



Hunters Point Home Owners Association

Annual Newsletter

April 2018

HUNTERS POINT

PRESIDENTS CORNER – Ken Riley

Another year has passed, and we will soon have our annual meeting on April 30th. 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 is continuing to evolve. This year we have moved to email as our primary means of communications with our owners. If we don't have an email address for an owner or the owner opts out of receiving official HOA business via email, we will still use US mail. This has resulted in a significant cost and time savings for the HOA.

In the past two years we have implemented a new modern website, transitioned to an off the shelf accounting system, shifted to email distribution of HOA dues invoices, provided the ability to pay HOA dues electronically, and published and distributed the first HOA directory electronically. These changes have made us more efficient, increased transparency, saved time, and reduced cost. It was all accomplished by your neighbor volunteers.

In April, the HOA will begin installation of bungee cords on trash containers (unless the owner opts out). This is a board initiative, recommended by Jim Patton, intended to reduce the amount of trash which gets blown around because of the winds on trash day.

Fire mitigation has been stepped up again this year. The HOA received an Allstate Insurance grant thru the Colorado Springs Fire Department (CSFD) which matches homeowner fire mitigation costs up to \$500. In addition, the CSFD is planning to do fire mitigation work on HOA property into Woodmen Valley.

Volunteers needed for critical vacancies.

Hunters Point is a volunteer run HOA. By choice we have no management company. This year we will have two vacancies on the Board of Directors.

Carol Jonas-Morrison, our Treasurer, has decided to leave the board at the completion of her term and we must elect a replacement at our annual meeting. Carol has been planning this transition and has a volunteer, Steven Helm, who has been shadowing her for the past year to ensure we lose no continuity in this critical position.

Bob Biggers, our Secretary, has been on the board for over 10 years. Bob has asked to be replaced this year. We need a volunteer for this critical position responsible for maintaining HOA records.

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

Thank your neighbor volunteers

Our HOA is supported by over 30 dedicated volunteers. Because of their work, Hunters Point is a vibrant community. Without volunteers, our HOA would not function and we would need to hire a management company. Key supporters this year have been:

Andrew Will, 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-de-sacs. He has done a superb job managing our maintenance contractor and ensuring the park is kept in tip top shape. Andrew will also be leading our annual clean up this year.

Carol Jonas-Morrison, our Treasurer, manages our finances, trash service and provides closing statements for home sales. Carol just completed

the transition to email invoices with the ability to pay HOA dues electronically. In her term she has moved our financials to QuickBooks, realigned our association accounts, and transitioned to electronic payment. Because of her efforts we have much more transparency in our finances. Her planned replacement is **Steven Helm** who has been working with Carol this past year so we have a seamless transition as Carol moves off the board this year.

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

Tonya Lark and **Stacy Cox** are the Architectural Committee and Covenant Enforcement Committee Chairs. Their committee consists 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. Last summer, **Stacy Cox** took charge of Covenant Enforcement and has added a welcome neighborly touch to the realm of Covenant Enforcement.

Michael Park continues to evolve our Website into a useful tool for the association and our residents. Michael is also the back up for calling our snow plowing.

Tony Toniolli manages fire mitigation. Tony works closely with the CSFD in scheduling the Chipper. This year Tony convinced the fire department to do some mitigation work on HOA owned property towards Woodmen Valley and was instrumental in receiving a fire mitigation grant which matches owner mitigation costs up to \$500. Tony's work has made Hunters Point a leader in Colorado Springs fire mitigation and a much safer place to live.

Terri Davis took over our HOA data base and Directory this year. After countless hours of work she got the data base updated, collected new email addresses, and verified the data base. The result is that we now have email addresses for

157 of our 159 owners. Without her work, we would not have been unable to transition to electronic invoicing and email official notifications to owners. In addition, Terri compiled and published the first electronic HOA Directory in our history.

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. In addition, she worked closely with Terri on the data base

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.

Our summer party this year was chaired by **Anya Wynne**. She and her committee of **Bill and Joyce Wright, and Mathieu and Blandine Brutel** put on an end of summer party complete with buffet, a jumpy station and castle, games for the kids, and a special treat of pastries and bread from the French Kitchen and Culinary Center, owned by the Brutels. Over one hundred attended. It was a tremendous success.

Brooke, Zoe, and Sophie Unsell have continued their continued diligence in maintaining the "doggy pots." and emptying the containers each week.

We also have a group of unseen supporters when we need it. They include **Frank and Deona Bluestein** oversee the maintenance of all the pet stations. **Gloria Toniolli, Deona Bluestein, and Linda Riley**, 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 and COVENANT ENFORCEMENT COMMITTEE—Tonya Lark and Stacy Cox

We can all agree that Hunters Point is a great place to live. Keeping our neighborhood in harmony with our beautiful surroundings is

important and also the goal of our neighborhood covenants and design standards.

Improvements

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, hunterspointhoa.com). So please review them thoroughly as you consider an improvement to your home or lot. 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 rest of your AC team: Sabrina Brown, Stacy Cox, Bill Galloway, Ed Jonas-Morrison, and Mathew Orsillo.

A few other friendly reminders:

Landscaping

Many neighbors enjoy walking through our lovely streets so please be sure your shrubs and bushes don't obstruct sidewalks. Also, please make special note of noxious weeds that will likely spring up in the coming months. The three typical offenders are Myrtle Spurge, Canada Thistle and Yellow Toadflax. You'll find more information the HOA website on how to spot these weeds, how they affect our surroundings, and how to control them.

Parking

Overnight street parking is not allowed within Hunters Point or in the Hunters Point Park. Recreational vehicle street parking is not permitted at any time except for active loading/unloading.

Temporary parking of trailers or campers in driveways is allowed for fewer than 3 days as

long as they meet the requirements stated in the Design Standards.

Pets

Dog waste carries viruses and bacteria that are harmful to humans and animals in our watershed. 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—Andrew Will

Aeration Special. Our park maintenance contractor, Rafter 3, has offered a discounted spring cleanup and lawn aeration program for members/residents of Hunters Point. Anybody can email me at vicefreshphoa@gmail.com for contact information

Maintenance. A tree trimming project was completed around the tennis court and the park. This significant improvement and was recommended by the Percival's who live next to the park. In addition, a diseased pine tree was removed from the Oak Hills Drive sign area.

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: vicepreshphoa@gmail.com.

TREASURER – Carol Jonas-Morrison

Thank you to all who have remitted their 2018 association dues. It is very helpful to have dues paid on time and the board appreciates your timeliness. You may have noticed that we rolled \$3000 unspent from last years' snow removal budget back into this year. This enabled us to reduce the dues for most homeowners or at least keep the increase very small.

Your dues invoice shows regular dues and capital fund separately again this year. 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.

We shifted to e-billing this year for the first round of dues statements. This also allows homeowners to pay electronically, which many have asked for in the past. We are saving money by this change. 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 Hunters Point website, hunterspointhoa.com, continues to evolve. A major change this year, is the addition of a bulletin board for our residents. It is intended for “noncommercial” offers of service such a lawn mowing, snow shoveling, odd jobs, being offered by our residents. In addition, it provides a good way for residents to connect for other activities. If you haven't visited it, please take a look.

In addition, the website 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 14th and Monday July 23rd.

HPHOA is scheduled for a chipper service on two dates in 2017. The first is **Monday, May 14th** and the second is **Monday, July 23rd**. Our annual Spring clean-up for Hunters Point is scheduled for Saturday May 12th in order to coincide with the plan for the chipper, truck and crew to circulate through our HPHOA community on May 14th. 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 1st to be placed on the chipper schedule.
- Report the number of hours spent on Fire Mitigation tonglo02@comcast.net by May 13th. 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 12th

Mark your calendars and stay tuned to www.hunterspointhoa.com for any updates. Spring clean-up for Hunters Point is scheduled for Saturday, May 12th. 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—Terri Davis

Directory

For the first time in Hunter's Point history an electronic version of the Hunters Point Directory was published in November. All owners and renters who have provided the HOA with an email address received a copy. This was a major milestone for the association. It means the association off of relying on paper copies and hand delivery which saves time, trees and money. It will also allow us to make more frequent updates to the directory than every other year. We do not plan to distribute paper copies of the directory in the future.

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.

Database

The HOA had a major change in the database this year. In the past our focus was on having a valid mailing address for each owner and other information needed to support publication of the directory as well as supporting our email blast communications system.

This year we undertook a project to get valid email addresses for all owners. Terri Davis and Debi Fornero took the lead, scrubbed the data base, and tracked down email addresses for owners and renters. Because of their efforts, we now have email addresses for all but two owners. This has allowed us to transition to electronic HOA dues invoices, the electronic directory, and the use of email for official HOA notifications

and business. It is a significant time reducer and cost savings. We will still send communications via the US mail if the association does not have a valid email address or the owner opts out of receiving official HOA business via the US mail.

It is the responsibility of all owners to provide the HOA a current mailing and email 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. In addition, in the event of a major disaster, emergency responders will contact the HOA for occupant information to ensure all residents are accounted for. This is a lesson learned from the Black Forest Fire several years ago.

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 (Andrew Will, May 2020)

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-
Stacy Cox)

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

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

welcomehphoa@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 hunterspointhoa.com.

