

## 2026 TCE Fire Mitigation Grant Program

### Objective:

The objective of this program is to encourage and provide an incentive to homeowners to create and maintain a defensible space around their homes to prevent the spread of potential wildfires. This program is for the year 2026 only and starts on February 15. The program could be extended into future years depending on available funds and interest from the homeowners.

### Defensible Space:

Following the local fire department's and the National Fire Protection Association's (NFPA) recommendations for creating a defensible space there are 3 basic zones around a structure: Immediate 5 ft zone, Intermediate 30 ft zone, and then the remaining Extended 100 ft zone. Complete descriptions of the characteristics of the zones can be found on the Town of Blue river (TOBR) or NFPA websites.

<https://www.nfpa.org/education-and-research/wildfire/preparing-homes-for-wildfire>

<https://townofblueriver.colorado.gov/defensible-space-mitigation-grants>

### Grants (3 available):

#### 1. Summit County Wildfire Mitigation Grant:

When a homeowner completes the work listed on an approved grant application through Summit County and/or TOBR wildfire mitigation grant process, Timber Creek Estates HOA (TCE) will pay an additional 25% of the cost up to \$4,000. For example, an approved project costs the homeowner \$5,000, and summit county then reimburses the homeowner \$2500 (50%), the TCE HOA can also reimburse another \$1,250 (25%).

#### 2. TOBR Home Hardening Grant:

When a homeowner completes the work from an approved grant application through the TOBR home hardening grant process, Timber Creek Estates HOA (TCE) will reimburse an additional 20% of the total project cost up to \$1000 for any remaining portion that TOBR did not reimburse. For example, a homeowner completes a project for \$900 to add rock around their home, and TOBR reimburses them \$900, the TCE HOA would not provide any

additional funding; however, if the homeowner spent \$2000 to add rock around their home, and TOBR reimbursed them \$1000, then the TCE HOA will reimburse the homeowner \$400 (20%). To have a better chance of reimbursement due to the nature of a first come, first serve policy, it is recommended that homeowners submit a request using the [Architectural Work Request Form](#) (found on the HOA website) to the Architectural Review Committee to be approved prior to performing work.

### 3. TCE Only Grant:

If a homeowner has already completed work through the above grant processes in previous years or maybe never participated, but has discovered that fire mitigation work can be done subsequently, that wasn't included in the previous grants, then TCE will reimburse 20% of the total project cost up to \$1000. For example, it is possible that a tree could die later and need to be removed, or a tree may fall due to a storm and need to be removed. Or possibly the funds for Grants by TOBR may have been extinguished. Homeowners must submit a request using the [Architectural Work Request Form](#) (found on the HOA website) to the Architectural Review Committee to be approved prior to performing work. Work can be part of an overall landscaping plan, but reimbursement only applies to portions that pertain to wildfire mitigation. If using a contractor, you must submit a paid invoice reflecting the fire mitigation portions as separate line items.

### Process for Reimbursement for Above Grants:

1. For the Summit county grant program, the homeowner must provide a copy of the approved application, a copy of the final invoice from the contractor.
2. For the town or other government agency grants, the homeowner must provide a copy of the approved application and a copy of the paid invoice from the contractor or receipts for materials if the homeowner self-performs the work. The homeowner shall include before and after pictures. If applicable, also provide a copy of the approved TCE Architectural Work Request form. Reimbursement will occur after at least two members of the Architectural Review Committee members inspect the work for completion.
3. For TCE only grants, homeowners must provide receipts or invoices to be reimbursed, as well as a copy of the approved Architectural Work Request form. The homeowner shall include before and after pictures. Reimbursement will occur after at least two members of the Architectural Review Committee inspect the work for completion. The committee will verify with the town or government agency that

an approved grant wasn't completely reimbursed. Remember only item pertaining to fire mitigation will be reimbursed.

Limits of funds:

The HOA has limited the budget for this program to \$25000 in 2026, therefore, homeowners will be limited to the reimbursement maximums listed above, in addition it will be based on a first come first serve basis. Reimbursement applies only to one of the above grants in the same year, to avoid "double dipping".

Exclusions:

These grants are only for wildfire mitigation, and do not apply to weed whacking or mowing, which is considered regular maintenance, since it is required to be done 2 to 3 times a year to be in compliance with the latest HOA Architectural Requirements.

This grant program does not apply for invasive weed removal, which needs to be completed to conform to the latest HOA Architectural Requirements.