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**From:** Mike Wallace <[mikewallace.houston@gmail.com](mailto:mikewallace.houston@gmail.com)>

**Sent:** Thursday, August 23, 2018 11:13 AM

**To:** Ted Bertele <[tbertele@msn.com](mailto:tbertele@msn.com)>

**Cc:** Jeffrey Keicher <[jeffreymkeicher@msn.com](mailto:jeffreymkeicher@msn.com)>; Scott Schorer <[sschorer1@gmail.com](mailto:sschorer1@gmail.com)>

**Subject:** Re: Roosevelt Ridge HOA Discussion with Gilpin Co Fire Chief

Ted - That's what we had thought about previously. I don't see any issues. But if you wanted to throw a small bone to Paul, you could moderate the last bullet to:

- We cannot fund a 30,000 gal cistern at this time, however we have formed a budget and future planning committee. A cistern or community water storage source will be placeholder in that process. As an interim mitigation option, there is a water source available at the highway (pond).

On Thu, Aug 23, 2018 at 11:23 AM Ted Bertele <[tbertele@msn.com](mailto:tbertele@msn.com)> wrote:

My thoughts

- Our design guidelines and covenants are under review
- The website has been taken down
- We are not planning on leveraging any additional requirements related to sprinkler systems or fire protection outside of local and state requirements.
- We cannot fund a 30,000 gal cistern. There is a water source available at the highway (pond).

Ted

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**From:** Paul Ondr <[pvondr@timberlinefire.com](mailto:pvondr@timberlinefire.com)>

**Sent:** Wednesday, August 22, 2018 11:31 AM

**To:** Ted Bertele; Jeff Keicher; Scott Schorer; Mike Wallace

**Subject:** Re: Roosevelt Ridge HOA Discussion with Gilpin Co Fire Chief

Ted have you made any headway on this. I would like to clean up these issues.

Paul Ondr, Fire Chief  
Timberline Fire Protection District  
720-352-3885



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**From:** Ted Bertele <[tbertele@msn.com](mailto:tbertele@msn.com)>

**Date:** Friday, May 11, 2018 at 10:11 AM

**To:** Paul Ondr <[pvondr@timberlinefire.com](mailto:pvondr@timberlinefire.com)>, Jeff Keicher <[jeffreymkeicher@msn.com](mailto:jeffreymkeicher@msn.com)>, Scott Schorer <[sschorer1@gmail.com](mailto:sschorer1@gmail.com)>, Mike Wallace <[mikewallace.houston@gmail.com](mailto:mikewallace.houston@gmail.com)>

**Subject:** Fw: Roosevelt Ridge HOA Discussion with Gilpin Co Fire Chief

Paul

Thanks so much for the call this morning. I appreciate your time. Please let me know you got this, just to make sure I did not get the email wrong.

Note - the first email went out with a typo in the address for Paul Ondr, so sent again with everybody cc'd

CC'd here are the other two directors, Mike Wallace and Jeff Keicher and former member Scott Schorer.

My notes from our discussion. I realize there are a lot of open issues, this is just to capture where we are. Your recommendations are a starting point for future discussions and revised agreements. Attached is a rough map of the community, various access points, resident and build status. Note - build may just be a driveway and lot clearing, not a physical structure - aka lot 1.

CC'd here are the other two directors, Mike Wallace and Jeff Keicher and former member Scott Schorer.

Front gate access

- Timberline will check to make sure their key works.
- There is a siren detector as well, try that too? Might freak out the neighbors...
- There is a maintenance bypass gate at the front entrance that will be locked starting Sunday. The combination is 6020, or just cut the chain / cable in an emergency.
- Code at the keypad for the Sheriff and Fire is 5555.
- My name is on the call list, they can scroll through, find me, and call me.

Side Road access

- There is no requirement for side roads to be accessible for vehicular traffic.
- The fire department will either cut locks for access or RR will install a Knox lock so they have fire access.

Roosevelt Ridge Convents and Gilpin County Building requirements

- There is a lot of confusion about what is required. There is a board meeting on 5/15, Paul will discuss with the board to get some clarification. This is our chance to continue the discussion and help figure out a path forward.
- Raj's house exceeds the 3,600 sq ft threshold and currently requires a sprinkler system unless grandfathered in under some older rules, but not likely. To remove the sprinkler system, they need a demolition permit, its unlikely the county will approve it.
- The RR website is providing misinformation or leveraging excess requirements that are not being met <http://www.rooseveltridge.com/resources/fag.shtml>

*All communities developed in a natural setting need to be concerned about wildfires. Roosevelt Ridge has engaged The Anchor Point Group to develop a comprehensive forest management plan that includes fire mitigation for the community forest and defensible space for each building envelope. They are assisting us to achieve the status of a "FireWise Community" through defensible space and construction recommendations. Homes designs will be reviewed for fire safety and **required to include sprinkler systems.***

- The design guidelines from 2005 are confusing. They reference Gilpin County / HCPD standards and say **sprinkler OR other**.... You can take this directive a few different ways. Other means other options...

**FIRE SPRINKLER SYSTEMS**

*Include automatic sprinkler systems or other fire protection systems in all residences. These must meet the requirements of the High County Protection District and Gilpin County.*

- A possible resolution to the confusing sprinkler installation requirement / retrofit for ALL homes on Roosevelt Ridge would be to remove the requirement for individual homes and have the community install a 30,000

gallon cistern on the property. This is a much more favorable solution than individual cisterns and its of sufficient capacity to provide a benefit to any firefighting effort. Again, any home over 3,600 sq ft will still require an individual sprinkler system.

Ted Bertele

Director, Roosevelt Ridge HOA

303 618 8200