



## Offices take the lead in commercial leasing front



Photo by Vicky Dorvee

A for lease sign advertises the last office space available in Niwot Square on the corner of 2nd Avenue and Franklin Street.

By VICKY DORVEE  
Editorial@lhvc.com

According to the 2019 Colorado Business Economic Outlook, published annually by the CU Leeds School of Business, Boulder County's economy is robust and growing, outpacing state and national statistics. This fact reaffirms the tenor of upbeat local leasing experts.

The Niwot and Gunbarrel commercial leasing environment continues to be very strong. Being on the fringe of high-end Boulder proper, available office spaces don't sit unoccupied for long, while the restaurant scene is experiencing spasmodic growth, and specialty retail shops are not gaining ground.

### Office space — the inflow

Keith Burden of Burden Incorporated said he's noticed an influx of Boulder tenants to the Niwot area. Green Alpha Advisors, an asset management company recently relocated from Boulder to Niwot Square at 263 2nd Ave. and at the end of July, KL Realty will be replaced by another former Boulder-based company, Altitude Integrations, an IT solutions firm. Just one office space is left in that building, and Burden said activity has been good, so he's hopeful a tenant will sign on soon.

"We are getting a lot of interest from Boulder area office tenants who are finding Niwot attractive. Boulder is just getting crowded and

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## Front Range Community College unveils new facility

By ABIGAIL SCOTT  
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Front Range Community College, located in Longmont, is gearing up to open another branch in its Center for Integrated Manufacturing building (CIM). This facility and the degree programs conducted inside expand upon the college's existing curriculum with additional programs centered on automation, machining, and manufacturing.

This 27,000 square foot space provides the training ground to help Colorado residents fast-track workforce training that offers stable work and a great income. George Newman, the program's director, explains, "We have four programs here and, as far as we know, it's the only training and education center in Colorado that has four manufacturing programs in one spot."

Manufacturing facilities around Colorado struggle to fill positions with skilled, reliable employees because there is just such a shortage in the workforce. FRCC now is offering more opportunities, for a very affordable price, so that the Front Range community has alternative options to expensive four-year degrees that don't always guarantee immediate work and steady income.

"Automation was a critical need, and they couldn't find people at any price" says Newman. FRCC offers the programs Optics Technology, Precision Machining Technology, Electronics Engineering Technology, Automation and Engineering Technology to

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## Niwot girls go the distance in cyber security competition

By JOCELYN ROWLEY  
Editorial@lhvc.com

The Girls Go CyberStart security challenge is as much a test of strategic thinking as programming skills, and for the second straight year, a team from Niwot High has proved highly adept at both. In the three-day finals held last month, the talented quartet of Davita Bird, Julia Curd, Mackenzie Demmel, and Caitlyn Fong beat out more than 100 other teams to finish first in Colorado and ninth nationwide, a feat that garnered them each a cash prize and a newfound respect for the power of cooperation.

"When we worked together on challenges, and we all solved it, it was super rewarding," Fong, the team's youngest member, said. "It was super fun to all work together."

More than 10,000 students

across 27 states took part in this year's CyberStart program, an initiative launched in 2018 by the SANS Institute in Bethesda, Md. to encourage young women to learn more about the information security industry and reduce the digital skills gap. More than 6,600 girls from 16 states participated in the inaugural online competition, including the team from Niwot.

At the behest of computer science teacher Teresa Ewing and GGCS veterans Bird and Curd, about 50 Niwot students participated in the initial stages of the 2019 contest, the second highest total in the state. That earned the school \$750, which will go toward new equipment in Ewing's classroom.

Bird, Curd, Demmel, and Fong emerged from the second round as Niwot's highest

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Courtesy Photo

Julia Curd, Davita Bird, and Caitlyn Fong competed for Niwot in the Girls Go CyberStart computer security competition and were the highest scoring team in Colorado. Not pictured is fourth teammate Mackenzie Demmel, who is having a very busy summer.

## ▶ Anniversary Announcement



David and Diana Wartburg

Please join Christine, Dan, Brittany & Kendrick in wishing David and Diana Wartburg a Happy 50th Wedding Anniversary! To help them celebrate their July 19th anniversary, please shower them with cards, by mailing to:

David & Diana Wartburg  
6475 N. 63rd St.  
Longmont, CO 80503

## ▶ Letter to the Editor



Photo by Kathy Koehler

Starr Aldrich with Sparky and Engine #10 in the Cottonwood Square parking lot in 2013 as he was lining up for the 4th of July Parade. Aldrich passed away suddenly on July 7th after making a final run in Engine #10 with his wife Betty riding shotgun in the July 4th parade in Niwot.

To the editor:

Starr Aldrich ~ I recall the first time I met/talked to Starr

... It was at the 4th of July in 2013. I went over to thank him for bringing Sparky and Engine #10, because they are both so integral to the Niwot community events. And I thanked him for the enjoyment I just had observing Sparky talking to a lady. The lady was looking everywhere for the Sparky handler, who acknowledged that her red dress matched his fire engine. The lady looked at the roof of the Niwot Market thinking someone might be up there so they could observe that she had on a red dress. So fun. Recently I was fortunate to attend a MVFPD community workshop and had the opportunity to visit with Starr. He was a fine gentleman with a big heart for people and service.

## ▶ Community Calendar

### DANCING UNDER THE STARS

Dancing Under the Stars makes its Niwot debut on Friday, July 19 at 7 p.m. in Cottonwood Square. Join fellow dancing enthusiasts for a free 45-minute salsa lesson, followed by dancing until 9:30 or 10 p.m. The free community event is sponsored by Cottonwood Square Shopping Center, Niwot Tavern, and Catherine McHale Strategic Marketing, and continues on Friday nights through July and August, alternating salsa and swing dancing.

### ANNIVERSARY CELEBRATION

Pebble Art Jewelry (7980 Niwot Rd, inside Niwot Market) is celebrating its fifth anniversary on Saturday, July 20 from 10am-3pm. Come by for free jewelry workshops, live music, refreshments, special discounts, and a contest for free jewelry. From 10-11 and noon-1 we are offering free earring workshops, and from 11-noon we are featuring a free stretchy bracelet workshop for ages 6+. Jack Hadley will be playing the blues live from 11-noon. For more information, visit Pebble Art Jewelry on Facebook.

### COMMUNITY FORUM

On Wednesday, July 24, the Lookout Alliance is hosting a community forum at the Left Hand Grange (195 2nd Ave., Niwot) to discuss fracking and

air quality in Boulder County. Dr. Detlev Helmig of CU Boulder will discuss his findings regarding air quality at Boulder Reservoir, along with strong evidence linking the pollution to Front Range oil and gas operations. For more information, visit the Lookout Alliance on Facebook.

### TRAIL CLOSURE

A section of the Open Sky Loop at Lagerman Agricultural Preserve will be closed beginning Monday, July 15, through mid-September due to a water supply project that will be conducted by Northern Water. The eastern part of the trail along 75th Street--between the James Ditch and Pike Road--will be closed. No off-road detour will be available. For more information or to contact the Northern Water project managers, please visit the Southern Water Supply Project II webpage at [www.northernwater.org](http://www.northernwater.org).

### ALZHEIMER'S SUPPORT GROUP

Alzheimer's Association Dementia Caregiver Support Group meets on the first Wednesday of each month from 6 to 7:30 p.m. at the Niwot United Methodist Church 7405 Lookout Road. This free service is for family members and friends who care for and care about people with Alzheimer's Disease and other forms of dementia.

### ROCK & RAILS

Niwot's summer concert series, Rock & Rails, continues its 14th season on Thursday, July 18, at Whistle Stop Park. 300 Days opens at 5 p.m., with Rebecca Folsom Band headlining at 6:30 p.m. Via Mobility and the Left Hand Watershed Center will receive donations from the tip jars for the evening. The Thursday night concerts in June, July and August are free and open to the public.

### TRAINING COURSE FOR FAMILY CAREGIVERS

The Boulder County Agency on Aging is offering the course "Powerful Tools for Caregivers" starting next month in Longmont. Gain "tools" to improve your self-care, increase your confidence, and reduce your stress while caring for an older loved one. Learn to thrive, not just survive, as a caregiver, while enjoying the support and encouragement of fellow caregivers. Book and resource info included. This six-week course is held on Wednesdays, Aug. 21 - Sept. 25 at the Longmont Senior Center (910 Longs Peak Ave, Longmont,). These trainings are open to Boulder County residents providing care for a relative, partner or friend who is 60 or over, or of any age if the person has dementia. No charge; donations appreciated. Respite care assistance offered. To register, call 303-678-6116 or email [InfoCaregiver@bouldercounty.org](mailto:InfoCaregiver@bouldercounty.org).



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## COMMUNITY PET SPOTLIGHT



*This week's Pet Spotlight goes to Boomer, seen here taking a break at the end of the 4th of July parade in Niwot. Boomer is a six-month old German Shepherd who lives with his family in unincorporated Boulder County.*

*We look forward to seeing your pets in our spotlight. Please email your photos and captions [Editorial@lhvc.com](mailto:Editorial@lhvc.com).*



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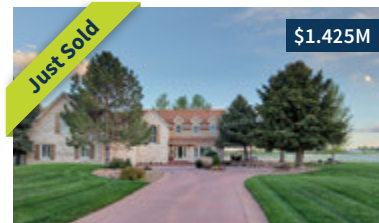
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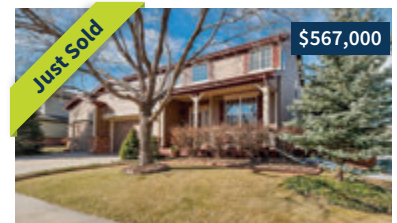
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**JUNE 2019 STATS FOR NIWOT**

Price Range	Properties Sold	Average Days on Market	Active Properties	Under Contract
0 - \$500K	0	0	0	0
\$500K - \$1M	4	29	10	2
\$1M - \$2M	4	71	17	3
\$2M+	0	0	3	0
	<b>8</b>	<b>-</b>	<b>31</b>	<b>5</b>

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RWS, March 2019



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## Raised & Returned



BY JEREMY JAEGER  
Editorial@lhvc.com

I had one of those moments last night, wherein something taken for granted comes to life again before your eyes, and you realize that it's a precious gift, and not at all something to assume as natural and given, and I thought: My word, thank goodness for the existence of the Public Broadcasting System, otherwise and more commonly known as PBS.

The particular program which endowed me with this sense of gratitude was a two hour-long retrospective look at the Tiananmen Square protest movement in Beijing in 1989, 30 years afterwards. I'd imagine that most Courier readers are familiar enough with the events of Tiananmen. It's a

tragic, awful story. A blooming hope for self-governance, crushed by military force, by fire and brutality and bloodshed.

It's a very instructive and important historical moment, and one that, in Chinese history textbooks, of course, never happened. Because there's no PBS in China. Because there's no organ of journalism and communication in China, whose mission is to report the facts and tell the truth. If someone in China says, "Hey, in 1989 our army opened fire on a bunch of our citizens who were engaged in a peaceful assertion of their right for free speech," then the government responds by saying "Fake news!", and then throws that person in jail.

Considering all this made me think more generally of things we take for granted. I recently spent some time volunteering with Community Food Share, formerly of Niwot, now over in Louisville, working in the big warehouse which operates as the distribution center for almost every agency or program in Boulder County that delivers food to those in need.

The two things that made an impression on me were the scale of the operation, and the extent to which it's supported

by volunteerism. The size of the warehouse, the amount of food coming in and going out; there is clearly a sizable population in Boulder County that depends on CFS for their literal daily bread. And while CFS does have some paid staff, the great majority of their work is performed by a small volunteer army.

Without CFS, that sizable local hungry population goes un-fed. Without a healthy community ethic of volunteerism, CFS doesn't exist. Lacking freedom of the press, Chinese citizens don't know the truth of their nation's history.

The institutions in this country that protect our freedoms, and work for the well-being of our local communities, are a beautiful set of institutions. They are also under duress in this contemporary moment, of fake-news and widening social divisions. Life in Niwot is a charmed life, and the larger world can seem far away.

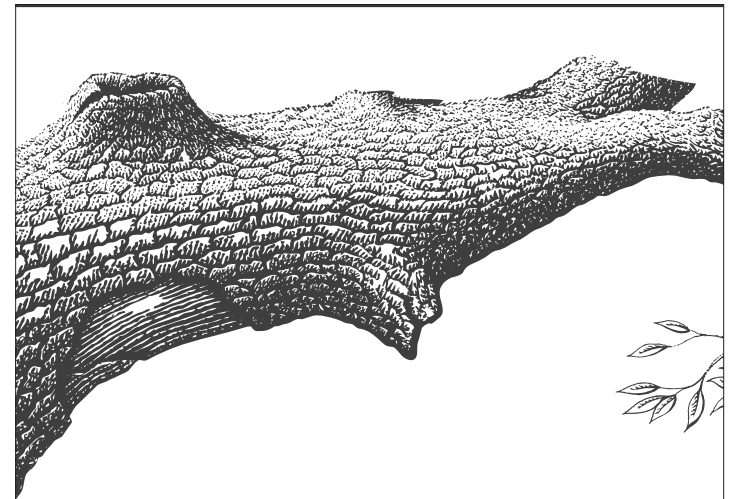
But it's right there, on our doorstep. Everything we enjoy about life in this country and in this local community was built over many years, by many intentional hands. It's important to remember to feel grateful, and to remember to not take these things for granted.

## The new pig in town



Photo by Nellie Nibnose

Winston the pig has a new friend. Meet Elvis, a five-month-old piglet, who has been attending Rock & Rails concerts on a semi-regular basis. When fully-grown, he will be 33 pounds and he will always be an indoor pig. Elvis was extremely happy in his pram and decided that being outside the concert boundaries was probably the best place to be.



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# Niwot unfurls inaugural tribute to veterans



Courtesy photo

This year marks the inaugural exhibition of banners honoring veterans with a local tie for their service to our country.

By VICKY DORVEE  
Editorial@lhvc.com

Banners will be flying along 2nd Avenue in Niwot this year for the first time in honor of those with a local connection who have served in the U.S. military. The Niwot Community Association in conjunction with the Niwot Business Association was inspired by Gunbarrel resident Sheila Ray's suggestion to do what her hometown of Emporia, Kan. does for their Freedom Fest when the faces and names of veterans grace their main street.

As a result, the NCA and

NBA formed a committee to bring a similar project to Niwot. The honoree on each banner must live in Niwot, or have a family member living in Niwot, or conduct business in town.

Members of the Veterans Banner committee are Sheila Ray, Julie Nelson-Breyer, David Limbach, Chuck Klueber, Lynn Palmer, and Terry Larsen.

Larsen said at least half of all people living in the U.S. had a father or grandfather who served in World War II, and there are a fair number of people in Niwot who either served themselves or have a relative who has been or is in the military, so it hits home for the town to pay respect to them on a personal level.

There are 36 spots for the 24 inch-wide by 42 inch-long banners to be on display along the two blocks of the town's main street (2nd Avenue). Thus far, 16 applications have been received. If requests exceed the spaces available, Larsen said there will be a drawing to decide whose banner will be flown this year. In following years, there are plans for 18 additional banners throughout Cottonwood Square Shopping Center.

The display will be up from October 15 through November 15, to encompass Veteran's Day which falls on November 11 this year. The same banners will be flown a

second year, and perhaps longer depending on the number of responses the committee receives.

The committee is firming up the exact design of the banners, but for now applicants are being asked to provide a good quality image to

be scanned or a digital file in any format (>300 dpi) of their veteran, along with the veteran's name, military branch, rank, and years of service.

In addition to the banner, families have the opportunity to tell a bit more about their vet in an online biography.

Banners are \$100 each, and will ultimately become the property of the purchaser. Personal use banners are also available for \$75 each. The deadline to submit an application is August 1. Visit <https://niwot.org/veterans/> for additional information.

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Pat Murphy,  
Charlotte Woodward,  
Tara Littell, Ann Mills,  
Todd Goad,  
Pat McCarthy*

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conversations with Sparky  
throughout the years and  
all your volunteer hours  
with Mountain View  
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## LEASING

Continued from Page 1

rents are pretty high," Burden said. "Property taxes have increased significantly which impact landlords' and tenants' bottom-line."

Niwot's 2nd Avenue saw other tenant changes. Left Hand Animal Hospital relocated to its renovated new home on Franklin Street, leaving its former 2,700 square foot space in the Niwot Emporium at 136 2nd Ave. available for office and/or retail users.

Storm Mountain Publishing, creators of Freeskier and Snowboard Magazines, previously occupying 137 2nd Ave., has moved its operations and will be leasing their space to new tenants yet to be disclosed.

One of Niwot's most recognizable spaces, the former Niwot Tribune building at 198 2nd Ave., which was last a retail store, is now leased by the software company, 47Lining, an upstairs tenant in the same building. A restored version of the Tribune sign will be installed soon.

Property at 376 2nd Ave., where plans for a mixed-use development unraveled during the seven-month downtown Niwot building moratorium, continues to be on the market for either lease or sale.



Photo by Jocelyn Rowley

Dannik's Gunbarrel Corner Bar is one of two restaurants in the Gunbarrel Shopping Center that closed within the last few months; however Colorado Group leasing agent Christian Smith reports there's interest from potential new tenants.

There have been changes at the Cottonwood Square Shopping Center, too. Two healthcare businesses departed last fall when the owner-practitioners retired. Niwot Massage took over tenancy of one of the offices, leaving a 842 square-foot space available for either an office or retail user, according to the center's leasing agent, Tom Newman with WW Reynolds.

Another Boulder export, The Healing Collective, has set up practice in Cottonwood Square, which leaves a 540 square-foot suite as the last vacant office in the two-story building.

The only other available space within Cottonwood Square Shopping Center is a 2,600 square-foot east-facing

location, for either retail or office use.

Newman said, "The momentum has been really good for the last few months for business, and the activity for vacant spaces has been really healthy."

Offices in Gunbarrel are abundant overall, but spaces are not empty for long periods of time. Leasing agents were quick to mention the same scenario is taking place there, with quite a few ex-Boulder tenants relocating their offices because they're finding rates at the city's edge are more palatable, giving them more space for their money and preferable parking situations.

Dean Callan and Company leasing agent Beau Gamble said smaller spaces go quickly, but

## LEASING COSTS IN BOULDER, GUNBARREL AND NIWOT

A quick check of the on-line commercial marketplace LoopNet and specific leasing websites shows office spaces in the city of Boulder ranging from \$14-\$70/square foot (less expensive in east Boulder and higher near Pearl Street.) In Gunbarrel prices range from \$10.50-\$21/

square foot and the Niwot price range is \$8.75-\$21/square foot. Boulder retail and restaurant spaces run from \$29-\$45/square foot, but hover around \$20-\$22/square foot in Gunbarrel, based on the small number available, and are \$12.50-\$22/square foot in Niwot.

larger spaces are taking a bit longer to fill. Gamble said a few rare openings for professional office tenants are available at 5303 Spine Rd.

### Restaurants — the flux and growth

Remarkably, Gunbarrel welcomed six new eateries this past year: Raglin Market, Morning Table, Fringe Pizza, Domino's Pizza, Up-Dog Café, and Lookout Café. On the flip side, two have not survived and an additional restaurant also decided to call it quits. Lookout Café in the mixed-use Gunbarrel Center closed its doors just nine months after opening. Two Gunbarrel Shopping Center establishments, the relatively new Up-Dog Café and the more established Dannik's Corner Bar also closed, but Colorado Group leasing agent Christian Smith reports there's solid interest from potential occupants in both turnkey spaces.

In Niwot, the former Powder Keg Brewery on the corner of 2nd Avenue and Murray Street remains empty. Several leasing professionals mentioned the difficulties in turning the space into a full restaurant — the cost of a mandatory fire suppression system, code compliance requirements, and the need for kitchen upgrades. On a positive note, Dunraven Campers has rented the warehouse portion on the backside of the property.

Another distillery exiting Niwot, Bootstrap Brewery, is offering its building at 6778 79th St. for sale or lease through Summit Commercial Brokers as the operations of the business are consol-

idated to the Longmont location. Broker Tim Conarro said, if a tenant is found, an investor has expressed interest in purchasing the building. The ideal situation, Conarro said, is that a distillery offering food or a taproom will step in to occupy the 4,000 plus square-foot building.

Conarro's take on the overall commercial market is that it is "finally getting better, but there are still more vacancies than we would like." He cited the building moratorium as a factor in the slowdown of changes in downtown Niwot.

Last year, area real estate experts felt the absence of Colterra's Restaurant on the corner of Franklin Street and 2nd Ave. was noteworthy to the discussion of commercial leasing in Niwot, because in addition to the patronage of town residents, the restaurant made downtown Niwot a destination for visitors and a draw for office workers. This year, there was a spectrum of speculation about what will happen next at the vacant corner, but nothing was confirmed by owner Bradford Heap as of press time. However, Heap's latest project, the rebranding of one of his Boulder eateries, Wild Standard, will be unveiled this week as Pepper which will join his neighboring restaurant Salt on Pearl Street.

### Retail—the dirge

For both small town America, as well as nationwide, retail shops have experienced a downturn. Only halfway through



Photo by Jocelyn Rowley

Gunbarrel Shopping Center is fully leased in terms of retail stores, but two restaurants have closed with in the last few months.

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# LEASING

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Photo by Jocelyn Rowley

Cottonwood Square in Niwot is approaching full occupancy, with just a few available spaces.

2019, Coresight Research's store tracker report stated that retail closures had exceeded all of last year's number for U.S. specialty and chain stores. These numbers include big box stores like JCPenney, Macy's, Kmart and CVS, all leaving the brick and mortar realm. New retail stores openings are down by more than 8% over the last year, according to Coresight Research.

Fly Away Home Décor in the Cottonwood Square Shopping Center is the lone new retail store in Niwot and Gunbarrel.

"In terms of Niwot, retail has been a tough sell, because of the traffic," Smith said. "When we tour Niwot spaces with retail users that are typically used to Boulder proper, Old Town Louisville, and Longmont during the week, that area of 2nd Avenue is just very, very quiet."

Smith predicts that because Niwot has old town appeal, more stores will make their way to the area. Both Louisville and Lafayette are also secondary Boulder markets, he said. Those areas have comparable rates to Boulder.

"If I try to surmise what will be the next two spots for retailers and office users to really target, I'd put Gunbarrel and Niwot at the top of the list," Smith said.

Anne Postle, owner of several commercial properties in Niwot said, "The space that is used for office or services has been easy to lease, but retail is a huge challenge. In future projects, we are trying to carve out very small spaces that will work for

# Dancing under the Stars

<p><b>Free Event!</b></p> <p><b>Friday Nights in Cottonwood Square Niwot</b></p>	<p><b>SALSA</b> 7.19   8.2   8.16   8.30</p> <p><b>SWING</b> 7.26   8.9   8.23</p>	<p><b>LESSONS</b> 7PM - 7:45PM</p> <p><b>DANCING</b> 7:45PM - 9:30PM</p>
----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------

Find out more at [Niwot.com/dancing](http://Niwot.com/dancing)

a smaller retail tenant. For now, our future projects are on hold while we wait for the county to address the alley. The moratorium ended in April, but since

no alley guidelines have been established, a large part of 2nd Avenue is still under the stranglehold of the moratorium." Gunbarrel Shopping Center

is fully leased in terms of retail stores, but within the mixed-use development Gunbarrel Center, there is a variety of new retail space available for lease. Each of

the units is ready for build-out, meaning the tenant will need to invest capital into the space to finish the interior of the space.

# Growing to New Heights



Courtesy Photo

An Ash tree that was reduced in height by 40% to provide a vista of the mountains. This tree requires annual pruning to maintain the height.

By JOSH MORIN  
Editorial@lhvc.com

Here it is the middle of July and the grass is still green. Thunderstorms have been roll-

ing through and the branches of healthy trees are full of leaves. Things are likely to change as we move into August, with continued heat and sun. Often trees will start to shed their excess "solar cells"

or leaves that don't produce enough energy and consume too much water. In the arborist world we call this "compensatory leaf drop" and it is very common to see at the end of summer as trees adjust to make the best use of their resources.

For now, our trees are growing and many of them are reaching new heights. It's the height of trees that can often cause frustration. Along the front range many people have purchased their homes and installed their landscapes, with the intent of enjoying the beautiful snow speckled peaks to the west. What happens when that cute little eight foot tall blue spruce planted 25 years ago becomes a 60-foot mature tree and blocks the once clear view of the Rockies?

These conversations are taking place throughout our community, and there is the potential for conflict and disagreement among neighbors. There is also the opportunity to come together and find common ground. Some may say it's a great opportunity for practicing "empathy" and the golden rule of treating others

how you would want to be treated.

The arborists role in these tricky situations is to bring a level of expertise and knowledge of trees that can inform these decisions. We can present tools, solutions and options for meeting different objectives.

Each tree species typically has a final growth height. For a cottonwood that can be as high as 100 feet (30.48 m). For a blue spruce in the suburban landscape this is usually around 75 feet (22.86 m).

When the height of a tree is reduced, whether it is by an arborist or a heavy wind breaking branches, the tree experiences a hormone signal that tells it to grow. It will adjust its resources to grow as rapidly as possible back to the original

height. For a cottonwood this might be as much as 2-3 feet (-0.91 meters) per year.

There are some tricks of the trade and tools available to help us slow or control this growth response. One of those tools is a growth regulator that simulates a hormone signal in the tree. Many utility companies have used this material to manage trees under power lines.

Before you ask someone to cut your tree in half or contemplate sneaking into your neighbor's yard at night to cut off that one offensive limb, try speaking with an educated and experienced arborist. Once you cut it off you can't put it back!

*Josh Morin is an ISA Board Certified Master Arborist and co-owner of Taddiken Tree Company, a locally owned and operated company.*

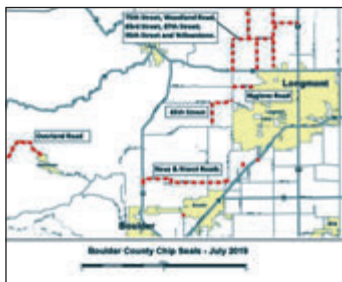
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## Chip sealing of county roads starts this week



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Chip sealing operations are part of the county's primary network roadway rehabilitation plan. The process is intended to extend the lifespan of the roadway and postpone larger reconstruction efforts that would require more expensive work and longer travel restrictions. Work is weather dependent and there may be delays due to rain or other unfavorable working conditions.

For more information on the work, visit the project web page at [bouldercounty.org/transportation/plans-and-projects/chip-seal-2019](http://bouldercounty.org/transportation/plans-and-projects/chip-seal-2019), or contact Andrew Barth at [abarth@bouldercounty.org](mailto:abarth@bouldercounty.org) or call 303-441-1032.

on other roads that are not maintained by Boulder County Transportation.

Boulder County Transportation encourages motorists and cyclists to avoid unnecessary travel on the following roads on days that the chip application and sealing operations are taking place as there may be travel delays. The area roads to be chip sealed include:

- 81st Street
- Niwot Road
- 65th Street
- Oxford Road

Boulder County's Transportation Maintenance Division has started its annual chip seal work on county roadways. The work will take place from approximately 6:30 a.m. to 4:30 p.m., Monday through Thursday, and is expected to last three weeks, weather permitting.

To aid in cycling safety and to help create a smoother ride, a smaller chip size will be used than is typically applied

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# FRONT RANGE

Continued from Page 1

help both Colorado students and its community.

Students can come for one year and earn a certificate, then enter the workforce or, they can stay for an additional year and get an associates degree. The machining program has been available since 2014 and has trained over 600 machinists. The three new programs are slated to begin in just a few weeks and have students currently enrolled.

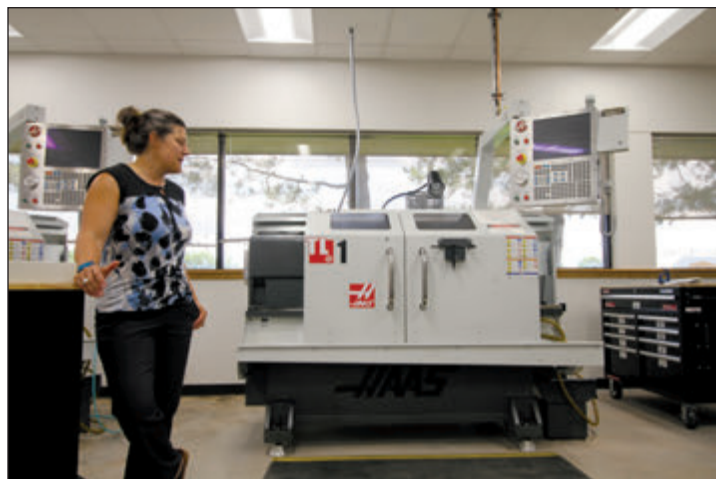
Automation, machining technology, optics, and electronics are used in almost everything we touch in our modern environments. From design to cutting to precision to implementation, students learn about and work with materials from start to finish.

Think of a box of pasta or a camera lens or even something as simple as a refreshing Colorado craft beer. Each item is created by a machinist, an

optics technician, an engineer, and produced through automation. These certificate and degree programs at FRCC provides students the opportunity to fill these much needed roles in our society that are only becoming more essential as we continue to rely on technology.

Entry level positions for most of these jobs start anywhere from \$20 to \$30, an hour, with the ability to make much more depending on the field. Grants and private donations from around the state contributed around half of the financial picture to provide trainers and other classroom essentials. Ball Aerospace even contributed \$50,000 to scholarships.

These four programs offer Coloradans the chance to gain valuable experience in a field with secure jobs and high salaries. FRCC is looking to set people up from the get go with programs that add value to both the students' lives and the communities' livelihoods.



Courtesy Photo

This 27,000 square foot of space houses various machines, robots and tools to train incoming students.

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## GIRLS GO

Continued from Page 1

scorers,\* making them eligible to compete as a team in the "Capture the Flag" round, held in early June. During an "intensive three-day stint," the four worked in Curd's bedroom to solve a series of increasingly complex security challenges that awarded points upon successful completion.

"A Caesar cipher is an example of an easy question," Curd said, explaining the simple method of shift-substitution cryptography devised by Julius Caesar to communicate with his

generals. "All of the letters are shifted, so if you had A equals B, then B equals C, and you can shift them a certain number down the alphabet. That would be really easy code."

"For the harder ones, there was usually something extra you had to do, like web analysis" added Bird. "The hardest challenge we ended up solving was where we had to act like an email server, so we had to figure out the post request and a get request and everything to do with how you send an email message and put it all in the right order."

The group kept a watchful eye on the real-time leader board during the contest, finding it a

source of solace and motivation as the contest progressed and scores got tighter. When the results were finalized, Curd and her teammates were thrilled to see that Niwot had retained its state crown as well as finishing among the top teams in the country.

"It was crazy competitive this year," she said. "The scores were so much closer this year than last year, but that just makes it a lot more fun. It was really exciting to learn more this year and work through challenges, and it was really cool to see Mackenzie and Caitlyn get interested in it throughout the process."

Bird and Curd agreed that their status as veterans was helpful, but not necessarily the key to this year's success, instead crediting non-technical skills such as collaboration and research. Fong was quick to agree, although her Python skills saved the day in at least one instance. "You really have to know how to look things up. A lot of the things they give you, you're probably not going to know, but if you know how to Google things then you can find

out how to fix it."

While it hasn't turned them into hackers, Bird, Curd, and Fong all said their new insights into information security has changed the way they interact on common forms of internet communication, especially social media.

"Security questions are useless," Bird said, noting that we often unwittingly provide the answers to these authentication measures through Facebook or Instagram posts about our pets or hobbies. "Use fake answers for security questions, all the way."

We also provide enough information about our recent activities to allow potential scammers to impersonate banks or credit card providers, Curd added

"Just because somebody seems like they know you, doesn't mean that they do. It seems like they have your credit card bill, so you should go to the website and put in your information, but you shouldn't, because they just saw it on Facebook."

The group is looking ahead to competing in the Lockheed

Martin Cyberquest competition this fall, and plans to be back for the third year of the Girls Go challenge in 2020. For Curd, who plans to study biology in college, participating in such trail-blazing contests has "opened up another aspect of my life that I didn't think I was interested in."

"Once I started competing, it's just so much fun," she said. "I think it's an awesome program because of the girls element and especially this year when they tried to get as many girls as possible involved. Females are super underrepresented in cyber security."

For Ewing, seeing these types of campaigns catch on both at Niwot and around the country has been particularly gratifying. However, watching her students conquer these challenges while having fun along the way has given her hope for the future.

"I didn't have to do hardly anything," she said. "These girls signed up, and I was as hands off as I could possibly be. They're just so amazing, and motivated and dedicated.. These girls can change the world."



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# SPORTS

## Niwot Youth Sports looks ahead to next 50 years



Photo by Jocelyn Rowley

NYS opened its 50th anniversary baseball season at Hangge Fields at Monarch Park on May 5th



Photo by Jocelyn Rowley

There were a record number of players during the golden anniversary baseball season for Niwot Youth Sports

By JOCELYN ROWLEY  
Editorial@lhvc.com

It's not a mid-life crisis, but Niwot Youth Sports is hoping to have a little work done after turning the big 5-0 earlier this year. In the coming weeks, the non-profit organization plans to launch a capital campaign to fund some much-needed improvements to its largest field complex, according to Executive Director Patrick Longseth.

"We're going to raise funds this year to put a building out at the Monarch facility with concessions, restrooms, an events office for baseball and softball tournaments, and then a place for the lawn-mowers and things like that." Longseth said the NYS executive board estimates that it will need about \$500,000 to "have everything done that we want to have done," but at least some of that will be self-funded.

"The main funding we

have so far is from our softball director Glenn Wager, who has been running the concession stand out at Monarch for seven or eight years now, and over that time that has built up quite a bit of money. That will be the basis for our funding."

Construction could start as early as this fall, if the campaign is fulfilled quickly. However, Longseth predicted the project will ultimately break ground in 2020.

In the meantime, Longseth



Photo by Jocelyn Rowley

Hangge Fields at Monarch Park is the largest field complex for Niwot Youth Sports baseball and softball programs.

and the board are basking in the afterglow of the just-concluded golden anniversary baseball season, which was successful both on and off the field.

"It was just another great year of Niwot Youth Sports baseball and softball," Longseth said. "We had record numbers of kids signed up, and just tons of positive responses. Championship games are just wrapping up for AAA and majors—two comp teams that have done really, really well this year. One finished in first place in its league, and the other one finished in second place."

He was also upbeat about

the recently revived summer skills camp conducted by Coach Adam Strah and the Niwot baseball team earlier this summer, calling it "outstanding." It's a tradition Longseth remembers from his days as an NYS athlete, and he said, "It's just going to be a jumping off point for us and the high school in a partnership for a long time to come."

With baseball and softball winding down, NYS is now looking ahead to the 2019 flag football season. Registration opened on July 1, and games begin in September. It is a

Continued on Page 12

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# NYS BUILDING

Continued from Page 11

coed league, open to boys and girls ages 5 to 12. The

organization is also gearing up to relaunch its soccer program in a "joint-venture" with St. Vrain FC. Longseth expects to offer a camp and then an early spring season

in 2020.

While the organization is growing, Longseth said the non-profit still depends on the support of local community members. On July 25,

NYS will receive the proceeds from donations to the tip jar at Rock & Rails, and Longseth said that those funds will offset maintenance expenses and keep the teams affordable for local families.

"We try to keep our costs for registration at or below the other organizations in the area, but we have 10 fields to manage, and keeping the grass green and keeping

those fields looking like they do isn't cheap. Between the maintenance and all the other costs of running an organization, it's really an important fundraiser for us. It helps keep the program going and going the way we like it."

For more information about Niwot Youth Sports or to register for flag football, visit [niwotyouthsports.org](http://niwotyouthsports.org).



Photo by Jocelyn Rowley

Niwot Youth Sports plans to replace temporary buildings at Hangge Fields at Monarch Park with concessions, restrooms, an events office for baseball and softball tournaments, and a maintenance shed. Costs for construction are estimated at \$500,000.

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# Niwot swimmer Codevilla secures NICSA All-American recognition



Photo by Jocelyn Rowley

Mary Codevilla, holding the trophy, helped lead the Cougars to second overall at the Class 4A state swim and dive championships in February



Photo by Jocelyn Rowley

Mary Codevilla swam the anchor leg for Niwot in the 400 free relay at the Class 4A state championships in February.

By Jack Carlough  
Editorial@lhvc.com

With just one year of high school swimming under her belt, Mary Codevilla has already put her name among the top swimmers in the nation. The Niwot freshman swam her way into the top 100 in the country in the 200-yard individual medley and 500-yard freestyle, becoming a National Interscholastic Swimming Coaches Association (NISCA) All-American.

Codevilla, who won an

individual championship at state last year, has undeniably excelled in her young career. Niwot girls swimming coach Sarah Stamp enjoyed Codevilla's success and what it means for the program.

"It's just incredible to have someone who just finished their freshman year be among the top 100 swimmers in the country in two events," said Stamp. "It certainly puts us on the map in terms of having an athlete who gained this recognition."

Entering her 11th season

leading the program, Stamp found it difficult to recall a freshman with so much talent come through Niwot. According to Stamp, Codevilla quickly became a well-rounded swimmer. She is more than capable of flashing her speed in both short and long distance races.

"It's pretty rare to have someone come through that is that fast," said Stamp. "And certainly as a freshman and getting it in two events, it's pretty phenomenal."

Speed is of course a given

when you are one of just 11 freshmen in the country to place in the top 100 in the 200 IM and one of nine freshmen to place in the top 100 in the 500 freestyle. Her speed propelled Niwot into second place in Class 4A this past spring, and not surprising-

ly, CHSAA first-team all-state recognition.

Codevilla's demeanor outside of swimming is just as impressive according to Coach Stamp.

"As soon as I met Mary, she was just one of the nicest persons," said Stamp. "We clicked as an athlete-coach and she fit right into the program with the other girls on the team."

Stamp was also no stranger to recognition after being named the 2019 CHSAA 4A Swim Coach of the Year. The duo hopes to continue the success and build on an already strong first season for Codevilla.

"It's kind of hard to top too much what she did this year," admitted Stamp. "... (I) certainly would love to see her win two state titles in a season, (and) just round out the relays and drive them to the best success that they can."

The achievements of Codevilla's freshman year will only raise her expectations for the future, but there is no doubt the sky's the limit.




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# Bearproofing Your Home



Courtesy Photo from CPW

Help keep bears away from neighborhoods and busy roads by bearproofing your home and keeping your trash in a locked garage or shed until pickup day. Help save wildlife - bearproof your home!

Special to the Courier

Summer is officially in full swing, and as visitors and Coloradans alike spend more time in bear country, it is critical to stay bear aware. Colorado Parks and

Wildlife reminds everyone that it is crucial to bearproof your property and cars when living in or traveling to bear country this summer.

Black bears are curious and smart animals, always on the lookout for a meal that requires

the least amount of effort. Cars, garages, and houses unfortunately often provide the meal a bear is looking for with easily accessible human food, garbage, pet food and other attractants available. When people allow bears access to these attractants, a bear's instinctive drive to eat can overcome its fear of humans.

To help keep bears wild, it is important that those living and recreating in bear country are bear-proofing their home and property, including cars and campers. Don't make it easy and appealing for bears to visit your property, and you'll help prevent conflicts between humans and bears.

"Bear-proofing your property is essential during the summer months as bears are actively foraging for food, especially as fall approaches," said J Wenum, area wildlife manager for Colorado Parks and Wildlife. "People can prevent conflicts with bears and other wildlife, and we really need everyone to follow the proper precautions to help keep your property, your neighborhood, and our bear population safe. In the summer bears typically forage for insects, leaves, and flowers of broad-leafed plants but all it takes is one careless person to encourage a bear to get into a neighbor's home, car or trash can."

Properly bearproofing your home may mean taking several of the recommended steps below:

## Keep Bears Out

- Close and lock all bear-accessible windows and doors when you leave the house, and at night before you go to bed.
- Install sturdy grates or bars on windows if you must leave them open.
- Keep car doors and windows closed and locked if you park outside. Make sure there's nothing with an odor in your vehicle, including candy, gum, air fresheners, trash, lotions and lip balms.
- Close and lock garage doors and windows at night and when you're not home; garage doors should be down if you are home but not outside.
- Install extra-sturdy doors if you have a freezer, refrigerator, pet food, birdseed, or other attractants stored in your garage.
- Remove any tree limbs that might provide access to upper-level decks and windows.
- Replace exterior lever-style door handles with good quality round door knobs that bears can't pull or push open.

## Get Rid of Attractants

- Don't leave trash out overnight unless it's in a bear-proof enclosure or container. Be sure to research all local ordinances and regulations when vacationing.
- Don't store food of any

kind in an unlocked garage, flimsy shed or on or under your deck.

- Don't leave anything with an odor outside, near open windows or in your vehicle, even if you're home. That includes scented candles, air fresheners, lip balms and lotions.
- Only feed birds when bears are hibernating. Birds have plenty of natural foods this time of year.

## Teach Bears They're Not Welcome

- If a bear comes close to your home, scare it away. Loud noises like a firm yell, clapping your hands, banging on pots and pans or blowing an air horn sends most bears running.
- Utilize electric fencing, unwelcome mats and scent deterrents like ammonia to teach bears that your property is not bear-friendly.
- If a bear enters your home, open doors and windows and ensure it can leave the same way it got in. Don't approach the bear or block escape routes.
- Never approach a bear. If a bear won't leave your area, call your local CPW office. If a bear presents an immediate threat to human safety, call 911.

"Adjusting your habits to living with wildlife takes a little effort at first, but over time it becomes a better way to live," said Wenum. "When you keep your property bear-proof, you're making your homes and neighborhoods a safer place for yourself and for bears. These actions will also help lessen conflicts with other wildlife such as skunks, raccoons, and ravens."

Colorado Parks and Wildlife has several resources available that can help you find the right methods for protecting your home and property while bears are active. For additional information, see our Living with Bears page or visit [cpw.state.co.us](http://cpw.state.co.us).

Having built a home and raised a family in Somerset Estates I am very familiar with the discerning tastes of Niwot Buyers and Sellers.

**Let's talk about your home.**



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