



Hunters Point Home Owners Association

Annual News Letter

April 2016

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), **THURSDAY, MAY 12, 2016**. 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/Committee 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.**

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. Frank has been a stalwart on the board for the past 12 years. He is a Past President and the current Vice President. He has run just about every project the HOA has completed in the past 12 years. He plans to retire from the board this year.

Carol Jonas-Morrison replaced Bob Shaw as our Treasurer and manages our finances. Carol is currently transitioning our financials to Quickbooks.

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

Carlos Carrillo our at large Board Member and has filled in where ever we needed help.

Tonya Lark replaced Constance Hendrix as the AC Chair and has probably the toughest job in the community. She and her committee consisting of Bill Galloway, Sabrina Brown, Ed Jonas-Morrison and Mathew Orsillo have done a remarkable job in reviewing all architectural change requests in Hunters Point. They ensure

any changes are in compliance with our Design Standards to maintain our community's high standards of appearance and livability.

Don Jewell is responsible for Covenant Enforcement. Last year he and the AC conducted a walk around to flag potential problem areas for owners. This is a critical function that helps to maintain our property values. All of us appreciate that our homeowners take pride ensuring that our community maintains its high standards of appearance and livability.

Tony Toniolli manages fire mitigation. Tony works closely with the CSFD in scheduling the Chipper. Tony's work has made Hunters Point a leader in Colorado Springs fire mitigation and a much safer place to live.

Debi Fornero replaced Nancy Winkler on the Welcome Committee 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 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.

Tonya Lark maintains our homeowner database and published our Community Directory last year. Because she has transitioned to the AC

Chair, we need a replacement for this critical function.

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, and a jumpy station and castle. Over one hundred attended. It was a tremendous success. Anya and her committee have offered to organize another great event this year--a Luau. Stay tuned.

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 2018
Frank Bluestein, Vice President, May 2016
Carol Jonas-Morrison, Treasurer, May 2018
Bob Biggers, Secretary, May 2016
Carlos Carrillo, At Large, May 2017

Committee Chairpersons are:

Tonya Lark: Architectural Control
Don Jewell: Covenant Enforcement
Tony Toniolli: Fire Mitigation
Jim Patton: Communications
Debi Fornero: Welcome
Bob Shaw: Webmaster
Vacant: Directory and Database

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

Frank Bluestein has decided to retire from the Board. We need a volunteer to replace him.

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 prior to the meeting. We are specifically looking for a new board member and someone to take over the database maintenance and Directory. I look forward to hearing from you!!

ARCHITECTURAL COMMITTEE—Tonya Lark

We can all agree that Hunters Point is a great place to live. We love it because it is beautiful; our aesthetics are second to none. Nature contributes most of the beauty but maintaining our harmony with nature is vital as well.

Our neighborhood covenants and design standards maintain our aesthetics. While it may feel cumbersome at times, our beautiful neighborhood is worth the burden.

As a friendly reminder, any improvements to your lot or your house exterior must be submitted for approval to the AC. The specifics can be found on the website so please review them thoroughly as you consider an improvement to your home or lot. But, as a rule of thumb, if you plan to install or make any change to something your neighbors see – your deck, your roof, your play structure, your stucco, your paint – your change should blend with our surroundings and must be submitted for approval.

The process is easy, pretty quick and is found on the website (www.hunterspoint.us). Questions? We are here to help. Please email acc@hunterspoint.us.

And please thank the members of your AC team: Tonya Lark, Bill Galloway, Sabrina Brown, Mathew Orsillo, and Ed Jonas-Morrison.

COVENANT ENFORCEMENT **COMMITTEE--Don Jewell**

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 pets 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. In 2014, 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. Some of the plants, shrubs and bark needed to be replaced and this was completed in 2015

A dead Pine tree was removed by the Gazebo. Our other trees have been sprayed and are periodically checked for possible issues.

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 is 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. In the past, 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. These lights are checked routinely and are in good working order.

Private Drives.

We had a a seal coat/chip seal installed on Hunters Point Lane and Pinnacle Ridge. This work was paid for by the Private Drive Reserve

Fund. All of the Private Drives have now had a recent seal coat/chip seal installed.

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: vicepresident@hunterspoint.us.

TREASURER – Carol Jonas-Morrison

Thank you to all who have remitted their 2016 association dues. It is very helpful to have dues paid on time and the board appreciates your timeliness. We still have 40 homeowners who have not yet paid dues. 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 16th and Monday August 1st

HPHOA is scheduled for a chipper service on two dates in 2016. The first is **Monday, May 16** and the second is **Monday, August 1st**. Our annual Spring clean-up for Hunters Point is scheduled for Saturday May 14th in order to coincide with the plan for the chipper, truck and crew to circulate through our HPHOA community on May 16th. In the event inclement

weather impacts this plan, any scheduled adjustments will be placed on email and on our web site.

Chipper Participation:

- Please forward your name and address to tonytonioli@q.com by May 9th to be placed on the chipper schedule.
- Report the number of hours spent on Fire Mitigation to tonytonioli@q.com by May 15th. These hours will be forwarded to Colorado Springs Fire Mitigation on the 16th for consolidation with other neighborhood hours to receive credit toward their fire mitigation activity in Colorado Springs. These hours are used to justify the chipper service that the HOA receives at no charge from the city through a FEMA grant.
- Hopefully, the chipper crew will circulate through our area as scheduled on Monday, May 16th, but please be patient, the chipper will get to the piles in our community on the week scheduled.

Slash Guidelines

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.
- Slash will be hauled away for recycling, or a full load can be left on-site for mulch when requested.
- Do not combine piles with neighbors or haul in material from other neighborhoods.

**Piles must be stacked appropriately.
Incorrectly stacked piles will not be picked up.**

SPRING CLEAN UP--May 14th

Mark your calendars and stay tuned to www.hunterspoint.us for any updates. Spring clean-up for Hunters Point is scheduled for Saturday, May 14th with chipping service on Monday May 16th. The stay tuned part is that in the event of inclement weather we may have to adjust the Clean-up date.

As usual, the plan is for neighbors to assemble in the park at 9:00 AM on May 14th 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!!

Free Fire Mitigation Assessments

A Fire Mitigation Representative from Colorado Springs Fire Department will attend our clean-up and be available to visit your property and

provide Fire Mitigation advice for individual homeowners who request it. **There is no cost for this service.**

Dumpster Available

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 16th..

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.

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!!

HOME OWNER DIRECTORY AND DATABASE—Tonya Lark

Directory

A Hunters Point Directory was published and delivered to Homeowners in March 2015. The next issue is scheduled to be published in 2017. As required by Colorado Law, to have your telephone number and email information included in the directory, you must provide the HOA a release. This release is included in the owners packet all new owners and renters receive. If you do not sign the release, only the address and name of the owner will be included.

Database

The HOA maintains a database of all owners and renters in Hunters Point. The database consists of the address, name of owner or renter, email address, telephone number, names and birth year of children, and indicates whether the owner or renter has opted-in to receive HOA emails and to have their information included in the HOA directory. We use the information to send official correspondence from the HOA to owners. It is the responsibility of all owners to provide the HOA a current mailing address. If the property is rented, the HOA must be notified that a renter is occupying to property. By receiving renter information the HOA can offer the renter the opportunity to receive HOA emails and participate in HOA activities.

WELCOME—Debi Fornero

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 Directory and email 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, tennis court combination, 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.

HUNTERS POINT WEBSITE--Bob Shaw

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.

Contact Information

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

bod@hunterspoint.us -- Email goes to all Board Members

president@hunterspoint.us (Ken Riley)

vice-president@hunterspoint.us (Frank Bluestein)

secretary@hunterspoint.us (Bob Biggers)

treasurer@hunterspoint.us (Carol Jonas-Morrison)

atlargeboard@hunterspoint.us (Carlos Carrillo)

acc@hunterspoint.us (Architectural Committee-Tonya Lark)

cec@hunterspoint.us (Covenant Enforcement-Don Jewell)

firemitigation@hunterspoint.us (Fire Mitigation-Tony Tonioli)

communications@hunterspoint.us (Communications/Email-Jim Patton)

welcome@hunterspoint.us (Welcome Committee-Debi Fornero)

This is NOT a complete list of all contacts, more contacts are listed at www.hunterspoint.us.