

## ELDORADO COMMUNITY IMPROVEMENT ASSOCIATION

POLICY TITLE: ECIA POLICY FOR MANAGEMENT PRIORITIES FOR THE  
ELDORADO FLOODPLAIN EASEMENTS (GREENBELTS)

BOARD POLICY NUMBER: \_\_\_\_\_

DATE OF POLICY: \_\_\_\_\_

The Eldorado "Greenbelts" are floodplain easements. Management goals for the Greenbelts are to protect, maintain and enhance their functions as floodplains while conserving their values including wildlife habitat and preservation of the natural viewscape.

The Greenbelts' capacity for retaining floodwater is critically important for adjacent and down-slope properties. Therefore, management priorities for the Greenbelts are to preserve them from damage resulting from clearing, grading or dumping of earth, waste material, etc.

Notwithstanding these priorities, wildfire risk within Eldorado is a factor influencing the management of the subdivision's common areas, including the Greenbelts.

There are over three times as many acres of private property within the subdivision as there are acres of greenbelts and private property is where wildfire risk mitigation efforts should be focused.

The Board strongly recommends that concerned residents avail themselves of the information resources provided by the Santa Fe County Wildland Fire Division, regarding the development and maintenance of "defensible space" around their homes and other buildings.

Over time, dead vegetation may accumulate in specific locations within the Greenbelts.

In order to reduce the risk of serious wildfire occurring within the Greenbelts, when an Eldorado resident who is a Member in Good Standing identifies an area with a perceived fuel accumulation hazard, they may report it for action to the ECIA Property Management contractor's (HOAMCO) administrative office.

The Property Management contractor's maintenance staff shall apply the Standard Operating Procedure (attached and herein incorporated by reference) for identifying and removing hazardous fuel accumulations from the Greenbelts.

This Policy was adopted by the Board on \_\_\_\_\_ and shall become effective on the date below.

\_\_\_\_\_  
Carol Sanguinetti, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jonathan McLaughlin, Secretary

\_\_\_\_\_  
Date

STANDARD OPERATING PROCEDURE FOR:  
MANAGING REPORTED HAZARDOUS FUEL ACCUMULATIONS IN THE  
ELDORADO GREENBELTS AND COMMON AREAS

When an Eldorado resident reports a possible hazardous fuel accumulation in the Greenbelts or Common areas, the following procedure is to be applied before removing dead trees or other vegetation from the site.

Woody/brushy habitat is not considered as a hazardous fuel accumulation in the Greenbelts, subject to wildfire risk management activities.

Therefore, when action is taken, there is to be

- No removal of standing dead trees or bushes
- No removal of stumps from when the ranchers pulled up the Junipers
- No removal of partially buried logs
- Only dead brush **piled** on the ground is to be removed.