

Nyland Juniper Removal Project Proposal for 2026

3.21.2026

First presentation: Thursday, March 26, 2026, 7 pm

Second presentation: Thursday evening April 9, 2026, time TBA

Proposal

This document provides an overview of the proposed juniper removal project on Nyland's common land. This project is a proactive effort to enhance our community's safety by mitigating wildfire risk. By partnering with Wildfire Partners, we can complete this crucial work with a 100% reimbursement for the removal costs of junipers.

The Board of Directors is proposing that the Nyland Community apply for the **Wildfire Partners Multi-Family Dwelling Rebate Program for Juniper Removal** when it opens in the Spring of 2026. If the application is accepted, members of the Board and the Land CAG will set appropriate dates, arrange for removal of the junipers on common land, and implement relandscaping of highly affected areas. See timeline on last page.

Purpose

To reduce Nyland's risk of catastrophic wildfire, to preempt possible insurance increases, and to take advantage of the \$21,000 rebate offered by Wildfire Partners of Boulder County that will cover the cost of juniper removal.

We recognize that there are different relationships to our landscaping in general and our junipers in particular for some community members. We acknowledge that junipers offer beneficial contributions to the ecosystem and the neighborhood including: wildlife habitat, drought tolerance, pest resistance and low maintenance. We planted junipers here at Nyland for all of these reasons when designing the original landscaping. And as we face a changing climate with increasingly hot, dry and windy weather, our risk of catastrophic fire is increasing.

Why focus on removing junipers at this time? Fire fighters refer to junipers as "green gasoline." Unlike fire-resistant plants that have water-like sap, junipers have a very low moisture content and a high oil content, especially during dry or hot weather. They are one of the most flammable plants in the region and while most vegetation can throw flames 3 times its height, junipers can throw flames 5-7 times their height. They are explosive and generate abundant embers.

Junipers also tend to collect dead leaves increasing fuel. Many of our junipers are planted near homes or along pedways. This makes them both a high fire risk to structures and an obstacle to safe egress from the property during an evacuation. To reduce fire risk and to allow for safe evacuation, removing junipers is one of the most impactful actions we can take to reduce fire risk and intensity, improve firefighter safety, and to make Nyland safer for all of us. Juniper removal is part of a larger fire mitigation plan that we are implementing, including limbing up evergreens, clearing out ladder fuels from under trees, thinning landscaping to create islands versus continuous strips of vegetation, and home hardening.

Mindful of wanting to balance the risks and benefits of having junipers in our local ecosystem, we will be focusing on removing junipers that are hazardous – near structures and along egress routes. Junipers that are in meadows or farther from homes will not be removed.

Overview

The Wildfire Partners Program

The "Junk Your Junipers" campaign is a new program from Boulder County Wildfire Partners (read [summary at bouldercounty.gov](#)). It provides financial assistance of up to \$500 per household for multi-family communities that remove junipers from common land. With our 42 homes, this program allows for a **\$21,000 rebate**.

Project Plan

We have learned valuable information from our first application for the Wildfire Partners Multi-Family Dwelling Rebate Program for Juniper Removal in 2025 and community proposal. This new 2026 proposal aims to address community concerns, relandscaping, provide a clear timeline, and explain the process.

Rebate: Applications will open again in April.

- **If Accepted:** Wildfire Partners will come again to Nyland to mark junipers to be removed for the rebate program. Several Nyland Residents (mostly members of the Board and Land) will accompany the specialists from Wildfire Partners, at least one of whom is an experienced wildlands firefighter. All junipers marked with blue paint must be removed to receive the rebate. Care is taken to leave those junipers that do not present a danger to structures or exit pathways.
- **Timeline:** An accurate timeline will be developed after consulting with residents and Land CAG to determine best time of year to remove junipers to avoid damage to meadows and pedways. Availability of contractors and weather forecasts will set the stage for the removal and replanting dates.
- **Bids:** We will seek three contractor bids and chose one to remove the junipers. We will choose a landscape professional to assist us with plans/labor for the highly impacted areas.
- **Contractor Approval:** Wildfire Partners will need to approve our chosen juniper removal contractor bid. The work involves removing all junipers on common land marked with a blue dot by Wildfire Partners, plus grinding 20-25 juniper stumps 4-6 inches below ground.

Financial Information:

The community will be required to front the funds to the juniper removal contractor, and Wildfire Partners will reimburse us by check 8-10 weeks after the work is completed and approved. Separately, \$10,000 has been set aside in the 2026 NCA Budget for relandscaping focusing on the areas in the front of homes. If the 2026 Juniper Removal proposal does not pass, the relandscaping funds will stay in the contingency section of the community. A proposal would be needed to reallocate those funds.

Replanting:

The plans to replace vegetation in the disturbed grounds will be carefully organized using a combination of an outside landscape company and resident expertise monitored by Land CAG and Treeple. If you are a homeowner or resident that has junipers located in the common space near you, you will be (or may already have been) contacted to discuss considerations for relandscaping, prior to the voting schedule. If you have not had your landscaping questions

answered, please reach out to our relandscaping team: Jean, Wiley, Ilyse, Lynn, Mary Neff, Roger.

The professional landscaper chosen will help the team design the common areas in front of homes. They will select a combination of fire-resistant and low-water native plants that are aesthetically appealing and beneficial to wildlife and pollinators. In addition, the team will incorporate some inexpensive options for areas not directly in front of homes. The options include allowing the surrounding vegetation to fill in, seeding the areas with Colorado natives, transplanting from other areas, and ordering several “gardens in a box” [by Resource](#).

Key Program Links:

- **Official Wildfire Partners Program Page:** [Multi-Family Dwelling Rebate Program](#)
- **Fire-Resistant Plants:** Plant selection will be influenced by a current list provided by <https://extension.colostate.edu/resource/firewise-plant-materials/>

Answers/Responses to key questions/concerns:

1 - Process: To honor community input, a full vote of Homeowners is required to move this forward. We plan to follow Nyland’s normal decision-making process with plenty of communications, a formal proposal and a final vote by homeowners by the end of April 2026.

2 - Replanting: There is a commitment by the Board and the Land CAG to make sure that disturbed land will be replanted with care and attention to aesthetics, sustainability, and wildlife benefits. The immediate focus will be on the front yards that are common areas.

3 - Rebate Rules: We cannot change the requirements/guidelines of the Wildfire Partners’ juniper removal. For us to receive up to \$21,000 in funding, we are required to remove **all** marked Junipers. These will be marked by a team of experts, one of whom is an experienced wildlands firefighter who can share a wealth of information about the specific danger that junipers present. They will be mindful to not mark any juniper that could remain based on their proximity to structures and exit routes.

4 - Environmental impact: The timing for the removal of the junipers will be when the impact on the environment, wildlife, and habitat will be at its least. In the spring, the meadows would be more susceptible to damage, and wildlife would be nesting in their habitats. For this reason, we will wait until later in the year. The end of October will be the deadline for submitting our expenses for the rebate.

5 - Fire Risk and Safety: There is a great deal of support in Boulder County for removing junipers and taking advantage of the rebate. Many people feel strongly that this is a safety concern, and while we need to balance that with the impact it will have on our community, the sooner the better is a common theme. Communities are starting to implement guidelines related to junipers – for instance, the City of Louisville just passed an ordinance prohibiting the planting of any new junipers on public or private property; Existing junipers may be maintained but may not be relocated or replaced with another juniper.

6 – Insurance: When asked, our State Farm Insurance agent said that they regularly come out to check to make sure we are managing our property. Keeping up with fire safety measures, such as mowing our meadows when the weather is dry, trimming debris around bushes, and removing dead trees or flammable shrubs are positive steps that may help us keep our insurance costs reasonable. This video offers a look at our current insurance market: [Undercovered: Colorado’s Home Insurance Dilemma](#).

7 – Other Benefits: Some of our mature trees and bushes have become overgrown, damaged, or in need of removal — some of them happen to be junipers. The community will benefit financially by using rebate funds to take care of certain areas that we would otherwise spend community funds to tend. By taking these actions, we will become more aware of what and where to plant to make our landscape more resilient to climate change.

Other Q & A:

1. This project seems like it will take a lot of time and effort, especially since Xcel and Boulder County is now working so hard to be proactive against front range wildfires. Is it necessary?

This proposal came to fruition solely because of the concern and encouragement of many of our residents. While there are varying opinions among us, there are benefits for the community in the long run. (see paragraphs # 5 - 7 above).

2. Can we achieve the same effect by just watering the junipers more and not taking them out?

The simple answer is no. The fire risk inherent in our junipers and evergreens is not that they are too dry, but that the highly flammable sap that they contain in large amounts. Watering them more does nothing to decrease this sap content. Junipers also tend to collect dead leaves, adding to the fuel that makes them burn hot and fast. In addition to giving off large flames, junipers generate abundant embers which are one of the most dangerous elements of a wildfire.

3. Can we achieve the same effect by pruning the junipers instead of removing them?

With our larger evergreens, the practices of limbing up and removing ladder fuels has benefit – as fire can run under and by them and without that low hanging fuel, the likelihood that they will not catch fire and survive is increased. Junipers are different in that they are low to the ground and spreading and there is no way to prune them to make them safer. In fact, many of our junipers are planted under or near other trees, thus becoming the problematic ladder fuel that may also cause our trees to catch fire. Some have asked if we could perhaps create “islands” as we are starting to do with other vegetation on the land as part of our larger fire mitigation plan. Junipers remain highly flammable no matter what the size and flaming islands are a hazard to escape around when evacuating – junipers also are a danger to fire fighters coming in to do their work.

4. This proposal feels like it is coming solely from Wildfire Partners’ recommendation. Have we adequately researched other expert opinions on juniper removal benefits and considered regenerative land processes instead?

Some of us have studied other wildfire safety practices and remain convinced this proposal is a good step forward. Members of the Board and Land CAG have agreed that the Wildfire Partners Juniper Removal program, focusing on areas near our pedways and between homes, makes solid financial and safety sense for our community.

We have interviewed landscape companies that align with our Land values, that will help us nurture our environment, while following fire safety protocol.

This proposal is primarily a safety measure we can implement now, to protect our homes and most importantly ensure residents can exit quickly should there be a fast-moving fire. Many in the Marshall Fire had under 6 minutes to evacuate the fire with their lives. Nyland is home to over 100 people that would need to access a few exit pathways – many of which

are lined with junipers. From an ethic of community care, we want to ensure that all residents – elders, children, pets – can evacuate safely if needed.

5. Have you considered all the benefits of junipers?

Junipers have served our wildlife and landscaping needs for Nyland’s first 30 years. If fire mitigation had been top-of-mind when we landscaped Nyland years ago, we likely would have made different plant choices. We will choose replacement plants that have beneficial features for the soil, insect diversity, wildlife, and humans.

6. What about the junipers that are located on homeowner property? Will homeowners be required to remove them? Is there money in the budget to help them do this? What if they don’t want to remove their junipers?

There is a rebate program from Wildfire Partners that is expressly designed to refund the cost of removing junipers from a homeowner’s property. At this time, we don’t have a guideline that homeowners must remove their junipers – but we hope homeowners will join in with the sentiment of the majority of the residents if the proposal passes. There is not money in the budget for individual homeowners to use for replanting, but the relandscaping team will be available to assist them in applying for the rebate and offering suggestions for replacement. If our community insurance policy requirements increase, we may need to take a stronger stance on landscaping requirements. The proximity of our homes requires us to consider that our action, or lack of action, affect all residents that live at Nyland.

7. Tell me more about the relandscaping. For instance, after removal of the junipers would homeowners have input in what is planted in the community land in front of their home?

See the landscaping plan below.

8. What if we run out of funds for relandscaping?

For the common areas that are in front of homes, we have walked the areas with three professional landscapers. They have indicated that they can achieve our goals for replacement planting in front of impacted homes within our budget. A small part of our budget will go toward less visible common areas to be tended by volunteers, adopt-a-plot teams and residents on land workdays. Transplanting and seeding over time is also part of the plan to keep costs low.

9. It feels unfair that we are using dues funds to relandscape in front of only a few homes.

Most of our community dues go towards upkeep, safety measures and maintenance that impact some people more than others. We believe it all balances out in the long run.

10. What is the community doing about other fire safety measures?

The EP (emergency preparedness) team is exploring the feasibility of clean up events where we can share resources such as gutter cleaning week and dryer duct cleaning at homeowner cost but for reduced rates. The Board is investigating vent screens and other home hardening solutions.

11. How is the Wildfire Partners’ juniper removal rebate program being received in our area? Are other communities taking the step of removing junipers?

In 2025, the new pilot rebate program for multi-family dwelling communities (e.g., condominiums, townhomes, apartments, other HOA communities with common property) to remove highly flammable junipers recorded the following stats:

- 2.5 months was the timeframe for this program.
- 43 communities made it all the way through the pilot.
- 6,080 homes were benefitted.
- 3,456 junipers were removed

The Relandscaping Plan

If this proposal passes, the relandscaping team will choose the professional landscape company that is the best fit and aligns with our values.

This team will begin working with the professional landscaper to design the planting strategies for the areas most impacted **in front of homes**. Private property lines generally extend 8' on sides, 10' in the front, and 40' in the back as measured from the foundation. We will consult with the homeowners who have junipers in the common space in front of their yards to make a plan that is consistent with the professional landscaping strategy of using water-wise and fire-resistant species including soil preparation in the new planting areas. If by chance a homeowner wishes to contribute financially to increase the quantity or the maturity of plants, they will be allowed to do so with a review by the relandscaping team. The team will oversee front yard watering/weeding in collaboration with the homeowners. Repositioning of existing irrigation or adding temporary irrigation system from hoses might be installed if necessary.

The disturbed ground on the sides of homes and near common buildings will be of secondary focus. This is where the team will incorporate some inexpensive options including allowing the surrounding vegetation to fill in, ground covers, seeding the areas with Colorado natives, rock gardens, transplanting from other areas, or planting “gardens in a box” [by Resource](#).

Project Timeline *(subject to change)*

March 19-23: Proposal is sent out to the community prior to first meeting via email

March 26: Special Community Meeting at 7:00 pm — Present the proposal, encourage discussion

April 9: Community Meeting , evening time TBA —2nd presentation of the proposal including changes from prior discussion

April 9 - 23: Homeowners vote on the proposal

If Proposal Does Not Pass

The relandscaping funds will stay in the contingency section of the community budget, and no action will be taken to remove the junipers at this time

If Proposal Passes

April 24 - May 1: BOD applies for Wildfire Partners Multi-Family Juniper Removal Rebate Program

If Accepted into Rebate Program

April/May: Relandscaping team will select the most appropriate professional relandscaping bid. BOD will seek contractor bids for the juniper removal portion of the plan

May: Plan timeframe for juniper removal and inform residents

May – June: Relandscaping team begins working with chosen landscaper for plans

June: Order Garden in a Boxes for selected community areas for pick up and planting in August/September

June/July: Meet with homeowners to review the replanting plan for impacted front yards

July: Order plants in advance as needed

July/August: Removal of Junipers, and stump removal in selected areas

August: Submit removal expenses to Wildfire Partners for 100% rebate

August - September: Soil amending and planting

October and on: Relandscaping teams and volunteers will tend to new plants including regular watering over the next full year and beyond until plants are established.