

Dear Friends and Neighbors

A special meeting of the Board of Directors was held on Oct. 24th at which the Board voted to approve new Firewise Requirements that were recommended by the Firewise Committee. They were designed to be reasonable and easily understandable while, at the same time, meaningful.

As we all know both our proximity to the National Forest and our high desert climate pose a significant wildfire threat. This especially being the case in the spring and early summer; before the monsoons arrive. This is why the procedure calls for property owners to be notified of any violations after the spring inspection in March and April.

It has been argued that if we choose to live here we should have enough fire insurance to rebuild or repair our homes should they fall victim to a wildfire and, therefore, firewise requirements should be voluntary and not mandatory. Everyone is entitled to their opinion, however, it should be pointed out that as good neighbors we still have a responsibility to do everything reasonable to keep fires from spreading from our property to the homes and properties of others should a wildfire occur.

The Association first responsibility is to protect our property values. Regardless of individual insurance a fire that spreads from one property to another creates an environment that takes years to return to normal and has a direct impact on community property values. It should, therefore, be incumbent on the Association to enact reasonable requirements to lessen the likelihood of such an occurrence.

This past year the Firewise Committee gained over 90 percent compliance from existing homeowners and approximately 60 percent from unimproved lot owners. It is not fair to those owners, who have made the necessary effort and expense to firewise their properties to let those who have not continue to not do so.

The Committee recognizes that these requirements, regardless of their reasonableness, can result in a financial burden on some. Our Firewise Chairman, John Foucher, has recently, through a great deal of effort on his part and the overall cooperation of the community members, managed to recertify us as a Firewise Community. As a result we are in a much better position to obtain federal grant money that can significantly offset the costs associated with compliance. Additionally imposing fines for non-compliance is the last thing the Association wants to do and with that in mind the Committee will work with homeowners and will provide any assistance they can in their efforts to firewise their property.

Sincerely;

Pete Eggers
President K.E.O.A. Board of Directors

FIREWISE REQUIRMENTS

KINGSWOOD ESTATES UNITS III, IV and V

Effective: December 15, 2018

The Wildland Fire Risk and Hazard Assessment Report (2006 and updated in 2016) designated the Kingswood Estates Subdivision as a **high fire hazard area**.

The Firewise Committee in an effort to assist residents and secure compliance will conduct bi-annual (March/April and September/October) Firewise Assessments of all improved and unimproved properties in Kingswood Estates Units III, IV, and V. These assessments will be done to determine the degree of compliance to the following Firewise Requirements. Questions regarding these requirements should be addressed to the Chairperson of the KEOA Firewise Committee through our public website <http://www.kingswoodestates.org>. **The Firewise Committee will work with you to resolve any situations that are unique to your property.**

For non-compliance violations, based on the assessments conducted in March/April (prior to fire season), the property owner will be notified in writing detailing the violations. The property owner will be given 30 days to address the violation(s) or respond with a plan to do so. Property owners who fail to do so will be subject to the KEOA Compliance Policies and Procedures that are posted on our public website <http://www.kingswoodestates.org>.

FIREWISE REQUIREMENTS FOR IMPROVED LOTS

- The homeowner is responsible for the firewise maintenance of their property at least annually and in accordance with these requirements as established by the KEOA Board of Directors.
- Use the irrigation system to keep the landscaping green so as to reduce the fire risk. This area is defined as any area within 10 feet from any structure.
- Remove dead and diseased vegetation such as trees, shrubs and bushes from the lots.
- Remove pine needles and pine cones that are in close proximity (10 feet) from any structure (pine needles should be taken down to the black decomposition layer).
- Remove dead leaves, pine needles from roof and rain gutters.
- Remove branches that hang over the roof and 10 feet over any chimney.
- Trim trees around the home that have grown against or under the eaves.
- Do not store combustible fuels such as woodpiles or other items that could easily catch fire under decks or within 30 feet of any structure whenever possible.
- Prune plants and bushes around windows.
- Cut or mow annual grasses/weeds to than 4 inches or less.
- Keep tree canopies separated (by 10 feet where possible) to prevent crown fires and remove ladder fuels from under the base of trees (grass weeds and brush) to reduce the ability for ground fire to spread into trees.

FIREWISE REQUIREMENTS UNIMPROVED PROPERTIES

- Unimproved lot owners are responsible for the firewise maintenance of their properties at least annually and in accordance with these requirements as established by the K.E.O.A. Board of Directors.
- Remove dead and diseased vegetation such as trees, shrubs and bushes from the lots.
- Cut or mow annual grasses and weeds to a height of 4 inches or less. This includes cutting the street side(s).
- Remove pine needles, pinecones that are greater than 3 inches high. This will reduce ground fire spreading. Pine needles, pinecones and leaves should be removed just exposing the underlying darker decomposed material.
- Keep canopy separation between trees (10 feet where possible) to prevent crown fires and cut dead or dying tree branches and limbs at least 6 feet from the ground.
- Remove necessary scrub oak bushes and other brush in high-density areas so as to create breaks in the continuity of potential fuels.
- Remove ladder fuels from under the base of trees (grass weeds, bushes and brush) to reduce the ability for ground fire to spread into trees.

ALL PROPERTY OWNERS

STREET SIDE SAFETY MAINTENANCE

- The eight feet distance from the street edge along the front of our properties is potentially a high fire risk area. This risk can be greatly reduced and can keep that area attractive by removing dead grass, pine needles, pine cones, leaves, cutting annual grasses, pruning bushes and branches. This requires the ongoing maintenance that most property owners already do.
- Property owners are also responsible for keeping tree branches and brush on the street edge trimmed to a height of at least fourteen feet to assure easy passage of large trucks or fire vehicles on our streets,

Please refer to:

These requirements are considered to be a minimum for KEOA property owners, however, please consult the **Prescott Fire Department Vegetation Management Plan Requirements for Compliance** listed on the KEOA website: <http://www.kingswoodestates.org> for a more comprehensive listing of what they consider to be responsible firewise practices.

Prescott Criteria for Chipper Service on the KEOA website: <http://www.kingswoodestates.org>

PAWUIC's (Prescott Area Wildland Urban Interface Commission) list of recommended contractors