

CHEATGRASS AND WILDFIRE

Cheatgrass (*Bromus tectorum*), also known as downy brome, is an annual plant native to Eurasia. This aggressive, invasive weed was originally introduced into North America through soils brought by oceangoing vessels and is now a dominant species in the Intermountain West *[including here in Sand Creek]*.



Cheatgrass is highly flammable and therefore a concern for landowners. Clear this grass from within the area 30 feet immediately surrounding your structures. Cheatgrass can act as a ladder fuel to ignite larger fuels; these can, in turn, throw burning embers and pose an even larger threat.

During years of high precipitation, this grass can produce more than 10,000 plants per square yard. Cheatgrass turns brown and dies by early summer leaving behind thick, continuous dry fuels and creating extreme wildfire hazards. Though several components can affect flame length and fire spread, a typical cheatgrass fire on flat terrain with wind speeds of 20 miles per hour may generate flame lengths up to eight feet in height; the fire can travel more than four miles per hour.

Cheatgrass can be removed by hand pulling or mechanical techniques (i.e., a lawn mower, weed whacker, disking); **remove the grass before it has time to mature, produce seed, and cure (turn brown and die).**

- Colorado State University Extension

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SERVICE PROVIDERS HAVE PAID TO ADVERTISE IN OUR NEWSLETTER, AND THIS HELPS TO OFFSET OUR PUBLISHING COSTS. WHILE NOT AN ENDORSEMENT, WE PROVIDE THIS INFORMATION AS A SERVICE TO LANDOWNERS DUE TO THE DIFFICULTY OF FINDING PROVIDERS THAT WILL COME TO THE SCP AREA.

PLEASE THANK THEM FOR SERVICING SAND CREEK AND SPENDING THEIR ADVERTISING DOLLARS WITH US!

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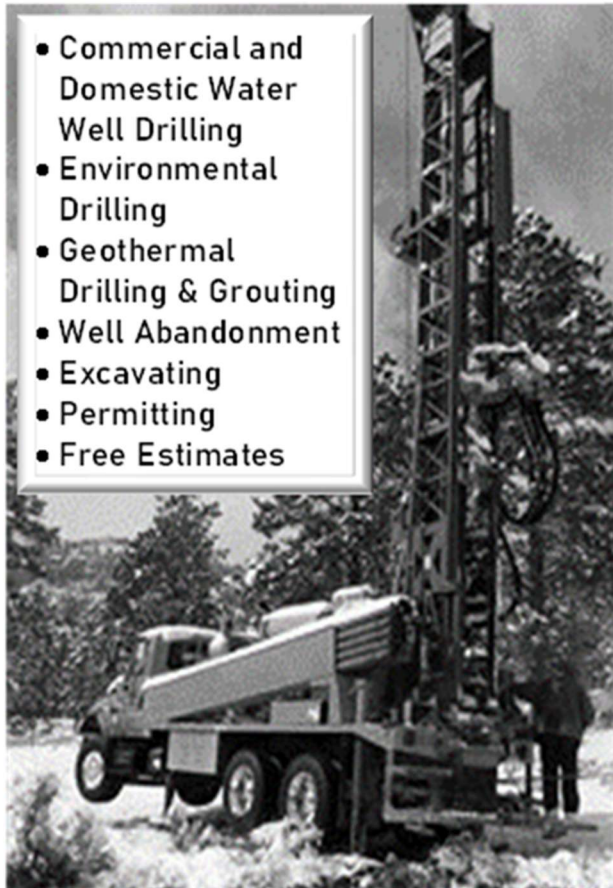
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Kathy Mahaffey comes from a Farming Background since childhood in Fremont County, Wyoming. Her Grandparents immigrated from Germany to Scottsbluff Nebr, (raising sugar beets) then Loveland CO, later, Torrington Wyo and finally homesteading in the Missouri Valley (Between Shoshoni and Riverton).

I am an Independent Small Business. I have a Broker's License in Colorado and Wyoming. For almost 4 decades, 25 of those years I was affiliated with RE/MAX. I can say that I do have experience in Single Family, Income Producing Properties as well as Land, Farm and Ranches.

My Oldest Sister introduced us to Sand Creek. She was an original owner from the 70's. She sold...We bought!! We now have our 40 acres and have a little cabin! Proud to say she is now with The House of Representatives in Utah. Giving Back

I do have several designations through my Real Estate Career which means that I believe in Education. I am currently a candidate for My ALC Designation. This means a lot. Only 1% of the Brokers across the nation receive this. Part of this is Education, a Million Dollars in Land Sales, Letters and then Going before a Board in Chicago. This usually takes years. I am pleased to say that it has not taken me that long. I am in a waiting state at this time.

You are welcome to call me at any time if you are looking to Sell or Purchase property anywhere in Colorado or Wyo. I have sold several parcels in Sand Creek. I take my profession seriously and will do my best. I belong to several Multiple Listing Services including Laramie Wy, Cheyenne WY, Fort Collins-Denver CO. NAR,CAR,WAR. I am a REALTOR. I have a Code of Ethics. Respectfully, Kathy



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SCP ROAD USAGE BY ATV's, UTV's, AND SIDE-BY-SIDES

Spring means it is time to pull out all the toys including the beloved ATV's, UTV's, and Side-by-Sides! A few things to remember as you dust them off for the season:

- ▶ **Almost every road in SCP traverses a landowner's private property. We have the right to use the roads via our easements, but remember you are actually driving across their private property.**
- ▶ **Your neighbors might have differing intentions for their time in Sand Creek. For some it's enjoying the quiet and tranquility or watching the wildlife which can conflict with loud or fast road usage.**

Keeping the speed, noise, and dust to a minimum is the neighborly thing to do!

**** PLEASE BE CONSIDERATE OF YOUR NEIGHBORS AND FELLOW LANDOWNERS
BY KEEPING YOUR SPEED LOW WHILE IN SAND CREEK ****

