

HUNTERS POINT NEWSLETTER

April 2013

PRESIDENTS CORNER - FRANK BLUESTEIN

This newsletter provides the official notice to all homeowners of our **ANNUAL GENERAL MEMBERSHIP MEETING** which will be held at Fire Station #18 at 6830 Hadler View (behind Walgreens on Vindicator Drive), **WEDNESDAY MAY 8th**. Our meeting will begin at 7:00 PM in room 107 and will last for approximately one hour. The agenda will consist of each Board member reporting on his/her area of responsibility to include: Finance, Architectural Control/Covenants, Fire Mitigation, and a member vote to fill Board of Directors vacancies. A representative from Fire Wise will also make a presentation.

The BYLAWS had not been updated since the inception of the association. Accordingly, Ken Riley worked diligently to update the Bylaws to reflect current association practices, eliminate references to the original Hunters Point developer, allow for email notification and communication with association members, and update how any association insurance proceeds are handled. The By-Laws were approved by the required 2/3 majority vote of homeowners at our 2012 meeting and are posted on our web site. **In the event that you cannot attend the May 8th meeting, the courtesy of returning your proxy vote form to any of our Board members is requested. This will assure a quorum on any issues/Board positions that must be voted upon.**

A PROXY FORM IS INCLUDED IN THIS NEWSLETTER

We want to thank Tony Toniolli for his hours of dedication on your Board for his significant efforts to help immensely with Fire Mitigation. Tony is currently working closely with the CSFD in scheduling the Chipper. Due to Tony's commitment to our association and his dedicated involvement we will have the chipper service twice this year (May 20 and July 22).

We also appreciate Nancy Winkler for serving as the Welcome Committee for many years. She has been quite helpful with new neighbors joining our association.

The Board also wants to express our appreciation to Jim Patton who manages the email distribution and also prints this annual newsletter for neighborhood activities.

Also the time and effort of Bob Shaw who is our treasurer for maintaining our HPHOA web site.

HPHOA BOARD OF DIRECTORS VACANCIES

The Board of Directors is composed of volunteers from our Hunters Point community and they are responsible for managing and exercising general supervision over the affairs of our association in accordance with HPHOA Bylaws, covenants and Design Standards. The term limit is for a three year period commencing from the date of the annual membership

meeting when they take office. Hunters Point is an extraordinary place to live and we need the service of dedicated individuals to keep it that way!!

Bob Biggers and Bob Shaw have agreed to serve for another term while my position as President concludes with our May meeting. I respectfully request that all interested parties who are thinking about a position on the Board or a committee, PLEASE contact me at 598-7856 or by e-mail at the email address on the HPHOA web site prior to our general membership meeting on May 8th. I look forward to hearing from you!!

BOB SHAW -- Treasurer's term expires May 2013

BOB BIGGERS -- Secretary's term expires May 2013

FRANK BLUESTEIN -- President's term expires May 2013

KEN RILEY -- Vice President's term expires May 2015

FRANK PALLAS -- Architectural Control Committee term expires May 2014

DOGS

Pet waste has been a problem in our neighborhood and in our city. It is unlawful to leave your pet's waste in our city's parks. (Code of the City of Colorado Springs 2001, as amended 9.9.301) Not only is it a nuisance, but it can also carry viruses and bacteria that are extremely harmful to humans and animals in our watershed. In addition to the risk of diseases, the organic matter and nutrients contained in pet waste can degrade our water quality. Dog waste also reflects poorly on our image in the neighborhood when residents enjoy walking.

The four Pet Waste Stations have greatly improved our pet waste issue and we encourage all owners to continue using the supplied bags and stations. Bags are supplied and waste stations are emptied weekly by Best Way.

ASSET MANAGEMENT

In 2011 we contracted with a firm to address our asset replacement & maintenance schedule and are on track with required capital replacement and maintenance requirements over the requested planning horizon. The common areas include the Gazebo, tennis court and private drives.

TENNIS COURT

As a reminder, please leave the gate secured at all times. Additionally, a chain has been installed on the gate to use with the current lock to discourage it from being forced open. Parents need to be mindful of, and responsible for the activities and actions of their children at the park.

The tennis court is solely for participation in net sports. A reservation board is in place during the summer months.

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Committee is charged with helping to ensure the visual integrity and maintain property values in the neighborhood.

Almost any construction or improvement related to the exterior of your home requires approval by the Architectural Committee. Common improvement requests include:

- Landscaping including changes in ground coverings, plantings, rock, statues, lawn decorations or ornaments
- Deck / patio renovations
- Driveways / walks
- Exterior changes including painting, stucco, fencing, doors or window replacement

As you consider any improvements to your home, it is required that you conform to the Hunter's Point Declaration of Conditions, Covenants, Restrictions and Easements and the Design Standards and the referenced Design Standards that were revised in 2012.

The current Architectural Committee consists of Bill Galloway, Debi Fornero, Keller Hughes, Carol Lubel, and Frank Pallas. Home owners are encouraged to contact AC members with questions or to seek assistance in completing improvement applications - acc@hunterspoint.us. Improvement forms are available in the document section of the Hunters Point website <http://www.hunterspoint.us>. Please provide the courtesy of sufficient review time before your anticipated project start date.

Here are some items to consider as we maintain the desirability of our neighborhood:

Parking

- No overnight parking is allowed on any public or private streets within Hunters Point. In accordance with Colorado Springs code, recreational vehicle parking on the public streets and private drives is not permitted at any time except for the active and expeditious loading and unloading of passengers or property.
- A boat, trailer, camper, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit or truck (except personal pickups) shall not be parked within any lot or building site except in a completely enclosed structure, or fully screened in a manner approved by the AC so as not to be visible at ground level from any neighboring property or street. Temporary parking or trailers or campers may be allowed for less than 3 days as long as they meet the requirements stated in the Design Standards.

Pets

- Pets must be restrained at all times and maintained on a leash or under the control of the owner when outside of their property.

- Pets should not make an unreasonably loud or persistent noise
- Pet owners should properly remove waste from their own yards to prevent odor and pest issues for neighboring homes
- Pet owners must immediately clean up their pets deposits on others' property, including common areas. The HOA has provided four pet waste stations in our community for this purpose.

Property Maintenance

- Owner shall maintain the exterior of the dwelling, lawns, landscaping, walks and driveways in good condition.
- Homeowners are required to mow, cut, water and prune all landscaping on their lot and to maintain landscaping in good condition. We understand that water restrictions may make irrigation difficult this Summer. If you have to make a choice, please consider maintaining the condition of your front lawns.
- Careful attention should be made to control noxious weeds. The three worst offenders are: Myrtle Spurge, Canada Thistle and Yellow Toadflax. Detailed information and pictures will be provided on the website.
- Please cut shrubs and bushes so that they do not obstruct the community sidewalks.
- Exterior building surfaces and trim shall be refinished and maintained periodically and before the surfacing becomes weather beaten or worn off.

Neighborhood Walk About

Hunters Point has not done a neighborhood evaluation in the past few years. The Architectural Committee agreed to revive this program this summer. Attached you will find a form so that you can do a self evaluation of your property. We will schedule a formal walk about in June or July. The results of the assessment will be provided to residents.

PROJECTS

In the past year the Board completed Reserve Fund Studies for the Hunters Point HOA Common Areas and the Private Drives and have identified a Phased Maintenance Plan for both areas. The following are completed or upcoming projects.

Park Maintenance.

Fall 2012. Concrete steps were installed in the park replacing older wooden steps. In addition, cracked concrete slabs and sidewalks were replaced.

Spring 2013. We plan to install new sand in the playground area of the park

Summer 2013. We plan to have the wooden fence and painted wooden surfaces repainted and repaired.

Private Drive Maintenance.

Spring 2013. Crack fill and seal coat the following private drives:

1614-1630 Oak Hills Drive,
1650-1695 Summit Point Court,
1850-1856 Oak Hills Drive, and
1920-1950 Oak Hills Drive.

Once the contractors schedule is set, we will notify residents of the schedule and potential temporary impacts to access to their property.

Spring/Summer 2014. Crack fill, seal coat and repair as necessary Pinnacle Ridge Lane.

Other Projects. If you have suggestions for maintenance or improvement projects for the Hunters Point Common Areas or Private Drives, please contact: Ken Riley, 719-548-1369 or vicepresident@hunterspoint.us.

TREASURER - BOB SHAW

I would like to thank everyone who has remitted their dues for 2013. It is a big help when you are prompt and the Board appreciates it.

I would encourage homeowners and renters to become acquainted with our association website.

I am hoping that it can become the primary source of information about the association and the community. To this end, if you have any suggestions about to make it better meet your needs, please let a board member know your thoughts.

CHIPPER FOR FIRE MITIGATION -- MONDAY, 20 MAY and THURSDAY, 25 JULY!!

TONY TONIOLLI

This service provides each homeowner with an excellent opportunity to dispose of the slash resulting from their efforts to do Fire Mitigation on their property. Mark your calendars, the next chipping date for our Association is Monday May 20th or the first good day(s) following!! The second chipper day this year is scheduled for Thursday, July 25.

The rules are simple... place the slash that you cut on your front curb with the butt end toward the street and remember, NO stumps or root balls.

If any homeowner desires to have an on-site consultation on what action they might take to reduce the risk of wildfire on their properties, a representative from Colorado Springs Fire Mitigation will be available at our Clean-Up on Saturday May 19th to provide homeowners desiring consultation regarding their properties free of charge. Stay tuned to www.hunterspoint.us for any updates.

SPRING CLEAN-UP - SATURDAY, 11 MAY!!

Mark your calendars and stay tuned to www.hunterspoint.us for any updates. Spring clean-up for Hunters Point is scheduled for Saturday, May 11th with chipping service a week later on Monday, May 20st. The stay tuned part is that in the event of inclement weather we may have to adjust both Clean-up and Chipper dates to coincide with one another.

We plan to have one dumpster in the park for the purpose of depositing trash that is collected from the common areas and from clean-up of individual yards excluding brush and slash. We ask that the trash from individual yards be placed in bags and then placed in the dumpster. In order to dispose of brush and slash, we have planned for a chipper, truck and crew to circulate through Hunters Point on Monday May 21st. This will give homeowners the weekend and a full additional week to assemble the brush on their front yards next to the street for pick-up. Please note that all slash to be picked up must be aligned with the trunks facing the street to facilitate the crew.

So, as usual, the plan is for neighbors to assemble in the park at 9:00 AM on May 11th and enjoy coffee and donuts as we organize into teams to cover various sections of the common area. As in the past, those teams will be led by Board members. The refuse that is collected from the common areas will be placed in the dumpster. There will be a pick-up moving through the community from approximately 9:30 AM until noon, collecting the trash bags that have been filled by the teams cleaning the common areas. In addition, the pickup will gather trash bags that are placed in the driveways of private residences during this time. At noon, we'll have pizza at the park!!

A few words about individual use of the dumpster through the weekend. We need your help in the following areas to maximize usable space in the dumpster.

- Initially the large doors on the dumpsters will be left open and we would ask anyone who deposits trash in them, to walk it to the front of the dumpster and compact the debris as much as possible.
- As a courtesy to your neighbors, please don't leave debris around the dumpster. Someone will have to clean it up.
- After the dumpster doors are closed, make sure that any trash that is thrown over the rim is compacted. This may require the depositor of the trash to compress it.
- Remember, no bushes or branches are to be placed in the dumpster!
- Please don't use the dumpster as a place to deposit personal junk items from cleaning out the garage, and finally
- NO toxic waste may be placed in the dumpsters.

My thanks to you in advance for your cooperation in this matter!!

Deona Bluestein has kindly accepted the challenge of making arrangements for the food at the park. Anyone desiring to help Deona please give her a call at 598-7856. Let's do as we

have done in the past, work a little for the benefit of our community and enjoy the camaraderie of our neighbors as we do it!!

HUNTERS POINT HOME OWNERS ASSOCIATION website:

<http://www.hunterspoint.us>

HUNTERS POINT HOMEOWNERS ASSOCIATION EMAIL ADDRESSES:

Due to recent changes in the legal climate, ALL messages related to association business **MUST** use the new @hunterspoint.us addresses.

This is **NOT** a complete list, more at <http://www.hunterspoint.us>

president@hunterspoint.us (currently Frank Bluestein)

vice-president@hunterspoint.us (currently Ken Riley)

secretary@hunterspoint.us (currently Bob Biggers)

treasurer@hunterspoint.us (currently Bob Shaw)

acc@hunterspoint.us (Architectural Committee, currently Frank Pallas)

HUNTERS POINT

LANDSCAPE AND GROUNDS CONDITION CHECKLIST

Address _____ Date _____

Landscape Conditions

Check each condition that applies and add comments

- Dead Grass _____
- Weeds, or other unsightly growth _____
- Open dirt areas without plants, rocks, or other covering _____
- Dead plants or trees _____
- Overgrown areas _____
- Damaged or deteriorated walks or driveways _____
- Trash or building materials _____
- Bicycles, toys, or other items stored outside _____

Building Conditions

- Peeling, chipping or faded paint _____
- Unfinished areas _____
- Weather-beaten or worn off surfaces _____
- Garage door left open _____
- Broken siding, windows, doors or other _____
- Junk vehicles _____
- Trailers or other vehicles stored outside _____
- Sheds or other structures that have not been approved _____
- Deteriorated roof shingles _____
- Antennas or satellite dish on roof or visible from street/neighbors _____
- Other _____