

**Colorado Timber Ridge Ranch Homeowners Association
Community Assessment
November 2023**



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Location:

Colorado Timber Ridge Ranch is a rural residential subdivision in Archuleta County, Colorado. It is situated approximately 6 miles southwest of downtown Pagosa Springs. The center of the subdivision is located at 37° 14' 43" N and 107° 03' 27" W.

The community is within the Pagosa Fire Protection District boundaries. Adjacent lands are privately owned parcels in rural residential subdivisions.

Maps are included in the Appendix.

Environment and Vegetation:

The subdivision elevations range between 7300 and 7700 feet. The climate is semi-arid, typically with seasonal monsoons in mid-summer. The nearby Continental Divide and San Juan Mountain range encourage above average precipitation compared to the rest of the Four Corners area. The past twenty year cycle has trended considerably hotter and drier than previously recorded in this area.

The majority of the subdivision is ponderosa with Gambel oak understory. There are also steep, north facing slopes with dense, stunted Douglas fir. Rocky Mountain Juniper is scattered throughout the area. This area was clearcut between 1880 and about 1910. The current forested areas are mostly single age, second growth trees. In most cases, the trees are overcrowded and stunted. The ponderosa sections have excessive ladder fuels comprised of Gambel oak and juniper.

There are also significant areas of grassy mountain meadows and old pasture.

Fire History and Risk:

The ponderosa/Gambel oak forested areas around Pagosa Springs are considered a frequent fire forest system. Prior to European intervention, the forests saw wildfires on five to fifteen year intervals. These were usually low intensity fires that burned back ladder fuels and thinned ponderosa stands.

The subdivision area has not seen a significant fire in over 130 years leading to excessive tree density and ladder fuels.

Significant Archuleta County Wildfires Over Twenty Two-Year Period (2002-2023)		
Date	Fire Name	Size (acres)
2002	Missionary Ridge	73,000
2003	Bolt Fire	2,160
2003	Devil Creek Fire	234
2012	Little Sand Fire	24,500
2013	West Fork Fire (cross-county fire)	58,600
2017	Eight Four Two Fire	1,000
2018	Spruce Fire (close vicinity to ECR)	10
2018	Horse Fire	700
2022	Plumtaw Fire	735
2023	Chris Mountain Fire	511
2023	Coal Mine Fire	286
2023	Quartz Ridge Fire	2,850
2023	Bear Creek Fire	1,093

Maps showing Fire Intensity and Wildland Urban Interface (WUI) Risk are included in the Appendix.

The Community:

Colorado Timber Ridge has 224 lots ranging in size from 3 acres to 35 acres. 144 lots have structures on them. The majority of the population is retired with an average of two residents per residence. Approximately 50% of the residents are part timers. The majority of the lots are in the 3 to 5 acre range. Total acreage of the subdivision is 1132 acres.

The developed lots have homes of diverse construction. Wood siding, stucco and log are common. All roofs are Class A fire rated, predominantly metal roofs with some composite shingle covered structures. Many of the homes have had Defensible Space work done. Significant numbers have not and combustible landscaping within 5 feet of structures has been observed. Most, but not all, homes have reflective house numbers at the driveway where they are clearly visible for first responders.

There are 157 acres of common property (greenbelts) in Timber Ridge. They are maintained by the Colorado Timber Ridge Metropolitan District. Fuels treatments have been performed on some sections of greenbelt.

All roads in the subdivision are County roads that are maintained by the Metro District. Roads in the community are paved and 24 feet wide. All cul-de-sacs have adequate turn-arounds. There are multiple roads in and out of the community and unpaved emergency exits. Reflective street signs are at all intersections.

La Plata Electric Association supplies electricity to all lots. Pagosa Area Water and Sanitation District supplies municipal water and sewer to all lots. There are 34 fire hydrants interspersed throughout the subdivision.

Resources:

Colorado Timber Ridge is within the Pagosa Fire Protection District (PFPD). The District has 18 paid staff and approximately 40 volunteers. They have 7 engines. The closest station is Station One, which is staffed 24/7 and is one mile from the subdivision.

The Archuleta County Sheriff has authority over wildfires in the County. The Office of Emergency Management, a department of the Sheriff's Office has 3 full time staff and 3 seasonal firefighters. They have two engines.

All local fire-fighting agencies have Intergovernmental Agreements that allow them to assist each other when needed.

Values at risk:

- Lives, both human and animal (cats, dogs, horses, etc.)
- Residential structures
- Infrastructure (electricity, water, phone, roads, etc.)
- Views
- Lifestyle

Action Plan:

- 1) We will continue to educate new and existing property owners of the importance of fire mitigation.
- 2) We will continue to send out to all property owners periodic fire mitigation information, and when available education sessions.
- 3) We will continue to address fire mitigation related topics at each Board meeting and at our Annual Meeting.
- 4) Common Area fire mitigation will continue as necessary.
- 5) Individual homeowners will be encouraged to get assessments of their lots and to conduct appropriate fire mitigation as suggested by Wildfire Adapted Partnership (WAP) or other qualified agencies.

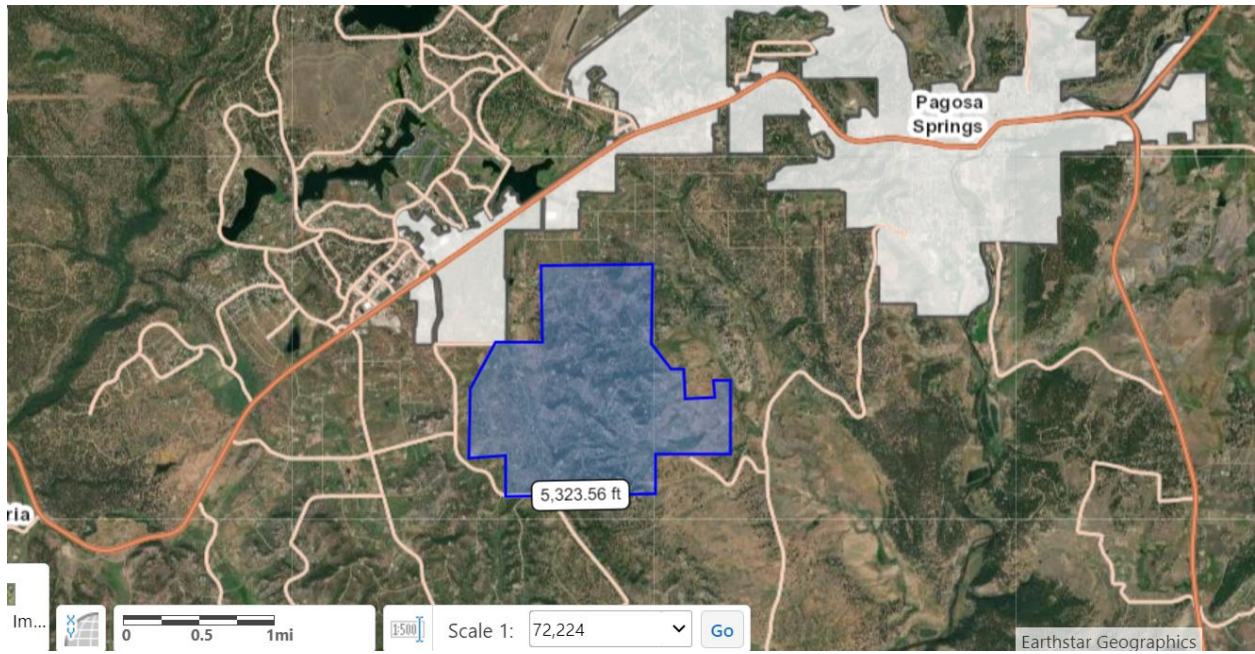
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Colorado Timber Ridge Boundary Map



Fire Intensity Map



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

CTR Fire Intensity Scale

Quantifies the potential fire intensity by orders of magnitude.

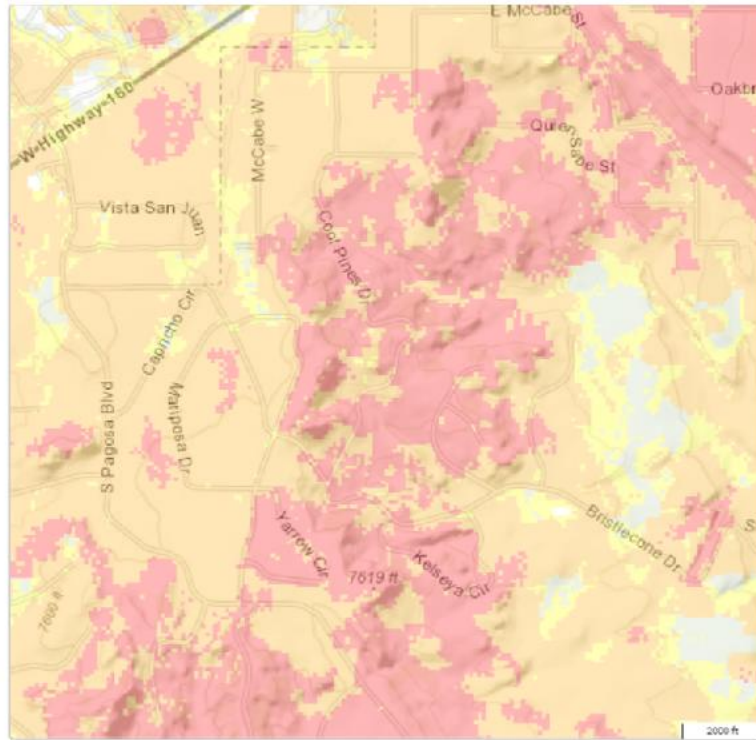
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Fire Intensity Scale

-  Lowest Intensity
-  Low
-  Moderate
-  High
-  Highest Intensity

Vegetation Map



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

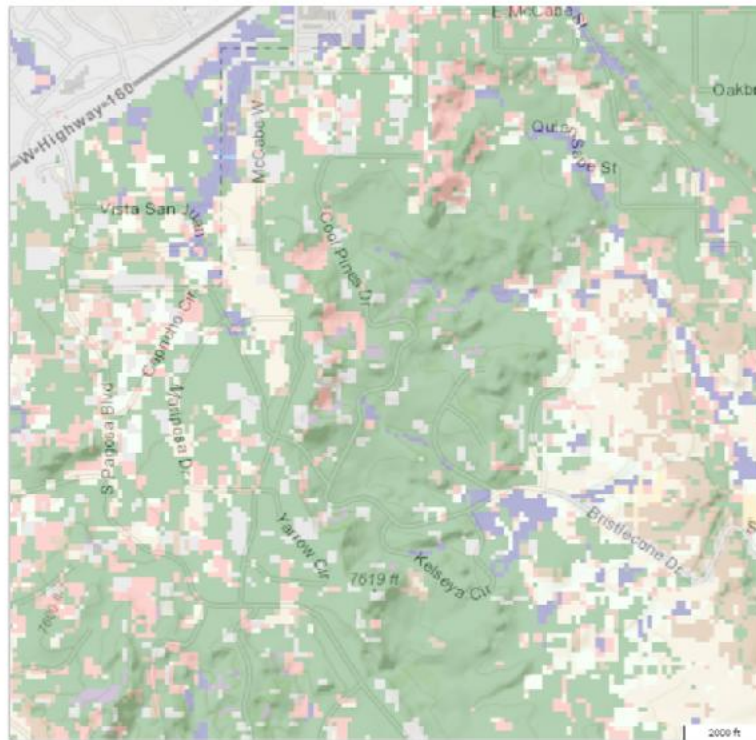
CTR Vegetation

General vegetation and landcover types.

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Vegetation

- Agriculture
- Grassland
- Lodgepole Pine
- Mixed Conifer
- Oak Shrubland
- Open Water
- Pinyon-Juniper
- Ponderosa Pine
- Riparian
- Shrubland
- Spruce-Fir
- Developed
- Sparsely Vegetated
- Hardwood
- Conifer-Hardwood
- Conifer
- Barren

Wildland Urban Interface Risk



Colorado Wildfire Risk Viewer

<https://co-pub.coloradoforestatlas.org>

CTR Wildland Urban Interface Risk

A measure of the potential impact on people and their homes from wildfire.

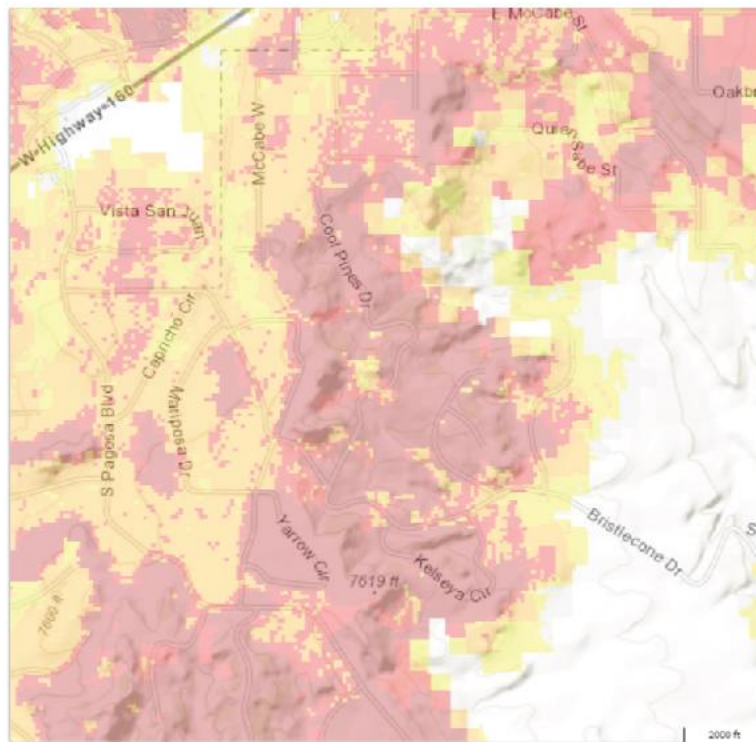
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Wildland Urban Interface Risk

-  Lowest Risk
-  Low Risk
-  Moderate Risk
-  High Risk
-  Highest Risk

