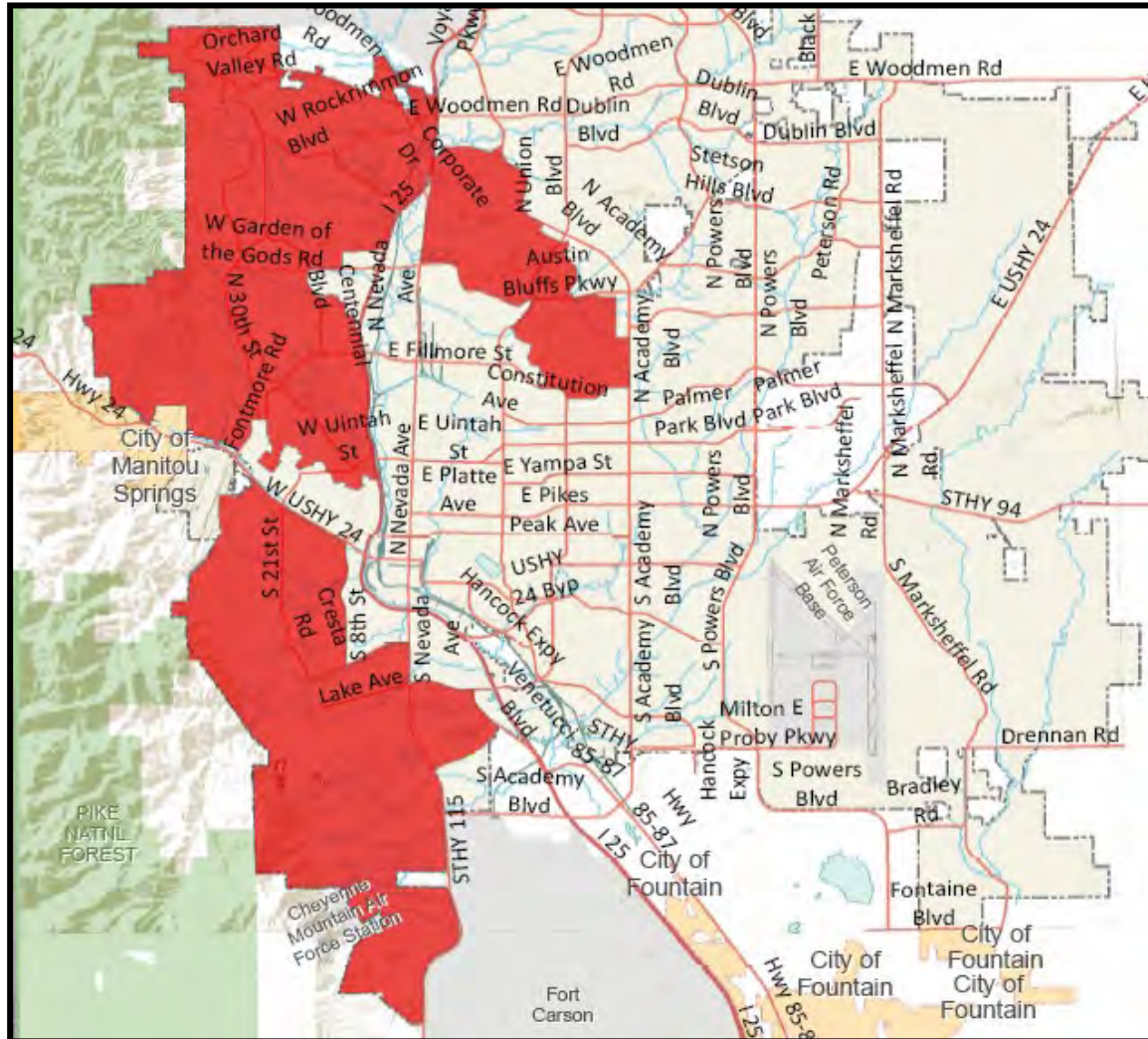
Cory Ashby & Bekah Wisham





SHARING THE RESPONSIBILITY

Wildland Urban Interface (WUI)



FAST FACTS



32,655 Acres



44 Square Miles

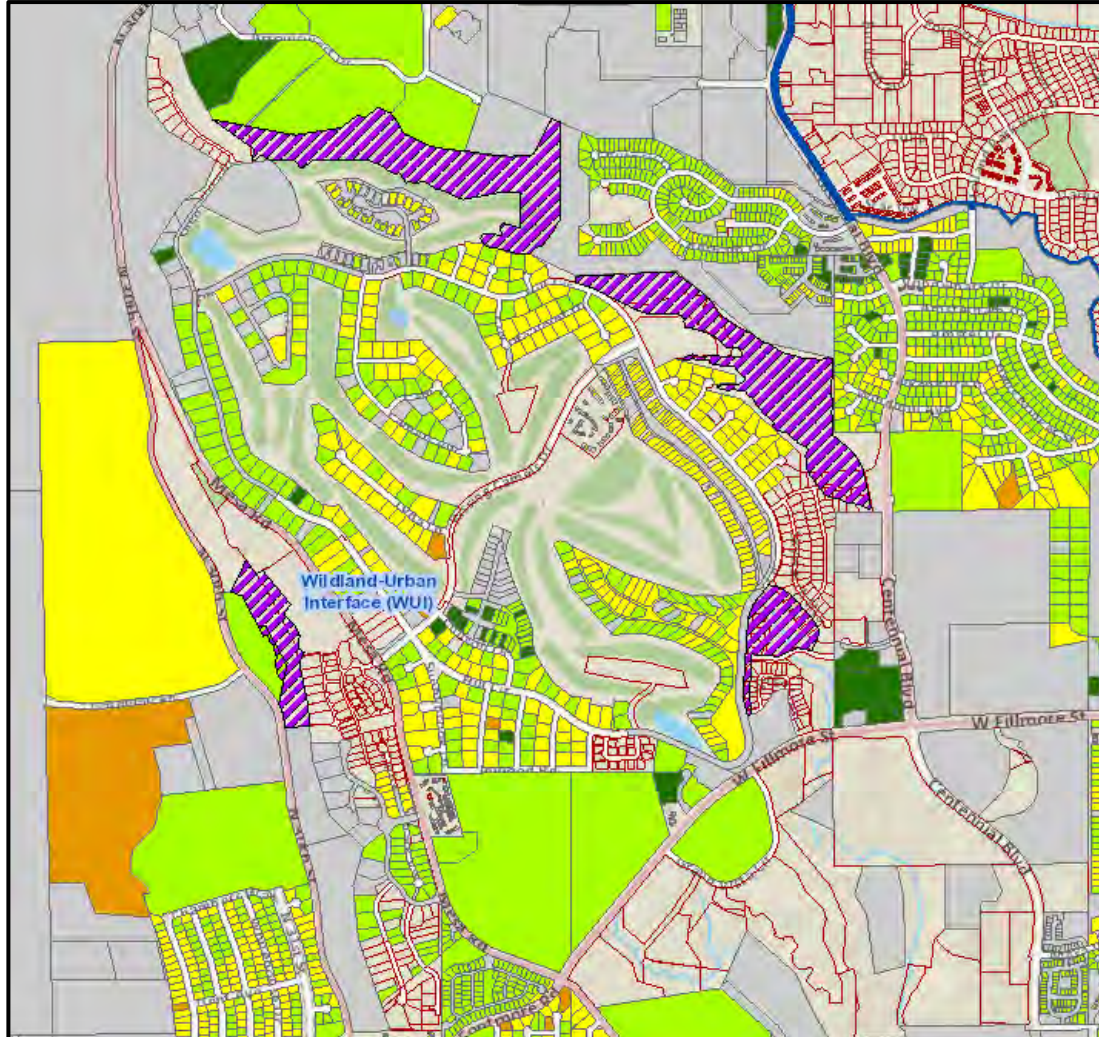


35,115 Parcels



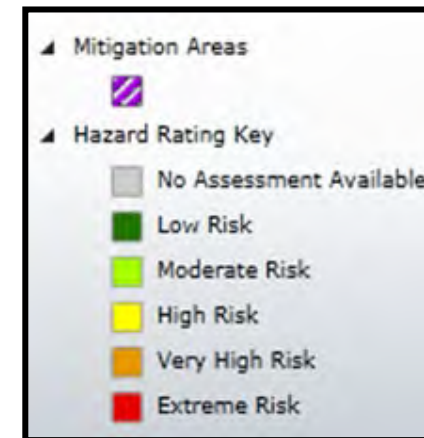
The WUI is the zone of transition between unoccupied land and human development. It is the area where structures meet or intermingle with undeveloped wildland or vegetative fuels.

Resources Available: Wildfire Risk Assessments



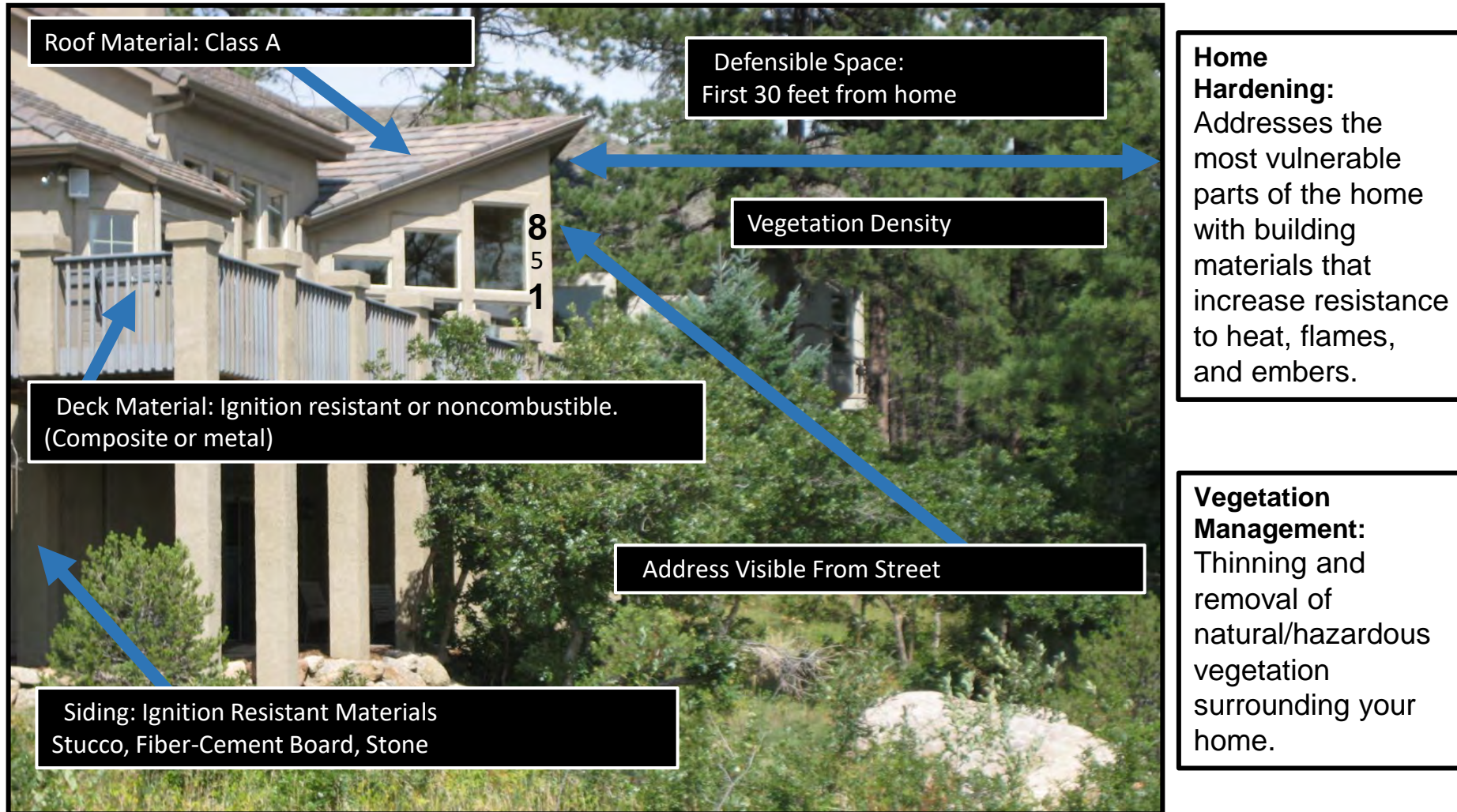
What can you as a homeowner control?

- 🔥 Visible Address
- 🔥 Predominant Siding Material
- 🔥 Predominant Roofing Material
- 🔥 Vegetation Density
- 🔥 Defensible Space Around Structure



<https://www.coswildfireready.org/know-your-homes-wildfire-risk>

Resources Available: Free Onsite Consultations



Home Hardening: Roofing and Siding

Class A Roofing

- Required on residential occupancies since 2003
- Asphalt Shingles
- Metal
- Clay Tile
- Concrete

Exterior Cladding & Siding

(Use Ignition Resistant Materials)

- Fiber-cement board
- Stucco
- Masonry/Brick
- Stone



Home Hardening: Overhangs, Base of Walls, Vents

Overhangs

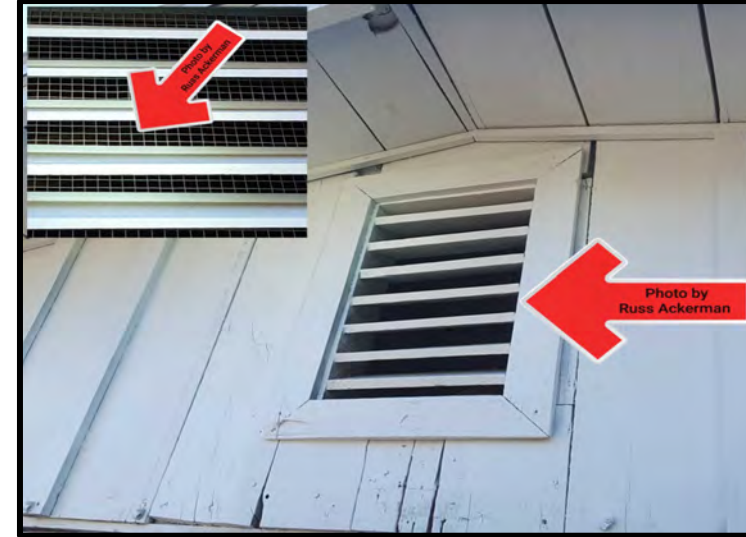
- Enclose Underside
- Ignition resistant products:
Cement Board, Stucco, Stone

Base of Walls

- Fire Resistant Foam
- Metal Flashing/Stucco
- Wire mesh (openings <1/8 in.)

Vents

- Screen with wire mesh
(openings <1/8 in.)



Home Hardening: Decks

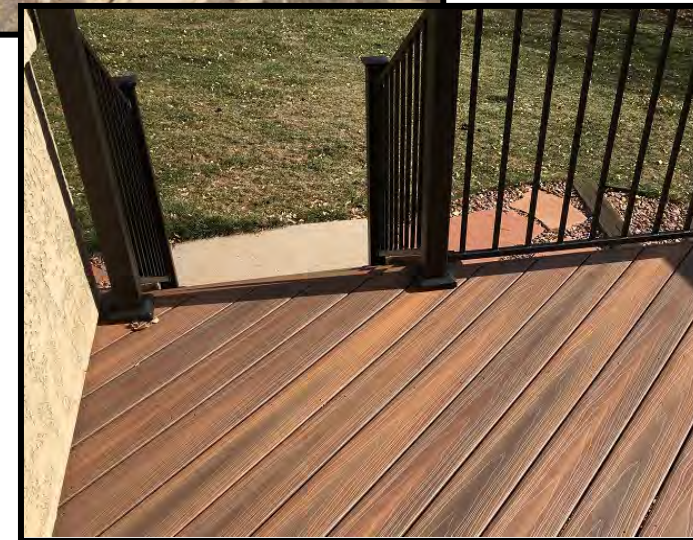
Ignition resistant or non-combustible:

- Composite
- Metal

Wood is permitted only for:

- Large structural components
- Railings

DO NOT use the area on or under decks for storage of combustible items



Vegetation Management:

11/14/2021 Grass Fire (6.79 Acres)



4

Keep pine needles, leaves, grasses, and mulch on property to a maximum of 4 inches in depth

Vegetation Management:

11/14/2021 Grass Fire (6.79 Acres)



5

Use rock 1-3 feet around house instead of wood mulch

Zoomed In View



Vegetation Management:

8/31/2021 Grass Fire (1.29 Acres)



6

Prune lower branches, keeping at least 70% canopy of trees

Zoomed In View



Vegetation Management: 4/25/2021 House Fire



7

Keep rain gutters clear of leaves and pine needles

Vegetation Management



8

Create 15' of clearance between branches and roofline

Vegetation Management



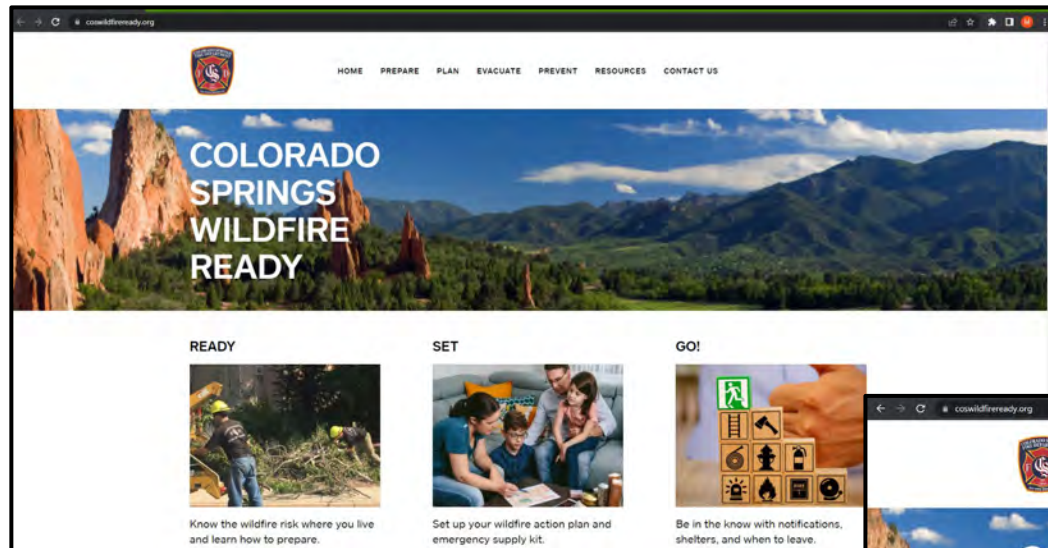
9

hazardous

Plant fire resistant species

New CSFD Website

<https://www.coswildfireready.org/>



Neighborhood Chipping Program: Chipping Guidelines



Kissing Camels Chipping Dates:
-May 1st and July 31st

How Do I Become Eligible to Register?

- Attend a Neighborhood Meeting
- Attend a Wildfire Townhall Series



onsite co
once ev

Register
885-7348
[coloradocounty.org/](https://www.coloradocounty.org/)



[Program](#)

Neighborhood Chipping Program: Chipping Guidelines

- **ONLY** woody limbs and branches up to 9" in diameter
- Piles must be stacked neatly with cut ends facing roadway
- Piles must be within 5 feet of roadway and be 5'x5'x5' in size

Bad Examples



Good Examples



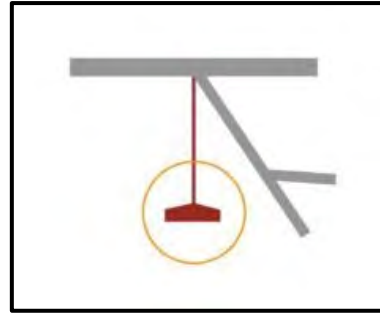
Emergency Planning: Go Bags!



- Go Bag: Portable kit that includes the items that you **NEED** to survive while you are away from your home for **3 days**
- Store in a place that is easy to get to
- Update your go bag every six months to replace expired items

Emergency Planning:

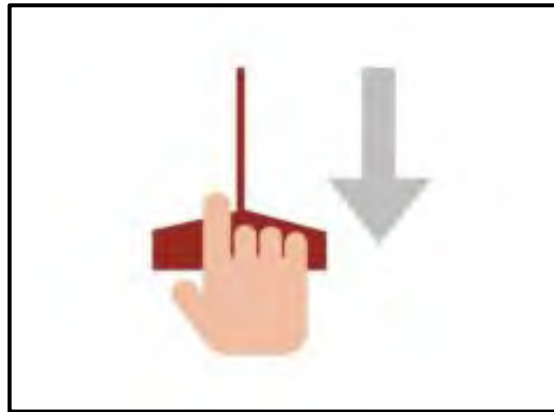
How to Open a Garage Door **WITHOUT POWER...**



Step 1:

Locate the garage door emergency release handle hanging down from the garage door track.

****Caution:** use the emergency release handle only if the garage door is closed



Step 2:

Pull down the emergency release handle, which places the garage door opener into manual mode.




Step 3:

You should now be able to easily open and close the door by hand with little effort.

Emergency Planning: Know Your Zone

COS Ready


PREPARE for an emergency

1

1. Sign up for Alerts

Peak Alerts will notify you of emergencies and natural or man-made disasters such as missing persons, law enforcement activity, evacuation notices, and more.


[Sign up for Peak Alerts](#)

2

2. Know Your Zone

Know whether you are in an impacted area during a wildfire evacuation or other emergency situation. Enter your address into the search bar and write down the zone of your home, work, school, or places you visit often.

[Find your Zone](#)

3

3. Make a Plan

Use the following resources to make a plan to keep your family safe.

Be Wildfire Ready

- [COSWildfireReady.org](#)
- [Ready, Set, Go Toolkit](#)

Prepare for All Hazards in the Pikes Peak Region

- [Pikes Peak Prepared app](#)
- [How to Prepare for an Emergency - Make a Plan, Build a Kit](#)

1- Sign Up for Alerts

(<https://member.everbridge.net/1772417038942752/new>)

2- Know Your Zone (<https://community.zonehaven.com/>)

3- Make A Plan

(coswildfireready.org/)

<https://coloradosprings.gov/ready>

Wildfire Mitigation: Contact Information

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coswildfireready.org

Members Open Forum



Courtesy and Decorum

1 Comment – 3 Minutes

Be recognized by the Chair

Identify yourself

Use the microphone

Play nice !





ADJOURNMENT

THANK YOU for the opportunity to serve.