

Wildfire Preparedness Action Plan

Westminster Glen Estates HOA



WGHOA Property Boundary Map

Westminster Glen Homeowners Association (WGHOA) is a mature subdivision of 222 homes including 1 undeveloped lot within the ETJ of Austin, Texas. It has been a nationally recognized NFPA Firewise site since 2017 and is located within the boundary lines shown above. The latest Community Wildfire Protection Plan (CWPP), provided by AFD/HSEM/City of Austin to NFPA in 2021 consistently shows this identical boundary arrangement. WGHOA is governed by a board of directors and managed by a professional management company, PAMCo.

Austin Fire Department and Emergency Services District 4 have provided heavy support for WGHOA neighborhood's certification with NFPA. AFD has provided risk mapping and education with on-site meetings. ESD 4 has also provided significant contract removal of brush. Additionally, the City of Austin Department of Solid Waste Services as well as Travis County Solid Waste Disposal Services have been instrumental in accumulated brush removal. Ongoing work requires this continued support in the foreseeable future.

WGHOA continuously upgrades its situational awareness through a variety of sources: word of mouth, direct emails, <https://wmghoa.org/>, scheduled meetings, and community events.

Summaries of wildfire mitigation efforts are documented and filed annually with NFPA by the Firewise coordinator. This plan updates ongoing actions planned for execution in the coming year (2024-2025). However, the renewal of this action plan is intended to remain consistent for the next three years (2024-2027), filed before the third Friday before official Thanksgiving holiday.



2011 Steiner Ranch Fire shot

2024 Action Update

WGHOA will take the following actions in the next year to reduce and mitigate the risk of wildfire:

1. PAMCo will encourage all residents and property owners to register their addresses with the website WarnCentralTexas.org. This message is already posted continuously on its website <https://wmghoa.org>.
2. PAMCo will encourage all residents and property owners to download and read the fire preparedness brochure *Ready, Set, Go!* ([English](#) / [Spanish](#)); to learn how to protect their property against wildfire; and when to evacuate or shelter in place. (This brochure is available for download continuously on our website and has been referenced in wildfire alliance activities for outreach and training.)
3. **PAMCo will periodically encourage all residents to request a Structural Ignition Zone (SIZ) evaluation from AFD by calling 3-1-1.** Each SIZ evaluation identifies areas of risk by property and suggests measures owners can take to reduce or defend against wildfire. AFD periodically conducts classes to train 10-15 volunteers at a time to conduct SIZ evaluations and to encourage cross neighborhood collaboration and education.
4. The transition in HOA Board of Directors membership has been a missed opportunity for leadership in wildfire mitigation work. This update requires that incoming Directors have a SIZ evaluation performed. Board adoption of this update provision will help demonstrate Board-level commitment to wildfire mitigation work. Accordingly, this update will be specifically included as both an exhibit and noted in Board meeting minutes for adoption by the HOA Board.
5. The Firewise coordinator will ensure past HIZ participants are updated with the latest information available. A running list of HOA HIZ/SIZ participants will continue to be maintained by the Firewise coordinator.
6. Explore best practices to announce “DANGER EXTREME FIRE RISK” status within the neighborhood when AFD station 47 has extreme fire risk shown on its roadway sign.(Protocols and equipment TBD)
7. Conduct an annual fire risk awareness event in cooperation with AFD to spread knowledge about wildfire and how we can do our part to reduce its spread.
8. In 2023, a memorandum of understanding (MOU) with ESD4 was established to aid rendering of dead and down fuels within Travis County Lot 542149 (aka LOT21). This lot is wholly owned by the HOA and is subject to restricted access due to endangered species permit requirements stipulated by federal permits running with the land ownership. The

MOU is an essential piece for ongoing wildfire planning and mitigation. It releases funds, otherwise not available, for contractor mitigation work by ESD4. This assistance is essential to accelerate stabilization of deforested areas and help render collapsed shaded fuel breaks within narrow time limits allowable for contractor work within LOT21. Annual renewal of this MOU will be essential for effective wildfire mitigation land management for the foreseeable future.

9. Seek ways to practice situational awareness during imminent wildfire events. Create checklists to help residents internalize how to calmly react during imminent wildfire events. Collaborate with AFD/HSEM/City of Austin to develop effective notice communications for just-in-time action and longer-term preparation.
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Helpful Information for Emergency Preparedness

- Emergency Notifications by phone, text, or e-mail: WarnCentralTexas.org
- Firewise: firewise.org
- Firewise Toolkit: nfpa.org/downloadable-resources/firewise/firewise-band-together-toolkit
- Firewise Landscaping: nfpa.org/Education-and-Research/Wildfire/Preparing-homes-for-wildfire
- Your Wildfire Risk Map: texaswildfirerisk.com/map
 - Ready, Set, Go! [My Personal Wildfire Action Guide](#) *English*
 - [Su Guía de Acción en Caso de Incendio Forestal](#) *Spanish*

Austin Fire Department contact: [Lt. Christopher Dibrell](#), (512) 917-8806

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