



# Hunters Point Home Owners Association

## Annual News Letter

### April 2015

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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), **WEDNESDAY, MAY 13, 2015**. 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 two Board of Directors vacancies, 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

Hunters Point is volunteer run HOA. By choice we have no management company. Our HOA is supported by dedicated volunteers. Because of their work, Hunters Point is a vibrant community.

Frank Bluestein manages our projects and looks after our park and infrastructure. He led new projects involving landscaping in our park and entry. In addition, he competed our park and plowing maintenance contract.

Bob Shaw and Carol Jonas-Morrison managed our finances. Because of their work, we are probably one of the best fiscally managed associations around. Bob also maintains the HPHOA website.

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

Carlos Carrillo is our newest Board Member and has filled in where ever we needed help. He was invaluable in the transition of the AC Chair.

Constance Hendrix is the AC Chair and has probably the toughest job in the community. She and her committee consisting of Bill Galloway, Carol Lubell, Debi Fornero, Sabrina Brown, and Mathew Orsillo have done a remarkable job in ensuring our community maintains its high standards of appearance and livability. They

conducted two “walk arounds” to identify potential covenant problems, updated our Design Standards, and are digitizing our records.

Tony Toniolli 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 11 and July 27). Tony's work has made Hunters Point a leader in Colorado Springs fire mitigation and a much safer place to live.

Nancy Winkler 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 single handedly keeps us all informed about what is going on in Hunters Point whether it's a mountain lion, bear or bob cat sighting, fire and police issues, community events and projects. Without him, none of us would know what was going on.

Tonya Lark took on the task of republishing our HOA Directory. Because of new Colorado Laws requiring individual homeowner approval to include their email addresses and telephone numbers, it was a daunting task. Over 125 homeowners agreed to include their information.

Our summer party this year was chaired by Anya Wynne. She and her committee of Sigrid Unsell, Blandine Brutel and Bill and Joyce Wright put on an end of summer carnival complete with buffet, homemade crepes, a jumpy station and castle, and a French syrup drink station. Over one hundred attended. It was a tremendous success. Rumor has it that Anya is going to volunteer to chair this year's event.

We also have a group of unseen supporters when we need it. They include Terry and Trish Gilmore who weekly empty the pet station at the Oak Hills entrance. Gloria Toniolli, Deona Bluestein, Linda Riley, and Ginny Patton 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 the affairs of our association. The office term 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  
Carlos Carrillo, At Large, May 2017

Committee Chairpersons are:

Constance Hendrix: Architectural Control  
Tony Toniolli. Fire Mitigation  
Jim Patton, Communications  
Nancy Winkler, Welcome  
Tonya Lark, Directory

Ken Riley's term on the board concludes with our May meeting. And he has indicated a willingness to run for another term.

Bob Shaw, our Treasurer, has decided to retire. Carol Jonas-Morrison has agreed to replace him and has been our Assistant Treasurer for the past nine months. She will be running for the board seat vacated by Bob.

Carol Lubel, a stalwart on the Architectural Committee and past chair, has decided to retire from the committee. We are seeking a volunteer to replace her.

Without volunteers like those listed above, the HOA cannot function. Request anyone who is thinking about a position on the Board or a committee, PLEASE contact me at 548-1369 or by email at [president@hunterspoint.us](mailto:president@hunterspoint.us) prior to our general membership meeting on May 13th. I look forward to hearing from you!!

### **ARCHITECTURAL CONTROL COMMITTEE—Constance Hendrix**

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 landscaping, modify the exterior of your home in any way (paint, siding. Stucco, new roof, windows, etc.) 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, Sabrina Brown, Mathew Orsillo, and Constance Hendrix. Home owners are encouraged to contact Architectural Committee members with questions or to seek assistance in completing improvement applications – [acc@hunterspoint.us](mailto:acc@hunterspoint.us).

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

## **Updated Design Standards.**

The Design Standards provide a convenient synopsis of HPHOA community standards, landscaping and building design requirements, the approval process to make any changes to lots or structures that impact the external appearance of the lot, and how covenants are enforced.

Periodically, the Design Standards are reviewed for currency and updated/clarified based on highlighted issues. Recommended changes to the Design Standards were presented to the HOA board on February 11, 2015. The summary of approved changes is listed below:

- The architectural committee typically consists of a Chairperson and two to four additional members. The change allows for the board to appoint more committee members to help reduce the workload of each member, as required.
- A greenhouse is no longer defined as an "outbuilding". Outbuildings are restricted. The association with the term conflicted with another paragraph which stated, "4.2.13 Accessory Structures. Any accessory buildings or facilities such as gazebos, greenhouses, tennis courts, pools, spas, etc. require AC approval."
- Due to precedence within the community, chain link fences are now permitted for use as dog runs given AC approval. However, it must not be visible from streets.
- Quality artificial turf is now acceptable as an improvement, and any new installation requires AC approval.
- The requirement to remove weeds from property was clarified to include the sidewalks.
- Homeowners now have a deadline of 60 days after notification from the HPHOA to remove dead trees from their lots. This is a fire mitigation issue.
- The removal of noxious weeds is Colorado law (Colorado Noxious Weed Act). The Design Standards were clarified to include the requirement.

## **Covenant Enforcement and Property Maintenance**

Spring is now upon us and it is time to take a hard look at our lawns, landscaping and home exterior.

Covenants require that the exterior of homes, lawns, landscaping, walks and driveways should be kept in good condition.

Homeowners are required to mow, cut, water and prune all landscaping on their lot and to maintain landscaping in good condition.

Attention should be made to control noxious weeds. The three worst offenders are: Myrtle Spurge, Canada Thistle and Yellow Toadflax.

Please cut shrubs and bushes so that they do not obstruct the community sidewalks.

Exterior building surfaces and trim shall be refinished and maintained before the surfacing becomes weather beaten or worn off.

The exterior appearance of all homes in the HOA affects the monetary value of each property and the desirability of future buyers to live in our community. As in the past, the committee will continue covenant enforcement actions.

## **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.

Temporary parking of trailers or campers on private property 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. Pet owners must immediately clean up their pet deposits on others' property, including common areas. The HOA has provided four pet waste stations in our community for this purpose.

## **PROJECTS—Frank Bluestein**

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

**Upgrades.** Work to enhance our park and tennis court appearance and thereby reducing maintenance was bid and completed in 2014. Work consisted of two major upgrades.

The steep area leading to the Gazebo was tiered with landscape timbers and plants were added along with a drip system. Dead grass was replaced by the sidewalk and additional timbers and fill dirt were added and topped off with rock. This fill dirt and timbers were added to level out the area that was also too steep which had caused a drainage issue with the sprinklers. Personal Touch Landscape and Gardening performed the work and did a great job.

The Oak Hills Drive entry to our property was upgraded with grass being replaced with plants, rock and mulch. Some sprinklers were also eliminated to conserve water.

**Basketball.** A basketball backboard and net which was donated by one of our homeowners is still 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. The combination to the lock is periodically changed and can be obtained by receiving emails from the HPHOA email system.

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

**Park Maintenance.** This year, a statement of work was written and issued to bidders to maintain our common areas. The statement of work included preventative maintenance and quality monitoring of our sprinklers and associated water usage. This resulted in a new contractor being awarded the maintenance of our common areas and also performing snow removal. A new system was installed that automatically turns off the sprinklers when there has been sufficient rain.

### **Private Drives.**

This year we will be soliciting bids to perform maintenance and apply a seal coat/chip seal on Hunters Point Lane and Pinnacle Ridge. This work will be 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.

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/Carol Jonas-Morrison**

Thank you to all who have remitted their 2015 association dues. It is very helpful to have dues paid on time and the board appreciates your timeliness. We still have 10 homeowners who have not yet paid dues, so please get those sent as soon as possible. Remember that we prepay the

entire year cost for disposal services in order to take advantage of the 5% discount. This discount is already reflected in your yearly dues statement.

**FIRE MITIGATION – Tony Toniolli  
Chipper Service--Monday May 11th and  
Monday July 27<sup>th</sup>**

As stated in a prior email announcement, HPHOA is scheduled for a chipper service on two dates in 2015. The first is Monday, May 11 and the second is Monday, July 27. Our annual **Spring clean-up** for Hunters Point is scheduled for **May 9<sup>th</sup>** in order to coincide with the plan for the chipper, truck and crew to circulate through our HPHOA community on **May 11<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 [tonytoniolli@q.com](mailto:tonytoniolli@q.com) by May 4<sup>st</sup> to be placed on the chipper schedule. Hopefully the chipper crew will circulate through our area on Monday, 11 May, but 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 11 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.**

Amy Sylvester 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 9TH**

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 9<sup>th</sup> with chipping service on Monday May 11<sup>th</sup>. 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 11<sup>th</sup>. Please note that all slash to be picked up must be placed in the manner prescribed by pile guidelines.

So, as usual, the plan is for neighbors to assemble in the park at 9:00 AM on May 9<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!!

### **DIRECTORY—Tonya Lark**

A new Hunters Point Directory was published and delivered to Homeowners in March.

### **WELCOME—Nancy Winkler**

Hunters Point personally welcomes 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. 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: [www.hunterspoint.us](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)

[atlargeboard@hunterspoint.us](mailto:atlargeboard@hunterspoint.us) (Carlos Carrillo)

[acc@hunterspoint.us](mailto:acc@hunterspoint.us) (Architectural Committee—Constance Hendrix)

This is NOT a complete list of all contacts, more contacts are listed at [www.hunterspoint.us](http://www.hunterspoint.us).

