



Lockett Ranches Fire District

<https://firedistrict.lockett ranches.com>

November 2024

To all our Lockett Ranches owners and neighbors –

Below are some topics your Fire District Board of Directors think will be of interest to all Lockett Ranches owners. If you have any questions or comments about these topics or any other issue facing the Fire District, please contact the board at contact@lockett ranches.com.

Feel free to share this information with your neighbors who might not be on our distribution list. They can be added to that list by sending an email to the Fire District Board at the above email address.

Progress is being made on Forest Thinning in Lockett Ranches

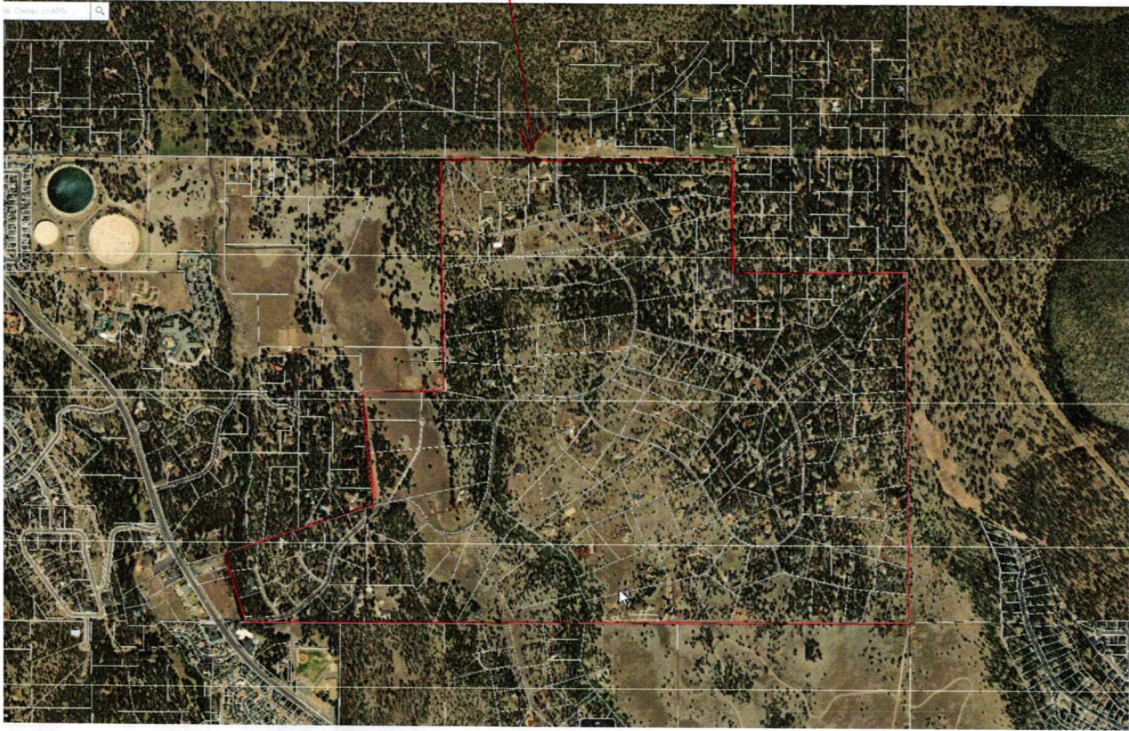
In the April 2024 newsletter, an aerial photo was included showing the contrast between public lands surrounding Lockett Ranches that had been thinned of trees and more densely treed areas within Lockett. I am including that photo again below along with a map showing where owners have had lot reviews carried out (orange or uncolored) and where subsequent forest treatments have been completed (green).

From a Firewise perspective, the response by LR owners to take action to reduce fire risks for their properties and the community by thinning trees and reducing fuels loads has been very encouraging. During 2024, owners treated 18.7 acres within 9 lots and spent \$76,033 of which 66.5% (\$50,726) was reimbursed with grants from the Healthy Forests Grant Program sponsored by the Arizona Department of Forestry and Fire Management. This amount is about 20% of all the grant money available in the Flagstaff area for forest treatments on private land! Combined with the \$6300 the Lockett Ranches Owners Association spent on the spring cleanup, our community investment in reducing fire risk during 2024 is over \$82,000 and this amount doesn't include the money spent by owners cleaning up their properties that we don't know about.

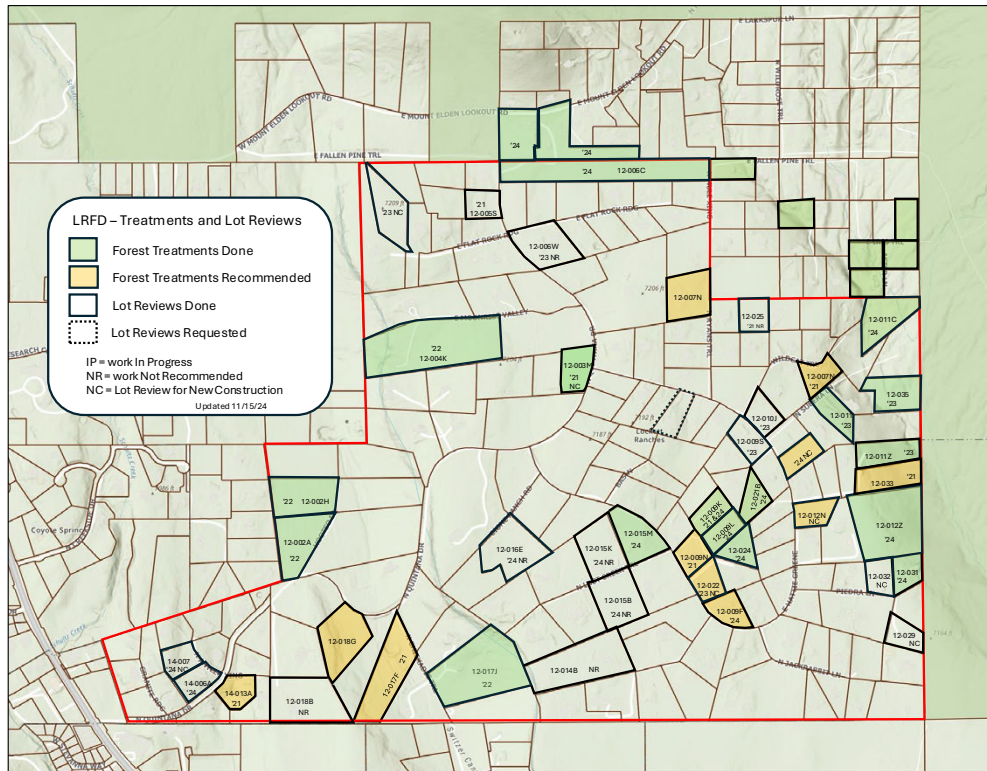
As shown in the following table, the spend this year on forest treatments within Lockett represents a significant increase over previous years.

Forest Treatments by Owners in Lockett Ranches - 2022-2024				
Year	Acres Treated	Total Spent	Total Reimbursed via Grants	% Reimbursed
2022	13.0	\$29,096	\$20,900	71.8%
2023	4.3	\$13,360	\$10,062	75.3%
2024	18.7	\$76,300	\$50,727	66.5%
Program Totals	36.0	\$118,756	\$81,689	68.8%

Owners are to be congratulated on their efforts to reduce fuel loads on their properties and invest in treatments that lower fire risks for the entire community! We are also grateful to the City of Flagstaff Fire Department for coordinating the program that allows free Firewise lot reviews to be carried out and grant money administered to help defray the costs for these treatments.



Aerial photo of Lockett Ranches courtesy Google. The Fire District is outlined in red. Note the sharp contrast in tree densities between treated public lands and less treated private lands within LR and the Mount Elden Estates area.



Lot reviews (orange) and Forest Treatments (green) carried out within the Lockett Ranches Fire District. The year of the treatment is shown also. No color represents lots where no treatment was recommended (NR) or the recommendations of the lot review are unknown.

Forest Treatments that reduce fire risks typically don't alter the character of a property

Gabrielle Billingsly has a property in the densely treed area of Lockett Ranches that recently had some thinning done where over 60 trees were removed. As the pictures below show, these treatments didn't change the overall character of the property but did lower fire risk to the home and will lead to improved forest health for the remaining trees. Gabrielle has offered to show anyone around her property who might like to look at what was done. She can be reached by sending a text message to 703-380-7501.



BEFORE FOREST TREATMENT ▲

930 E. HATTIE GREENE

▼ AFTER FOREST TREATMENT



There is More Work to Do

While progress has been made, there is more work to be done to lower fire risk for the community.

We won't know until next spring, but hopefully there will still be grant money available to help defray the costs of forest treatments. Now is the time to start planning for future treatments. The first step would be to get a free Firewise lot review. If it turns out that your lot could benefit from treatment (not all do need this), trees would be marked. Then the next step would be to get 3 quotes for the work, choose the best quote and get the work scheduled. Once the work is done, receipts would be submitted for reimbursement. That reimbursement is typically close to 70% of the total cost.

Procedures and forms are now posted on the Fire District website for anyone wanting to get their free lot review for possible thinning next year under the Firewise tab. Details of the 2023-2024 grant program and how it works are also posted on the website under the Firewise tab.

Firewise Renewal Achieved November 22, 2024

Thanks to the Owners Association for their continued support of the Spring Cleanup and to owners for carrying out treatments on their lots, we have again met the minimum community investment needed to renew our participation in Firewise USA. This is Lockett Ranches 19th year as a Firewise Community.

Firewise Brochures attached

The National Fire Protection Association (sponsors of the Firewise USA program) recently sent us some brochures on how to reduce fire risk around your property. I am including these at the bottom of the newsletter for your review and use. We also have a few more copies of a large folding poster with some of the same information, in case that would be of use. Send me an email if you'd like a copy of the poster.

Homeowners Insurance Issues Continue for Owners Living in Lockett Ranches

I mentioned in the April newsletter that we routinely help owners at Homeowners Insurance renewal time with documentation verifying there is fire protection in place for their properties. Please review that newsletter for an explanation about the 5-year intergovernmental agreement (IGA) that the Fire District has with the City of Flagstaff and how you as an owner pay for that contract. We are in year 4 of this contract now.

Homeowners Insurance is becoming more expensive and for some harder to obtain. It is not uncommon for premiums to double or even triple at renewal time. In some cases, insurance companies have been cancelling policies in our area and refusing to write new policies or requiring forest treatments as a condition of issuing or renewing a policy. We expect these trends to continue, so being proactive at reducing fire risks to your property via forest treatment is in all our interest and will raise the odds that insurance is obtainable and affordable in the future.

John Noll

Lockett Ranches Fire District Chairperson - jhnoll76@gmail.com

on behalf of the Fire District Board of Directors: David Weeks, Steve Vargas, Jim Schmelzle and Lottie Herkenhoff.

You can contact your Board at contact@locketttranches.com.