



# The Ranch at Prescott

# FIREWISE NEWS

September 2016

the assessment process (list can be seen on the website ([http://firewise.ranchatprescotthoa.org/assets/grant-tracker-7.20.16\(1\).pdf](http://firewise.ranchatprescotthoa.org/assets/grant-tracker-7.20.16(1).pdf))). We hope to obtain more grant money later in the year. These grants are saving owners a sizable amount of money. As we said in the June Newsletter the Firewise committee is looking for around 60 people to apply for grants for 2016 and more would be great. If you are on the grant list, you will be classed as participating in the Firewise program. Please contact Ann at HOAMCO to enlist. How to apply is on The Ranch at Prescott's website under the Firewise tab (<http://firewise.ranchatprescotthoa.org/programs.html>)

For those looking for mitigating work quotations we recommend obtaining 4 quotes as they appear to vary a lot. Each quotation should outline exactly what the contractor intends to do. You should also establish how much time (usually in days) the contractor will be on your property and how many people he will have working there. This will give you his daily rate, which you can use to compare cost/performance more accurately.

For those who have progressed to the final grant application reimbursement process the following may help.

1. Provide the initial and final assessment forms
2. At least four pre and post pictures (preferably taken from the same location so the difference can be seen)
3. At least two quotations for the work to be done
4. A receipt or other form of proof of payment confirming the work has been completed and payment to the contractor was made.
5. A completed PDF application form (downloaded from the HOA website (<http://firewise.ranchatprescotthoa.org/programs.html>))



## Wild Fire Update

In June and July there were 26 major wildland fires in Arizona for a total of 129 thousand acres and numerous properties destroyed. Fortunately, the monsoon turned up and helped douse these persistent fires, and just recently the Prescott National Forest announced the lifting of the stage 1 restrictions applied in June.

## Grant Programs

During July we managed to obtain additional grant money, 9.5 acres for individual grants and 8 acres for HOA common land. We have informed those who applied for the grant and they are progressing through

These items should be sent to Ann Zdanowski at HOAMCO ([azdanowski@hoamco.com](mailto:azdanowski@hoamco.com)) in preferably an electronic form. The pictures must be in an electronic form. The others can be in hard copy if you do not have an electronic capability to scan documents. Ann will inform me of their arrival and I will sign the application form and we will send the packet on to PAWUIC (preferably electronically). This information can be found on the website <http://firewise.ranchatprescotthoa.org/programs.html>

### **HOA Fire Safety Improvements**

The Firewise committee has been approached by several property owners concerning the level of mitigation necessary to meet a Firewise level, highlighting that our CC&Rs only request dead tree removal and weed and grass maintenance. Unfortunately, that does not meet Fire safety requirements, or the wider stated landscaping and safety requirements documented in the CC&Rs. After seeking professional advice and based on the CC&R language that gives the Council a specific basis for adoption of reasonable fire safety rules, the Council has agreed to implement and enforce these restrictions.

To this end and based on the overgrown vegetative state of many of the lots in the ranch, and a significant fire risk as determined by the Arizona state forestry division, it has been determined by the HOA Council that fire safety must be part of the minimum lot maintenance required to sustain the health, safety and welfare of our owners and residents within the Ranch (outlined in the CC&Rs section 5.3, 3.3 and 7.2).

The additional rules follow the Firewise safety standards shown on the HOA website under the "Making my home Firewise" and "Firewise standards Zone 1 through Zone 4" buttons. Note: undeveloped properties follow the Zone 3 mitigation level.

<http://firewise.ranchatprescotthoa.org/fwstandards.html>

The assessment forms used by the certified assessors include the above requirements and can be given to the mitigation contractors for the quotation process. We recommend that everyone obtain an initial assessment whether you are self-funding your mitigation, or requesting a grant.

### **After initial mitigation is complete:**

It is important to note that Fire safety mitigation isn't a onetime exercise, the first time it is done it is usually a big job and the mitigation contractors will clear a substantial amount of vegetation. They generally cut down to the base root of the brush and shrubs, but as time progresses a number of these root balls will re-sprout growth. One alternative is to herbicide the roots after cutting which will kill some of the regrowth, but not all. Maintenance will be required, otherwise within three to five years' the growth will be back to where you started. Grants are only available once for any particular property, so an annual clean-up maintenance contract may be the best financial solution.

### **Did you know?**

Defensible space refers to that area between a house and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for structural protection without risking homeowner or firefighter lives.

During a major wildfire, it is unlikely there will be enough firefighting resources available to defend every home. In these instances, firefighters will likely select homes they can safely and effectively protect. Even with adequate resources, some wildfires may be so intense that there may be little that firefighters can do to prevent a house from burning. The key is to reduce fire intensity as wildfire nears the home. Consequently, the most important person in protecting a home from wildfire is not a firefighter, but the property owner. It is the action taken by the owner before the wildfire occurs that is critical.

Firefighters with hand tools can only fight fires 4 feet or less in height. Above 4 feet requires heavy machinery and above 8 feet air tankers and helicopters are required. Above 11 feet direct fire suppression is ineffective and roads, streams and other natural barriers combined with burn out barriers are used to stop the advancing fire front. Flames above 20 feet cannot be fought and have to burn themselves out through fire breaks, wind changes or heavy rain.

When a fire threatens a community, firefighters assess the properties and structures and determine if they are able to make a stand. They mark the home Green yes, Yellow maybe, Red no.

The Firewise committee.