

PILOT HILL ESTATES COMMUNITY NEWSLETTER

JULY 2023

MARK YOUR CALENDAR FOR UPCOMING EVENTS –

July 13 (Thursday): Monthly Board/Homeowner Meeting @ 6:30pm Holiday Community Room

Agenda includes: Board member updates including the road maintenance project, fire prevention plans, and preview of the new PHEHA website.

Pilot Hill Estates Fire Prevention - As a community, we can work together to help mitigate potential fire dangers by clearing brush and trees along the roads and at the pond.

Do YOU have a passion for fire prevention within the Pilot Hill Estates community? There are a few places throughout PHE where the shared HOA easement space needs weed eating done. While there is not a specific date for this work to be completed, for obvious reasons, the sooner the better. Any equipment used would need to fall in to the [wildfire resilience equipment use guidelines](#) to prevent any chance of fire including tools that use plastic blades or string and spark arrestors.

The Board is looking in to getting a licensed contractor to take care of it but if there are members of our community that are willing to volunteer their time & equipment that's more \$\$\$ that will be allocated to the road work that will be done (also in the works).

If you're interested, please send an email to Pheha.board@hotmail.com and details will be provided.

WILD FIRE PREPAREDNESS - ACTIONS TO GET YOU STARTED

CREATE DEFENSIBLE SPACE

- Create and maintain the required 100 feet of Defensible Space; cut or mow annual grass down to maximum height of four inches; ensure all combustible materials are located 30 feet away from your home.

HARDEN YOUR HOME

- Create and maintain the required 100 feet of Defensible Space; cut or mow annual grass down to maximum height of four inches; ensure all combustible materials are located 30 feet away from your home.

There are a number of things that we, as a community, can do to minimize the risk of wildfires in our area:

- **Keep a cell phone nearby and call 911 immediately in case of fire.**
- **Refrain from recreational shooting.** The heat of spent bullets on dry grass, bullets that ricochet off of rocks, and the heat of a bullet imbedded in a target (including, but not limited to, hay bales) are all potential fire starters.
- It's important to keep **clearance along the road, in the event of a fire, so that fire trucks would have the ability to enter and defend our neighborhood.** It's the responsibility of the homeowner to keep their ROW cleared of brush and weeds.
- **Metal blades striking rocks can create sparks and start fires.** Keep a water source nearby at all times if you have to use a mower.
- In wildland areas, **spark arresters are required on all portable gasoline-powered equipment.** This includes tractors, harvesters, chainsaws, weed-eaters and mowers.
- In wildland areas, **grinding and welding operations require a permit and 10 feet of clearance.** Keep a shovel and a fire extinguisher ready to use.
- **Don't drive your vehicle onto dry grass or brush.** Hot exhaust pipes and mufflers can start fires that you won't even see – until it's too late!

The 2023 Annual meeting was held Saturday, June 3 at the Pond. Here are some high-level notes. Full minutes with handouts are available on the website phehablog.com.

Cal Fire Presentation –

- 4291 Defensible Space Evaluations – you can get the details of this inspection and request a real estate defensible space inspection by visiting the CalFire website: fire.ca.gov/dspace.
- To buy or sell your home you're required to have this evaluation on file
- Pilot Hill Cal Fire will be open no later than July 1 / Garden Valley Cal Fire is always open

Officer and Chair Reports

Treasurer Report – Janis Bellows: The 2023 Balance Sheet, P&L Statement through 5/31, and Annual Budget were distributed to attendees. These documents can also be found on the Pilot Hill Estates website.

Secretary – Cindy McNamara: Email Communications – the Board is going to use email as another means of communicating with the community. Please email pheha.board@hotmail.com to join the mailing list.

Pond and Dam – Chris Campbell: In **January**, the dam and spillway performed well during atmospheric river events and no evidence of seepage. The spillway channel was cleared of debris upstream of Carter property and the large pine on spillway channel bank that fell onto Bakewell property, tree was bucked up and stump was left in place on following storm flows. In **March**, the water rights report was submitted. A large pine that fell on the dam spillway was cleared but a second leaning pine tree still needs to be removed. Cattails were removed from the spillway. Pilot Creek Ranch cleared the dam face of scrubby oaks on dam face and the dam inspection was completed and passed. The last remaining cattails from the spillway entrance need to be removed and as well as the cattails along the dam interior (likely burn them in the winter when desiccated). In **May**, Pilot Creek Ranch grazed off the entire circumference of the pond. **Future plans include**: Install repaired water level gage; burn the slash pile at the pond in the winter, remove leaner pine, muck out spillway, and possibly burn cattails too; continue grazing 2 times per year.

Road Chair – Maureen Houston: Maureen presented multiple bids for both asphalt and chipseal road work that from multiple companies. Attendees discussed all options presented and voted to go with the chipseal. Discussion also took place regarding options to raise the additional funds to pay for the road work which may include a one-time assessment from all property owners (amount/payment TBD).

New Business

- We are planning on building out a new website that may include an electronic payment process for quarterly dues.
- The homeowner located near the pond entrance is putting up a fence to deter individuals from using his driveway. The group agreed that a sign should go up letting people know that there's no turn around/private road.
- Fall 2023 & 2024 Fire Prevention Planning – a calendar with predetermined dates scheduled and a project plan will be created for each of those dates. This will allow individuals that are not available on the scheduled date to work on the area when they are available.

2023 – 2024 Board Members

President- Tami Dragila
Vice President – Boshion Crandall
Secretary – Cindy McNamara
Treasurer- Janis Bellows
Pond Chair- Chris Campbell
Road Chair- Maureen Houston

You can find community news, meeting minutes, financial statements, etc. on our website phehablog.com

Join our private Facebook Page to connect with others in the community

Contact Us: Pheha.board@hotmail.com

Pilot Hill Estates Homeowners Association/P.O. Box 313 Pilot Hill, CA 95664