



# Hunters Point Home Owners Association

## Annual News Letter

### April 2014

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#### ANNUAL MEETING NOTICE

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), **Monday MAY 12, 2014**. Our meeting will begin at 7:00 PM in room 107 and will last for approximately one hour. The agenda will consist of a member vote to fill a Board of Directors vacancy, a report by Board members reporting on his/her area of responsibility to include: Finance, Architectural Control/Covenants, Projects, and Fire Mitigation, and an open discussion period for any homeowners to address any concerns, observations or comments. To ensure a quorum is reached, if you are unable to attend, please fill out the attached proxy form to designate someone who is attending to represent you at the meeting.

#### **A PROXY FORM IS ATTACHED.**

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#### PRESIDENTS CORNER – Ken Riley

This past year has gone by quickly and a lot has been accomplished by dedicated volunteers in this community. Because of their work, Hunters Point is a vibrant community.

Frank Bluestein, a past President, manages our projects and looks after our park and infrastructure. The work completed this year in the park with new steps, sidewalk and landscaping are significant improvements.

Bob Shaw our Treasurer, does yeoman work in managing our finances and getting the most out of our reserve fund investments. This year he found a way to prepay our garbage service and save each resident \$5-10. Bob also maintains the HPHOA website.

Bob Biggers our Secretary, keeps our records and records our minutes. Bob's dedication and thoroughness keeps our records straight.

Frank Pallas, Board Member and Head of the Architectural Committee has probably the toughest job in the community. He and his committee consisting of Bill Galloway, Carol Lubell, Keller Hughes, and Debi Fornero have done a remarkable job in ensuring our community maintains its high standards of appearance and livability. They have handled over 40

improvement requests and 12 potential covenant violations.

Tony Toniolli, a past President, manages fire mitigation. Tony works 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 12 and July 28). Tony's work has made Hunters Point a leader in Colorado Springs fire mitigation and a much safer place to live.

Nancy Winkler has been our Welcome Committee Chair for years and personally visits each new arrival to our community. She provides the first impression our new owners or renters get regarding our association and does a superb job.

Jim Patton provides a vital link by managing email communications which keep all of us informed. Jim singlehandedly keeps us all informed about what is going on in Hunters Point whether its a bear or bob cat sighting, fire and police issues, community events and projects. Without him, none of us would know what was going on.

This past year was the first year, we revived the annual Hunters Point "Block Party" with a Hawaiian Luau. This summer party attended by over 120 residents was dreamed up and put on by

a cadre of volunteers consisting of Connie Hughes, Georgine Fries, Denise Pallas, Debi Fornero, Deona Bluestein, and Stephanie Pallas. These folks made the Luau a tremendous success which we hope to duplicate on an annual basis.

We also have a group of unseen heroes who step up and support us when we need it. They include Ken Percival who cleans snow from the sidewalk in front of the park, Gloria Toniolli, Deona Bluestein, Linda Riley, Jenny Patton, and Gail Trask who step up and do anything whenever needed.

The next time you see one of these neighbors, please stop and say thank you for the great work and service they provide to our community.

### **Board of Directors and Volunteer 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!!

The following are the current elected Board of Directors and their current term of office.

Ken Riley, President, May 2015  
Frank Bluestein, Vice President, May 2016  
Bob Shaw, Treasurer, May 2016  
Bob Biggers, Secretary, May 2016  
Frank Pallas, Architectural Control, May 2014

Committee Chairpersons are:

Tony Toniolli, Fire Mitigation  
Jim Patton, Communications  
Nancy Winkler, Welcome  
Private Drive, Vacant

Frank Pallas' term on the board concludes with our May meeting. Frank has done a remarkable job in managing our Architectural Control and Covenant Enforcement activities. Frank has indicated that he would rather turn this key position over to a new Board Member. He has

will remain on the Architectural Committee and ensure a smooth transition to his successor. We desperately need a volunteer to step up and fill this key role.

Our Private Drive Chair is vacant. We need someone who lives on a Private Drive to represent Private Drives, to identify issues that exist, improvements needed in the roads, and to determine when plowing on the drives is needed in the winter. If you live on a Private Drive, please consider filling this position.

Without volunteers like those listed above, the HOA cannot function. Request that all interested parties who are thinking about a position on the Board or a committee, PLEASE contact me at 548-1369 or by e-mail at the email address on the HPHOA web site prior to our general membership meeting on May 12th. I look forward to hearing from you!!

### **ARCHITECTURAL CONTROL COMMITTEE—Frank Pallas**

The Architectural Committee is charged with helping to ensure the visual integrity and maintain property values in the neighborhood. The committee is responsible for enforcing the Hunters Point HOA Declarations and Covenants and Design Standards.

Please remember that if you have plans to change your landscape, modify the exterior of your home in the way of paint or improvements, new roofs or windows the changes must comply with the Hunters Point HOA Design Standards and you will need to submit plans for same to the Architectural Committee at least 30 days prior to the start of any landscape change or improvement. The improvement application and other information is available on the Hunters Point HOA website: <http://hunterspoint.us>.

The current Architectural Committee consists of Bill Galloway, Debi Fornero, Keller Hughes, Carol Lubell, and Frank Pallas. Home owners are encouraged to contact Architectural Committee members with questions or to seek assistance in completing improvement applications – **acc@hunterspoint.us**.

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

### **Covenant Enforcement**

Spring will soon be upon us and, with the removal of water restrictions, this is the year to get our lawns in shape as well as the exteriors of our homes. The Architectural Committee will be conducting “walk-about” looking all home exteriors beginning in April and hopefully completing this task by the mid April. The reports on each home will be sent to each owner and will include any items that need attention with sufficient detail to know what needs correction.

Please be advised that a second property “walk-about” will be conducted in late May to verify that any deficiencies have been corrected, that plans have been submitted to the Architectural Committee for correction or that sufficient progress is visible to verify that it is being addressed. The Architectural Committee anticipates that all landscape and exterior issues will be addressed and completed by June 30, 2014. Reports from the second inspection will be sent to those owners that have not corrected the deficiencies nor have submitted and approved plans currently with the Architectural Committee. Failure to comply may result in fines being assessed until the issue is corrected.

A third “walk-about” will be made the first two weeks of August to verify any issues remaining after the previous inspection. Please consider that the exterior appearance of all homes in the HPHOA affects the monetary value of each property and the desirability of future buyers to live in our community.

### **Parking**

No overnight parking is allowed on any public or private streets within Hunters Point or in the Hunters Point Park. 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 Architectural Committee 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**

Owners 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 have made irrigation difficult.

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.

## **PROJECTS—Frank Bluestein**

### **Park and Tennis Court.**

**Upgrades.** In accordance with the Reserve Fund Study, work to enhance park/tennis court appearance and reduce maintenance was bid and completed in 2013. Work consisted of three major items.

- Refinishing the fence surrounding the park by painting the horizontal beams and rust proofing the metal brackets supporting the fence structure.
- Leveling the steep incline along the South side of the parking area by installing and painting ties as well as eliminating shrubbery.
- Installing a concrete pathway leading from the sidewalk in front of the park to the stairs descending into the gazebo area.

**Basketball.** A basketball backboard and net was donated by one of our homeowners and is available for use on the west side of the Parking Lot. As a reminder, the only allowable parking in the Park parking lot is when residents are using the Park.

**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. Please do not allow your pets in the tennis court enclosure.

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

**Problems.** We had experienced some tagging of the gazebo area with indecent graffiti, therefore spotlights focused on the tennis court entry point and an overhead light in the gazebo was installed to discourage further park vandalism.

**Maintenance Contractor.** This year, a statement of work will be written and issued to bidders to maintain our common areas. The statement of work will include preventative maintenance and

quality monitoring of our sprinklers and associated water usage. This may result in a change of maintenance contractors.

### **Private Drives.**

In 2013, the association completed 22,000 square feet of crack seal and seal coat work on the Oak Hills Drive Private Drives and Summit Point Court. In 2014, plans are to complete seal coat, crack fill and repair work on Pinnacle Ridge Lane and Hunters Point Court Private Drives. This work is paid for by the Private Drive Reserve Fund.

### **Pet Waste Stations.**

Four Pet Waste Stations are installed along Oak Hills Drive and have greatly improved our pet waste issue. We encourage all owners to continue using the supplied bags and stations. Bags are supplied and waste stations are emptied weekly by Best Way.

Dog waste has been a problem in our neighborhood. Not only is it unlawful and a nuisance, but it can also carry viruses and bacteria that are extremely harmful to humans and animals in our watershed. Dog waste also reflects poorly on our image in the neighborhood when residents enjoy walking. Please pick up after your pet.

### **Other Projects.**

If you have suggestions for maintenance or improvement projects for the Hunters Point Common Areas or Private Drives, please contact: Frank Bluestein, 719-598-7856, or [vicepresident@hunterspoint.us](mailto:vicepresident@hunterspoint.us).

### **TREASURER – Bob Shaw**

Thanks to all who have remitted their 2014 association dues. We have about 10 still outstanding, please try to get these in as soon as possible.

This year, the remittance of dues is more important than in the past because we are prepaying the entire yearly trash service amount in order to get a 5% discount. This discount is reflected in the amount due on the statement.

The statement that you received in January was modified to provide better information about the

balances in the funds. If you have any comments or suggestions, please drop me an email.

There have been a number of new laws passed over the past year that affect HOAs, one of which addresses the subject of payment of dues, interest, late fees and other related subjects. On the website, you can find the updated policy letter 003 that was enacted by the Board in compliance with current regulations

### **FIRE MITIGATION – Tony Toniolli**

#### **Chipper Service--Monday May 12th and Monday July 28<sup>th</sup>**

As stated in a prior email announcement, HPHOA is scheduled for a chipper service on two dates in 2014. The first is Monday, May 12 and the second is Monday, July 28. Our annual **Spring clean-up** for Hunters Point is scheduled for **May 10<sup>th</sup>** in order to coincide with the plan for the chipper, truck and crew to circulate through our HPHOA community on **May 12<sup>th</sup>**. In the event inclement weather impacts this plan, schedule adjustments will be placed on email and on our web site. **Fire Mitigation** slash must be placed on front yards for pick-up. Guiding principles for slash are as follows:

What is acceptable:

- Woody limbs and branches only – up to 9” diameter.
- No construction or building materials; no nails or wire.
- No grass clippings or bags of leaves.
- No trash, weeds or yuccas.
- No root wads, dirt or rocks.
- Piles only, no bags.

Pile guidelines:

- Piles must be stacked with cut ends facing the road.
- Piles must be within 5’ of the roadway.
- Limit pile size to 5’x5’x5’.
- No limit to number of piles.
- Mulch will be hauled away for recycling, or a full load can be left on-site when requested.
- Do not combine piles with neighbors or haul in material from other neighborhoods.

As in past years, please forward your name and address to [tonytonioli@q.com](mailto:tonytonioli@q.com) by May 1<sup>st</sup> to be placed on the chipper schedule. Please be patient, the chipper will get to the piles in our community on the week scheduled. Please report the number of hours spent on Fire Mitigation at the neighborhood clean-up on 12 May. These hours will be forwarded to Colorado Springs Fire Mitigation for credit toward their fire mitigation activity in Colorado Springs.

#### **Free Fire Mitigation Assessments.**

A Fire Mitigation Representative from Colorado Springs Fire Department will attend our clean-up and be available to provide Fire Mitigation advice for individual homeowners who request it. There is no cost for this service.

#### **Spring Clean Up--Saturday, May 10<sup>th</sup>**

Mark your calendars and stay tuned to **[www.hunterspoint.us](http://www.hunterspoint.us)** for any updates. Spring clean-up for Hunters Point is scheduled for Saturday, May 10<sup>th</sup> with chipping service the next week. The stay tuned part is that in the event of inclement weather we may have to adjust the Clean-up date.

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 during the week of May 12<sup>th</sup>. 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 10<sup>th</sup> 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.
- NO toxic waste may be placed in the dumpsters.

Thanks to you in advance for your cooperation.

Linda Riley has kindly accepted the challenge of making arrangements for the food at the park. Anyone desiring to help Linda please give her a call at 548-1369. 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!!

**WELCOME**—Nancy Winkler

Hunters Point would like to welcome all our new residents.

We would like to encourage all of you past and new to send us your profile that was in your new

HOA packet. If you don't have one, one is available on the Hunters Point website. This way we can keep our records up to date and we will be putting a new directory together in the near future.

This information is used for only our Hunters Point Bulletins and updates to keep you aware of activities that are in our area.

**COMMUNICATIONS**—Jim Patton

We send regular email blasts out to our members with information on Hunters Point happenings, potentially dangerous or hazardous issues affecting our community, and things of common interest. If you are not receiving these emails and would like to, please send your Hunters Point address, name(s) and email address(s) to [communications@hunterspoint.us](mailto:communications@hunterspoint.us).

**HUNTERS POINT CONTACT INFORMATION**

**Website**

Hunters Point HOA maintains a website which contains information about the homeowners association such as the Covenants, Design Standards, Covenant Interpretations, Association Policy Letters, annual and Board of Directors meeting minutes, and point of contact information. The website is located at: <http://www.hunterspoint.us>

**Contact Information**

The following are the Board of Directors and their email contact information

[president@hunterspoint.us](mailto:president@hunterspoint.us) (Ken Riley)

[vice-president@hunterspoint.us](mailto:vice-president@hunterspoint.us) (Frank Bluestein)

[secretary@hunterspoint.us](mailto:secretary@hunterspoint.us) (Bob Biggers)

[treasurer@hunterspoint.us](mailto:treasurer@hunterspoint.us) (Bob Shaw)

[acc@hunterspoint.us](mailto:acc@hunterspoint.us) (Architectural Committee--Frank Pallas)

This is NOT a complete list of all contacts, more contacts are listed at <http://www.hunterspoint.us>.

