

Sundance Estates Homeowners' Association Quarterly Fire Berm Inspection Report

Name of Inspector: Philippa Klessig_____

Date of Inspection: 10/1/2025_____

Period covered: Q1 / Q2 / **Q3** / Q4

Conduct visual inspection and check off each item to indicate satisfactory result.		Sundance Ct	White Bear Ct	Eagle Dancer Ct
1. Inspection of the tank, supporting structure, vents and foundation for signs of obvious damage or weakening.		Okay	Okay	Okay
2. Surrounding area free of combustible storage, trash, brush, debris or materials that could present a fire exposure hazard.		Okay	Cut grass	Okay
3. Path between the fire hydrant and the fire berm clear of plant vegetation and obstructions.		Okay	Cut grass	Okay
4. Area free of the accumulation of material on or near parts that could result in accelerated corrosion or rot.		Okay	Okay	Okay
5. Tank and support free of ice buildup.		NA	NA	NA
6. Locks in good working order. (Code is 8183 for Sundance Ct and White Bear Ct and SAME for Eagle Dancer Ct.) If stuck, spray with dry Teflon spray.		Sprayed Teflon	Sprayed Teflon	Okay
7. Each fire berm has three tools, including white PVC, red painted and gray iron.		Yes	Yes	Yes

8. Record water level measurement in table.

Date	Sundance Ct			White Bear Ct			Eagle Dancer Ct		
	Port 1	Port 2	Float	Port 1	Port 2	Float	Port 1	Port 2	Float 1
06/22/2023	21	19	35	32	30	20			
09/30/2023	21	19	35.625	31.5	29	19.625			
12/16/2023	20	19.25	34	31.75	29	18.875			
03/25/2024	22.5	20.75	33.5	33.25	30.5	18			
06/21/24	22.5	20.25	33.375	33.5	30.375	17.375			
09/29/2024	21.75	20.75	33.125	33.25	30.875	17..75			
12/13/2024	21.75	20.75	31.875	33.5	30.5	17.75			
03/31/2025	21.75	21.25	32.375	34	30.75	17.25			
6/29/2025	21.75	19.75	31.875	34	30.75	17.5			
10/1/2025	22.5	19.5	31.25	29	26	16.25*	--	--	100%

*This measurement needs to be rechecked as the float was not settled – moving up and down.

Notes/Observations: This is the first inspection since the tanks were replaced at Eagle Dancer. With the improved float system, we no longer need to open the ports. Sundance Ct FB has 3 – 4 trees located less than 4 feet from base stone. Suggest remove and check for roots. Thank you, Gabe, for again cutting grass around and on top of Sundance Court Fire Berm. White Bear Court has 1 tree about 2 feet up on stone berm and 1-2 trees too close at the base –

remove. Grass and weeds around White Bear need to be trimmed. Should this become part of Ricky's contract?
WE SHOULD FILL WHITE BEAR COURT AND AUDIT FOR LEAKAGE. Some of the measurements are down 4-5 inches and I don't think this is from measurement differences.

Revised Procedure: Port 1 is closest to Float. Measurement taken from middle of top screw across from hinge to top of water. Same measurement on Port 2. Floats have been marked with a permanent marker around the circumference and dated. Measurement is from that line to where the handle joins the shaft. SEE IMAGES NEXT PAGE

Signature of Inspector: Philippa Klessig, 90 Sundance Drive.

Forward completed Inspection Report to Fire Berm Committee Chair and HOA Board.

A word about Juniper & Pinyon root systems:

Mature junipers have both tap and lateral root systems. The taproots in 1 study ranged from 18 inches to more than 12 feet in length. Of 500 trees examined, 347 had well-developed taproots. Lateral roots were widespread, commonly being 2.5 to 3 times as long as the tree was tall. Most lateral roots were in the surface 3 feet (1 m) of the soil, most of those concentrated below the surface 6 inches. Foxx and Tierney [43] reported rooting depths ranging from 16 to 197 feet (5-60 m).

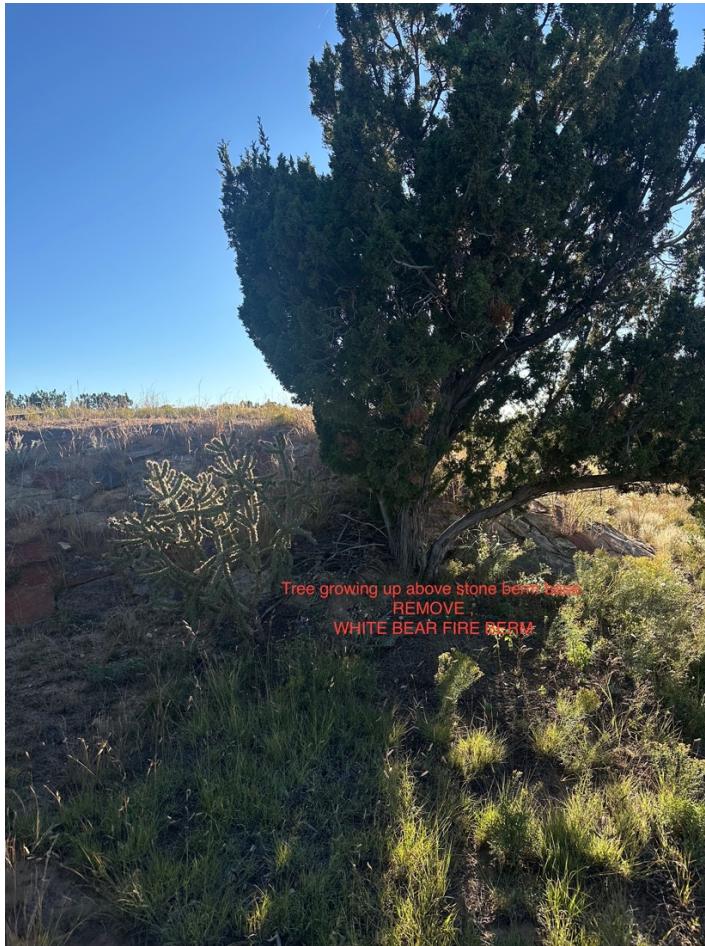
<https://www.fs.usda.gov/database/feis/plants/tree/junmon/all.html>

Pinyon: The extensive networks of lateral roots and deep taproots in mature pinyon and juniper trees are highly effective at extracting moisture from the soil, thereby reducing the amount of moisture available to understory vegetation.

<https://www.nps.gov/articles/pinyon-juniper-woodlands-species-composition-classification.htm>

The spread if these trees is why trees close to the tanks need to be removed. Junipers also are notorious for searching out water. If a tank has a small leak, the tree will eventually find it and try to break through the compromised area in search of more water. We saw this at the Eagle Dancer location.

White Bear Court FB





White Bear

Sundance Court Fire Berm: Trees too close to Berm Base Review and remove trees within 8 feet of berm base.

