

the Village Reporter

A bi-monthly publication by
and for, Village residents.

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www.thevillagecastlepines.com

Castle Pines Homes Association 2022 Annual Meeting of the Members

The Homes Association Annual Meeting of the Members is scheduled for March 7, 2022, at 6:30 pm at Cielo at Castle Pines located at 485 West Happy Canyon Road, Castle Rock, CO 80108. We are also working to arrange for the ability for you to attend the meeting via video conference. Watch for more information on that option in future Village Weekly emails. In-person attendance at the Annual Meeting is a great way to meet other Association members and hear information on issues affecting the Village. From 6:30 pm to 7:30 pm there will be a social hour where you can enjoy some great conversation with your fellow homeowners, have some hors d'oeuvres and get information about issues in and around the Village.

The Board of Directors and staff members will be available to discuss issues with you and answer questions you may have. Representatives from the Metropolitan District, Emergency Services, Douglas County, the Sheriff's Office, and South Metro Fire Rescue are scheduled to be available with important information on issues in the Village and Douglas County. There will also be information on Homes Association events planned for 2022 and resident volunteer opportunities. The business portion of the meeting will begin at 7:30 pm and last about an hour and a half. Soon you will receive your Annual Meeting package in the mail. There is one open seat on the Board of Directors up for election this year. The candidates for this position are on the ballot. In addition, the Homes Association governing documents allow for nominations from the floor during the Annual Meeting. If you are not able to attend the Annual Meeting it is important that you return your proxy. The returned proxy allows your vote to be cast for the election and it helps us establish a quorum so the Annual Meeting can be held. If you have any questions concerning this process please call our General Manager Mark Larson at 303-814-1345.

Area News

**Register for Code Red at
douglas.co.us/CodeRed/ to
Receive Emergency Alerts**

Last month's fast-moving fire in Boulder County brought to light the importance of receiving emergency notifications and evacuation notices. Now is the time, if you haven't already done so, to register for Douglas County's CodeRed alert system at douglas.co.us/CodeRed/.

CodeRED (Reverse 911) will alert you by phone, email and text about emergencies in your area. It will also provide you instructions on what to do to protect life and property.

The high-speed system works by sending out pre-recorded voicemails to your phone and email. The system will notify you about police activity, lost children, wildfires, and other emergencies nearby.

For additional information please visit CodeRED Frequently Asked Questions.

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Meet the Candidates for the Open Board of Directors Seat

The Homes Association will host a community "Meet and Greet" with the two candidates for the open Board of Directors seat. This pre-election event will be held on Wednesday, February 16, from 6:30 pm to 8 pm in the Wildcat Corner located at 688 West Happy Canyon Road. Candidates Steven Davies and Frank Jacobsen will present their views on Village issues and answer your questions. Light hors d'oeuvres and beverages will be provided. If you would prefer to attend the meeting via video conference a Zoom link will be provided in a Village Weekly prior to the event. We hope to see you there.



Upcoming Events & Activities

Garden Club

Programs and Events: “2022—So Many Garden Club Things To Do”

- Friday, March 4, 10 am, Member meeting. “How to Attract Birds, Bees, and Butterflies to the Garden”, featuring Sonya Anderson of the Denver Botanical Garden, at the Wildcat Corner, CPHA.
- Friday, April 1, 10 am, Member meeting. “Putting the Wow and Success in Your Vegetable and Flower Container Gardens”, featuring Luan Akin and Meagan Haley, Tagawa Gardens Ambassador, at the Wildcat Corner, CPHA.

Wildlife Committee

Justin Olson from Colorado Parks and Wildlife will present “Living with Wildlife” on the evening of Thursday, April 7 at 6:30 pm at the Wildcat Corner, CPHA or by Zoom. It will be of particular interest to new residents, children as well as anyone interested in our local wildlife. Stay tuned for more information in the Village Weekly.

Meet the CPHA Candidates

At this year’s Annual Meeting, one director position will be filled for a three-year term. Steven Davies and Frank Jacobsen are running for the open seat, and the Village Reporter interviewed them recently.

Steven Davies

6142 Large Oak Court

Years in the Village: 4

Number of CPHA Board Meetings Attended in 2021: 0

Occupation: Engineering Vice President, Amentum Environment and Energy

What do you see as the most important issue (s) facing the Village?

We are fortunate to live in a strong community with engaged committees tackling important issues. Through close



coordination with the other Board members, the General Manager and those committee volunteers, I would like to further mitigate the impact of development on our daily lives and on wildlife habitat during this time of significant construction activity in and around the Village.

What professional and Village experience do you bring to the Board of Directors?

I am a registered professional civil engineer with decades of experience in design, construction and infrastructure projects. I have spent my career trying to improve and make safer the world around me.

Prior to moving to the Village, I spent 19 years on the City of Idaho Falls’ Board of Adjustment in a quasi-judicial capacity adjudicating citizen requests for variances to the zoning ordinance.

Frank Jacobsen

127 Silver Leaf Way

Years in the Village: 16

Number of CPHA Board Meetings Attended in 2021: 12

Occupation: Retired

What do you see as the most important issue (s) facing the Village?

- I want to ensure that The Village at Castle Pines not only meets the needs of all the homeowners but maintains our status as a highly desired place to live and raise a family.
- We should continue our efforts to develop the brand awareness of the Village as an exceptional community while continuing to enhance our property values.
- Finally, we need to continue developing and enhancing our volunteer recruiting and succession planning programs to support our future needs as a community.

What professional and Village experience do you bring to the Board of Directors?

- For 32 years, I worked in the Data Processing Industry as a Senior Executive.
- Currently, I serve on the Board of Directors as Treasurer. In addition, I have served on the Finance and Long Range Planning Committee and was Chairman of the Marketing Committee.



Ask the DRC

Fire Mitigation and the DRC

Q. Why does the Village have Landscape Standards?

- A.** The original vision for the Village was to carefully craft a plan to develop the land without destroying the natural environment and its wildlife. A strong emphasis has been placed on maintaining the uniqueness and natural aesthetics of the terrain. Landscape standards are in place

Continued on page 3

Parks and Recreation

First Annual Tree Lighting

The first Annual Tree Lighting event helped the Village kick off the holiday season in style. Over 500 residents participated in the lighting of our tree at the entrance of the Village Lake Fitness Center. Santa welcomed families and took pictures, while carolers added a touch of holiday magic.



Carolers kept the crowd entertained.

Ask the DRC (continued from page 2)

to help preserve this vision. The objective is to establish a balance between the use of native plants and introduced plant materials that not only thrive in this environment, but also enhances the existing landscape of the Village.

Q. How does the DRC integrate the vision of the Village with the need to mitigate fire risk?

A. The DRC reviews all changes to the exterior of homes including landscape plans. During the review process, the DRC responds to the applicant with important information regarding fire safety. For example, all outdoor burning such as fire pits, fireplaces, grills and ovens are to be gas operated only, and fire pits are to be covered when not in use. A landscape plan should not include highly flammable evergreen conifers such as juniper and mugo pine shrubs as foundation plants, nor should they be placed next to wood structures such as decks, stairs, etc. The approved native grass is the Castle Pines Seed mix which consists of a mix of low to medium growth grasses. For more information on ways to mitigate fire risk through landscaping please contact Bill Holwell at 303-814-1345.

2021 Real Estate Review – The Village at Castle Pines

2021 was another interesting and good year for real estate and sellers in the Village. 148 homes sold in 2021 compared to 158 homes in 2020 and 138 homes in 2019. Inventories remain low and homes priced under a million represent 27% of the sales and homes over a million represent 73% of the sales.

We currently have 11 homes for sale in the Village and 18 homes pending. In comparison, at the end of 2020 we had 21 active properties and 16 pending and in 2019 we had 55 homes actively on the market and 12 homes pending. The home prices range from \$872,419 to \$6,200,000. The average list price is \$2,978,433, the median list price is \$2,995,000, and the average cumulative number of days on market is 44.

Below is the breakdown of current homes for sale, pending, and homes sold in 2021 (as of 1/17/2022).

	Homes Sold 2021	Homes Pending	Homes For Sale
\$600,000 to \$799,999	9	2	0
\$800,000 to \$999,999	31	4	3
\$1,000,000 to \$1,199,999	11	0	0
\$1,200,000 to \$1,499,999	27	3	0
\$1,500,000 to \$1,999,999	35	3	1
\$2,000,000 to \$2,999,999	25	2	2
More than \$3,000,000	10	4	5

Sold prices ranged from \$440,000 to \$4,295,000 with an average sold price of \$1,595,662. The median sold price was \$1,435,000, the average days on market was 42 days and the average sold price to list price was 100%. The average sales price is up about 20% from 2020.

The housing market has been dynamic over the last two years. What is the forecast for 2022? We are still experiencing the ultimate seller's market. Home inventories will increase, but slowly. New construction has slowed considerably due to supply chain issues. The Federal Reserve is expected to raise mortgage rates, to combat inflation, but rates will still be relatively low. There is still a large buyer pool, so demand will remain higher than the supply, which will lead to higher home prices. These conditions should favor sellers for some time.

Snow Sculpture Contest

Come on Winter, it's time to get your snow jam on! Let's hope it keeps snowing, as the snow sculpture contest is back on for the month of March. If you missed your chance to use your creative talent last year, now is the time to showcase your snow sculpture creativity.

During the month of March, residents of all ages will be encouraged to create a snow sculpture and submit pictures of their creation to the Parks and Recreation Committee. Stayed tuned for more information on this event in the Village Weekly.

Water News & Symposium Invite

Water is a critical resource if you live anywhere West of the Mississippi River. Many analysts value water rights greater than gold. Water in The Village at Castle Pines is no different. Castle Pines Metropolitan District (CPMD) relies 100% on non-renewable groundwater and 80% of that is used for irrigation. This can place more stress on our supply in warmer weather months when more water is used.



Neighboring communities have had effective water efficiency plans for decades, but CPMD is behind in developing these efficiency plans. The District has deferred maintenance on some infrastructure during the last seven years, and we need now to upgrade our system to provide more reliability to customers. Additionally, regional population is growing, which creates greater demands on our water supply and aging infrastructure. These decisions cannot wait any longer.

CPMD has reviewed water efficiency programs in Castle Rock, Parker, Centennial, Castle Pines North, and Denver. These municipalities and utilities have accomplished their goals through incentives that include rebates, water budgets and tiered rate structures that

promote efficiency. We must ensure our residents have the resources they need for the future.

To balance the water supply and demand to create a viable future water supply, CPMD has been working with our resident water committee and water consultant experts to evaluate options. We have determined additional financing along with expenditure of capital reserves will be needed to extend our peak water supply 25 years. This approach will buy us time to develop a plan for financing and implement a renewable water source, which will add another 50+ years to our long-range water supply. All financing will need to be done through a combination of capital reserves, public bonds, or other potential government financing.

The District values the opinions of its residents. We are conducting a resident survey via text response to inform residents of the status of our water infrastructure and gauge resident opinions relative to our water operations. Additionally, we will host a community water symposium to share the findings of the survey and share more information about our long-range water master plan and efforts to ensure a safe, reliable, and sufficient water supply to serve The Village at Castle Pines well into the future. Please join us on Wednesday, Feb. 23, 6 pm at Cielo at Castle Pines, 485 W. Happy Canyon Rd. to learn more from our Board, resident water committee and water experts.

Snow Removal

For complete information regarding Metro's snow removal process, please visit our website www.castlepinesmetro.com>Roads>SnowRemoval

Water Symposium

Thank you to all our residents who participated in the District's Water Survey. We are hosting a Water Symposium to discuss the results and share more information about the District's plans for water in the Village.



- **Wednesday, February 23, 2022**
- **Cielo at Castle Pines – 6 pm – 8 pm**

Hope to see you there!

2022 Transparency Notice Posted

Each year between November 15 and January 15, all special districts in Colorado are statutorily required to provide a "Special District Transparency Notice" for their respective eligible electors/property owners. Metro's 2022 Notice is posted on the District's website at www.castlepinesmetro.com > Resources>Board Information>Transparency. It is also on file at the office, 5880 Country Club Drive. The Notice summarizes general information and contact names for the District for everyone's use. Let us know if you have any questions or would like more information about Metro.

Metro Board Meetings

Castle Pines Metropolitan District Board of Directors' Meetings are held on the fourth Tuesday of the month, at 9:30 am. The Board Meetings are held at the District office, 5880 Country Club Drive, in the Village. At this time, the community will be connected through a Zoom link, which can be found on the District website, castlepinesmetro.com>Meetings-Events>Board Meetings.

Upcoming Important Dates

Board Meeting – February 22, 9:30 am, Metro

Water Symposium – February 23, 6 pm, Cielo

Board Meeting – March 22, 9:30 am, Metro

Brush Clean Up (More Info to Come):

- Week of May 9 – Center Section of the Village
- Week of May 16 – South Side of the Village
- Week of May 23 – North Side of the Village

Metro Picnic – August 20, 4:30 pm to 7:30 pm

Metro has Three Board of Director Seats to Fill – Election Day is May 3, 2022

The District will hold its regular, Biennial Board of Directors' election on Tuesday, May 3, 2022.

Metro has three seats to fill. The election will be conducted by mail ballot, and ballots will be mailed to eligible electors by the Designated Election Official.



Who can run for a Metro Board of Directors Seat?

If you meet the following requirements, you are eligible to run for a Director seat:

1. If you are registered to vote in Colorado; and
2. If you have lived in the District's boundaries for at least 22 days prior to the election; or
3. If you or your spouse or civil union partner own taxable real or personal property within the District's boundaries. (A person who is obligated to pay taxes under a contract to purchase taxable property situated with the District's boundaries shall be considered an owner.)

The Board of Directors holds its monthly meetings on the fourth Tuesday of the month beginning at 9:30 am. Interested candidates should be available for at least 10 of the 12 monthly meetings a year. In addition, Board members dedicate up to 25 hours each month to board-related activities. Interested residents will find it helpful to attend District Board meetings.

This Election will be conducted by Community Resource Services of Colorado, LLC. Their contact information is:

Sue Blair, CRS, LLC
7995 East Prentice Avenue, Suite 103E
Greenwood Village, CO 80111
Office: 303-381-4960
Email: elections@crsocolorado.com

Budget Approved for 2022

At the November 30, 2021 regular meeting, the Board of Castle Pines Metropolitan District (District) held a public hearing to receive comments on the proposed 2022 budget. The budget anticipates \$11,510,523 in revenues and \$19,057,392 in expenditures during the January 1 – December 31 fiscal year. The District has two operating funds in its budget:



The general fund (59% of the budget) – receives the majority its revenues from the District's property taxes (33.834 mills) and funds the District's street repair and maintenance services, snow removal, right-of-way landscape maintenance services (including the contract landscape maintenance services provided to the Homes Association), right-of-way storm drainage maintenance services, and any related capital expenses.

The enterprise fund (41% of the budget) – derives its revenues from monthly water, sewer, storm water, and capital improvement fees, as well as a contribution from the general fund. The enterprise fund pays for the District's water production, treatment and distribution services, water facility repair and maintenance, sanitary sewer collection and maintenance services, stormwater maintenance, and any related capital expenses.

The District's total mill levy remains at 33.834 mills of property taxes – the same rate since 2001. Property taxes are assessed, collected and distributed by the Douglas County Assessor. If you have any questions or would like a copy of the budget, please contact Sue Mantz at 303-688-8330. The budget is also available on the District's website, www.castlepinesmetro.com >Budget.

Castle Pines Metropolitan District

5880 Country Club Drive, Castle Rock, CO 80108
303-688-8330

email: Info@castlepinesmetro.com
www.castlepinesmetro.com

Hours: Monday – Friday, 8 am to 4:30 pm

Josh Shackelford, Interim District Manager

BOARD OF DIRECTORS

Rick Huser, *Chairman*
Mike Lanam, *Treasurer*
Tad Walden, *Secretary*
Dick Munday, *Director*
Craig Sundquist, *Director*

The Metro Board of Directors meets on the fourth Tuesday of the month at 9:30 am at the Metro District office. Meetings are open to the public. Please call to confirm date and time.



Manager's Report

"Just Another Day in Paradise"



Throughout 2021, I again hosted an evening program called "Coffee with the Managers", where valuable information is provided about what is happening in the Village and you can ask any questions you may have. This event is normally held the third month of each quarter, so watch the Village

Weekly emails for the date and time for these informational meetings. I really hope to see you at the next event.

The Annual Meeting of the Members is a great avenue to receive information on issues that affect the Village. The Homes Association Annual Meeting of the Members is scheduled for March 7, 2022, 6:30 pm to 7:30 pm Social Hour and 7:30 pm to 9:20 pm for the business meeting. This event will be held at Cielo at Castle Pines located at

"The Annual Meeting of the Members is a great avenue to receive information on issues that affect the Village."

485 West Happy Canyon Road, Castle Rock, CO 80108. We are also exploring the option for residents to attend the meeting via video conference, so watch for more information on this option in the Village Weekly community email. During the social hour you can enjoy some great hors d'oeuvres, conversing with your fellow homeowners and obtaining information about issues in and around the Village. The Board of Directors and staff members will be available to discuss issues with you and answer questions you may have. Representatives from the Metropolitan District, Emergency Services, Douglas County, the Sheriff's Office, and South Metro Fire Rescue will be available with important information on issues in Douglas County. You will soon receive your Annual Meeting package in the mail. The package provides information on the candidates running for the one position up for election on the Board of Directors. You will also find your voting proxy to use if you cannot attend the meeting, along with information on the various Homes Association volunteer committees.

I would like to take this opportunity to thank Mikayl Bristol who completed her employment with the Homes Association in early February. Mikayl was the friendly face who answered the phone when you called the Homes Association

office and greeted you when you came into the office. Mikayl held positions in both Emergency Services as a Patrol Sergeant/EMT and at the front desk for the Homes Association. Mikayl and her family are relocating to Oregon, and we wish them well in the future. I would also like to congratulate Brianna Richmeier on her move from Emergency Services to the Homes Association staff. Brianna will now be the voice on the phone and the friendly face when you first enter the Homes Association offices. Please stop in and meet Brianna, she is a great addition to our Homes Association staff.

I join my entire staff in wishing you a safe and enjoyable winter. Remember, spring is just around the corner. As always if we can be of any assistance to you or if you would like information on any Village issue, please give my staff or me a call at 303-814-1345.

Respectfully,

Mark G. Larson – General Manager

CPES Emergency Notification System

The recent fire in Boulder County highlights the danger of a wildfire in Colorado and reminds us of the importance of an emergency notification system. Castle Pines Emergency Services has an emergency notification system to notify residents in the event of an emergency such as a wildfire. Our Emergency Notification form can be picked up at Dispatch at 688 West Happy Canyon Road, or residents can call Dispatch at 303-688-6447 to have the form emailed or updated. On the form, residents are asked to provide a primary phone number where they will receive emergency notifications. This may, but does not have to be, your home telephone number.

In addition, this system can be used to provide residents with information of a non-emergency nature. A secondary number can be used for non-emergency messages.

If you haven't signed up for CPES Emergency Notification or if you need to update your emergency numbers, please call or drop off the completed form to the Castle Pines Homes Association and Emergency Services Dispatch. You may also simply leave the form with a Gate Officer at any access control gate. If you have questions regarding the system, please contact Emergency Services at 303-688-6447.

Area News (continued from page 1)

The Summit Development Update

The Summit Development is underway on the 35-acre parcel located just north of the Metro District adjacent to Country Club Drive. Infrastructure work continues with the construction of new roads and curbing to make way for 66 home sites. The Aiden Group, developers of the project, expect the building of models to begin in February with remaining infrastructure to be completed by late spring 2022.



A Message from the Chief

Connecting your residential alarm system to Castle Pines Emergency Services is a resident's responsibility and a requirement of the CPHA covenants for the protection of your property, your neighbors, and the rest of the Village.

Emergency Services monitors and responds to all residential alarms in the Village, including fire, burglar, medical, panic, low temperature, low battery, and fire sprinkler systems.

Your monthly CPHA dues include alarm monitoring services and there is no additional charge from CPHA for this service. Even if the home is unoccupied, the homeowner is required to maintain their alarm system.

It is necessary that Emergency Services monitors and verifies that residents are connected to our alarm monitoring service. Failure to connect to the service may result in the matter being forwarded to the Compliance Coordinator which may result in fines and penalties for failure to comply with this requirement.

Emergency Services requires all residents test their alarm system once per year to confirm it is still functioning properly. Make sure to call our Dispatch Center before setting off your alarm.

If you are concerned that your alarm system is not connected to Emergency Services, please contact Dispatch at 303-688-6447.

Sincerely,

Matt Wortsman – Chief of Emergency Services



Important Evacuation Information

Many types of emergencies can cause you to have to evacuate. In some instances, you may have a day or two to prepare, while other situations might call for an immediate evacuation. Planning ahead is vital to making sure you can evacuate quickly and safely regardless of the circumstances.

- Formulate and practice an Emergency Plan with your family. Where will you meet in case of evacuation? Do your children or anyone needing assistance know to contact Emergency Services at 303-688-6447?

- Put together an emergency evacuation kit. This should include spare car keys, first aid kit, non-perishable food items, prescription medication, spare eyeglasses, flashlight/battery powered radio, extra batteries, etc.
- Make a video or take pictures of valuables and either make a written or voice record of each item.
- Determine where separated family members will meet. Contain your pets, especially cats since they will hide if they sense danger.
- Gather important documents and items you want to take with you. Medication, health insurance cards, purse/wallet, insurance cards, blank checks, pictures, family heirlooms, cell phones, toiletries, etc.
- Remove lace, nylon, or light material drapes and curtains, move overstuffed furniture away from windows. Keep windows closed.
- Connect hoses to outside spigots, lean a ladder on the opposite side of the house from the approaching fire. Place shovels, rakes, etc. near the ladder so firefighters can see them and use them if needed.

"Planning ahead is vital to making sure you can evacuate quickly and safely regardless of the circumstances."

When You Leave

- Leave your front door unlocked.
- Do not arm your security system.
- Tie a white towel to your front door so we know you have evacuated.
- Follow directions of Emergency Personnel.
- Monitor local news.
- Notify your insurance agent as soon as possible.

Castle Pines Homes Association & Emergency Services

688 W. Happy Canyon Road, Castle Rock, CO 80108
Office hours: Monday – Friday, 8 am to 5 pm
www.thevillagecastlepines.com

CAPLE PINES HOMES ASSOCIATION (CPHA)

303-814-1345

Mark Larson, *General Manager*

Margie Cheatum, *Accountant*

Linda Matthews, *Executive Assistant/DRC Administrator*

Kevin Olsen, *Compliance Coordinator*

Brianna Richmeier, *Administrative Assistant*

EMERGENCY SERVICES (ES)

303-688-6446

Matt Wortsman, *Chief of ES*

Steve Camino, *ES Administrator*

CPHA BOARD OF DIRECTORS

Doug Cooper, *President*

Chuck Skinner, *Vice President*

Frank Jacobsen, *Treasurer*

Wendy Ingraham, *Secretary*

Al Notary, *Assistant Treasurer*



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THE VILLAGE REPORTER

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Area News - *Linda Battin, Maureen Kowalsky*
Ask the DRC - *Linda Matthews*
Events & Activities - *Joyce Paloma*
Parks & Recreation - *Wendy Ingraham*
Wildlife - *Cynthia Kristensen*
Metro District - *Sue Mantz*
CPHA - *Linda Matthews, Mark Larson*
Emergency Services - *Matt Wortsman, Steve Camino*
Real Estate - *Rosemary Nigh*
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villagereporter@thevillagecastlepines.com

If you are new to the Village, call or email Susan Clifford for the Welcome Packet:
303-660-6323 or sc Clifford@estreet.com

Please note: CPHA permission is required by the General Manager of the Homes Association for any professional/commercial filming or photography on CPHA-owned property or at CPHA-funded events/activities.

For more Village news, sign up for weekly email: Brianna@thevillagecastlepines.com



Wildlife and a Beautiful Landscape: You Can Have Both!

Village gardeners and landscapers confront the challenge of how to create an attractive landscape that won't be eaten by the deer and rabbits but will attract hummingbirds, songbirds and bees. We are challenged by poor soil, dry conditions, water conservation and dramatic weather swings. Wildlife is important to Village residents, but we don't want deer to eat our decorative plants, turkeys to disturb our yards and become demanding about being fed or bears to eat our bird food and approach homes in search of more. Bird feeders can be a source of communicable diseases between birds, such as finch conjunctivitis or salmonella. The solution is not as difficult as you may think.

Native plants evolved to endure and even thrive in this environment, including the presence of deer and rabbits. No plant is completely deer-resistant, but many native plants are less attractive to deer. Many birds are best adapted to the nectar, seeds and even the insect residents



Wild geraniums in bloom.

of native plants. The non-natives may not support the insects, including caterpillars, butterflies and moths, that provide critical protein required for survival by baby birds and fledglings. While birds will eat the fruits and seeds of non-native plants, by doing so they can disperse the seeds of undesirable invasive plants which out-compete native plants. Fruit-bearing plants, such as serviceberries, can be planted away from the house so bears forage at a distance. In winter, bird feeders with shelled sunflower seeds will create less mess on the ground, avoiding attracting Wild Turkeys and rodents.

According to the CSU Extension Service, native plant species are generally the best plant materials for landscaping in fire defensible space. For more information search "Denver Audubon native plants for birds", "CSU deer resistant plants" and "CSU fire-resistant landscaping".