



Hunters Point Home Owners Association

Annual Newsletter

April 2017

HUNTERS POINT

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 10, 2017**. 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 one Board of Directors vacancy, 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

Another year has passed, and we will soon have our annual meeting on May 10th. While all members are invited to our monthly board meetings, this is your opportunity to see and meet your board, address any issues you may have, and most importantly, become involved in supporting our community. Please plan on attending.

Hunters Point has made some significant changes this year to increase our transparency, flexibility, effectiveness, and our image. We now use a new off the shelf accounting system, have realigned our bank accounts to match the funds they support, implemented a new modern website, and have new email accounts for our board and key volunteers. These changes were all implemented by volunteers who care about our community.

Financially, the association is in excellent shape. According to our latest facilities studies, the reserve funds for Common Areas and the Private Drives are adequately funded to meet future needs. Over the past few years we reduced our operating cash to level that meets our day to day needs and gives us flexibility in case of emergencies.

Hunters Point is a 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.

Volunteers needed for critical vacancies.

This year we will have one vacancy on the Board of Directors. Carlos Carrillo has decided to leave the board at the completion of his term and we must elect a replacement at our annual meeting.

In addition, we have two critical volunteer vacancies this year.

The first is the lead for Covenant Enforcement. While this is not a time consuming job, it is a critical function that helps ensure the quality of our community. Most associations have a property manager perform this function who takes a mechanical, bureaucratic approach. Hunters Point is different. We take a neighborly approach when a potential covenant violation is identified. In almost all cases, the issue is resolved by a simple telephone call or visit. In addition, we have an annual walk around to flag potential issues to owners. We have found that this low key approach resolves potential issues before they become major problems and keeps our community looking good and property values high. We need a volunteer to take charge of this area.

The second is the maintainer of our association data base which is used to track owner and renter

addressees, email addresses, and telephone numbers. This information is used for our email blasts, owner mailings, invoice/billings and the community directory. Eventually, we want to provide the community directory behind an owner only firewall on the association website. The volunteer for this position should be somewhat computer savvy.

If you are interested in joining the board or one of these two critical positions, PLEASE contact me at 548-1369 or by email at preshphoa@gmail.com prior to the meeting.

Thank your neighbor volunteers

Without volunteers, our HOA would not function and we would need to hire a management company. Key supporters this year have been:

Carlos Carrillo, our vice President, manages our projects, looks after our park and infrastructure, and handles the call out for snow plowing of our private drives and cul du sacs. . He has done a superb job managing our maintenance contractor and ensuring the park is kept in tip top shape. Please take time to thank him for his service as he moves off the board this year.

Carol Jonas-Morrison, our Treasurer, manages our finances, trash service and provides closing statements for home sales. Carol just completed the transition of our financials to QuickBooks and in the past year has realigned our association accounts to tie directly to our three funds. Because of her efforts we have much more transparency in our finances. She is looking for an assistant to learn the treasurer's functions and back her up in this key job.

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

Tonya Lark is the Architectural Committee Chair. 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.

Michael Park took charge of our website, redesigned it, and rehosted it. It has been modernized and made more user friendly. It makes information easier to find with specific contact points for any questions or concerns. The board loves it and we think you will too. Go to www.hunterspointhoa.com and take a look.

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 heads our 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 also maintains our homeowner database. We need a replacement for this critical function. Until a replacement is found, we are deferring publishing the community directory.

Our summer party this year was chaired by **Anya Wynne**. She and her committee of **Bill and Joyce Wright** put on an end of summer party complete with buffet, a jumpy station and castle, games for the kids, and a special treat with a visit from the Josh and Johns ice cream truck. Over one hundred attended. It was a tremendous success.

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. **Frank and Deona Bluestein** oversee the maintenance of all the pet stations. **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.

ARCHITECTURAL COMMITTEE—Tonya Lark

We can all agree that Hunters Point is a great place to live and its beauty is second to none. Nature makes the biggest contribution to our neighborhood aesthetics but maintaining our harmony with our surroundings plays an important role as well. And that is the goal of our neighborhood covenants and design standards.

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 in the Design Standards (posted in the Documents section of 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 and pretty quick. Please submit an Improvement Application to the AC chair by email acchphoa@gmail.com. Questions? We are here to help. Please email acchphoa@gmail.com.

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

COVENANT ENFORCEMENT COMMITTEE--Vacant

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.

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 HOA will continue covenant enforcement actions. If you have any questions or concerns please email cechphoa@gmail.com.

Parking

No overnight parking is allowed on any public or private streets within Hunters Point or in the Hunters Point Park. Recreational vehicle parking on the public streets and private drives is not permitted at any time except for the active and expeditious loading/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

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.

Four Pet Waste Stations are installed along Oak Hills Drive and have 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.

PROJECTS—Carlos Carrillo

Maintenance. A dead Pine tree was removed by the Oak Hills Drive entry sign.

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

Tennis Court. Please leave the gate secured at all times. A chain is installed on the gate to use with the lock to discourage it from being forced

open. The tennis court is solely for participation in net sports. Please do not allow pets or your children to play in the tennis court enclosure. 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 or contacting vicefreshphoa@gmail.com.

Private Drives. No maintenance was required in the private drives this year.

Other Projects. If you have suggestions for maintenance or improvement projects for the Hunters Point Common Areas or Private Drives, please contact: vicefreshphoa@gmail.com.

TREASURER – Carol Jonas-Morrison

Thank you to all who have remitted their 2017 association dues. It is very helpful to have dues paid on time and the board appreciates your timeliness. After comparison shopping, we decided to retain Bestway Disposal as our trash provider. We receive a discount of approximately 60% for trash services when we purchase as an association.

I also modified the construction for yearly dues to improve transparency. Your dues invoice shows regular dues and capital fund separately. Regular dues pay the yearly expenses for HOA, including upkeep of the community property. The capital fund portion of the regular dues is set aside in a separate account to fund projected future expenses such as replacement or major repair of the tennis court, sidewalks, fence, playground, landscaping, etc.

I shifted our accounting to QuickBooks during 2016 which turned out to be quite a time consuming undertaking. There are many advantages to using a standard accounting package. One immediate advantage was the ability to send dues invoices via email. If you did not receive an email invoice and would prefer to receive an electronic invoice for yearly dues, please contact me at treashphoa@gmail.com.

HUNTERS POINT WEBSITE—Michael Park

The new Hunters Point HOA website (www.hunterspointhoa.com) is a one stop place for all things Hunters Point. It contains information about the homeowner association such as Announcements, Dues, HOA Services and Facilities, the Covenants, Design Standards, Covenant Interpretations, Association Policy Letters, Annual and Board of Directors meeting minutes, and point of contact information. If you have any pictures for the website or suggestions please contact webmasterhphoa@gmail.com.

FIRE MITIGATION – Tony Toniolli Chipper Service--Monday May 15th and Monday July 31st

HPHOA is scheduled for a chipper service on two dates in 2017. The first is **Monday, May 15** and the second is **Monday, July 31st**. Our annual Spring clean-up for Hunters Point is scheduled for Saturday May 13th in order to coincide with the plan for the chipper, truck and crew to circulate through our HPHOA community on May 15th. In the event inclement weather impacts this plan, any scheduled adjustments will be placed on email and on our website.

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.**

Chipper Participation:

- Please forward your name and address to tonglo02@comcast.net by May 9th to be placed on the chipper schedule.
- Report the number of hours spent on Fire Mitigation tonglo02@comcast.net 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.
- Hopefully, the chipper crew will circulate through our area as scheduled on Monday, May 15th, but please be patient, the chipper will get to the piles in our community on the week scheduled.

SPRING CLEAN UP--May 13th

Mark your calendars and stay tuned to www.hunterspointhoa.com for any updates. Spring clean-up for Hunters Point is scheduled for Saturday, May 13th. 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 and enjoy coffee and donuts as we organize into teams led by Board members to cover various sections of the common area. 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 15th.

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.

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—Vacant

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 owner's packet all new owners and renters receive and in the documents section of the hunters point website (www.hunterspointhoa.com). If you do not sign the release, only the address and name of the owner will be included. If you would like to be included in the directory, download a copy of the form from the website, sign it and send it to preshphoa@gmail.com. Publication of a new directory is on hold pending a new volunteer.

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 communicationshphoa@gmail.com.

Contact Information

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

preshphoa@gmail.com (Ken Riley, May 2018)

vicepreshphoa@gmail.com (Carlos Carrillo, May 2017)

sechphoa@gmail.com (Bob Biggers, May 2019)

treashphoa@gmail.com (Carol Jonas-Morrison, May 2018)

acchphoa@gmail.com (Architectural Committee-Tonya Lark, May 2019)

The following are key volunteers

cechphoa@gmail.com (Covenant Enforcement-vacant)

firemitigationhphoa@gmail.com (Fire Mitigation-Tony Toniolli)

communicationshphoa@gmail.com (Communications/Email-Jim Patton)

welcomeshphoa@gmail.com (Welcome Committee-Debi Fornero)

webmasterhphoa@gmail.com (Webmaster-Michael Park)

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

