

Hunters Point Home Owners Association
Annual Newsletter
April

2019 □ *****

PRESIDENTS CORNER – Ken Riley

It almost doesn't seem possible that another year has passed and we will be having our annual meeting on May 13th. 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.

This year we had Reserve Fund studies completed by a reserve study engineering firm for our Capital Fund for the park and common areas and our Private Drive Fund. These funds are used for major maintenance activities on our physical assets such as the asphalt roads, tennis court, fences, landscaping, trails, etc. They determined that we are slightly underfunded in the Capital Fund and recommended an annual increase per member of about \$18. For the Private Drives, they recommended an annual decrease per member of about \$100. We will discuss this at the annual meeting.

After 30 years of use, our Park was showing its age. We currently have a major renovation project in progress. It will replace the wood perimeter fencing, replace some of the concrete work, add handrails, replace the wood retaining walls with concrete block stamped retaining walls, add a new planter box, replace the benches add a new bear proof trash can, and add pickle ball lines to the tennis court. The project should be completed later this spring.

Our partnership with the Colorado Springs Fire Department continues to pay dividends. The year they performed fire mitigation work on HOA property abutting Woodmen Valley at no cost to the association. We also had 21 homes take advantage of the \$500 per home All State Insurance fire mitigation grant program through the Colorado Springs Fire Department.

Volunteers needed for critical vacancies.

Hunters Point is a volunteer run HOA. By choice we have no management company. We could not function without our volunteers.

We currently have an immediate opening for a person to manage and maintain the HOA member database. If you are interested, please contact Michael Park at secyhphoa@gmail.com.

Each year we have an annual Summer Party in our Park. We are looking for volunteers to work on the committee. This is an excellent opportunity to meet your neighbors. If you are interested, please contact me at preshphoa@gmail.com.

We have two board positions with terms which end this year. Tonya Lark who is the Architectural Committee Chair and Michael Park our Secretary have offered to continue serving the HOA. Tonya desires to transition out of the Architectural Committee Chair role in the next year, so we are looking for a volunteer to work with Tonya over the next year to transition into that role. Please consider volunteering for this critical position.

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. The HOA could not function without his work. He is leading the Park renovation project and does an overall great job in everything he touches.

Steve Helm, our Treasurer, manages our finances, trash service and provides closing statements for home sales. Steve just went through his first full year in the job and has completed the budget development and major dues invoicing and dues collection. Things are running smoothly because of his hard work.

Michael Park, our Secretary, has taken on new challenges this year by picking up responsibility for the Directory, database, and website. He is bringing new ideas and energy to these areas and they are paying dividends. In his spare time, he is the backup for snow plow call out.

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 who 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. In the past year they have processed 35 improvement applications. Stacy Cox handles Covenant Enforcement and uses a welcome neighborly touch to the job.

Tony Toniolli manages fire mitigation. Tony works closely with the CSFD in scheduling the Chipper. It is because of Tony's relationship with the CSFD that the HOA received the Fire Mitigation grant last year the CSFD performed fire mitigation work on HOA property at no cost. Because of Tony, our HOA is a leader in Colorado Springs fire mitigation efforts.

Debi Fornero heads our Welcome Committee and personally visits each new arrival to our community. She provides the first impression for new owners or renters and does a superb job. Jim Patton handles the email blast system and 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 again chaired by Anya Wynne. She and her committee of her spouse Frank, Bill and Joyce Wright and Deedee McCormack put on an end of summer party complete with buffet, a jumpy station and castle, games for the kids, and a special treat of a cupcake truck. Over one hundred attended. It was a tremendous success.

Frank and Deona Bluestein make sure that the "doggy pot" stations in Hunters Point are supplied and in good working order.

Jim and Cathi Webber and their son, Jacob took over maintaining and emptying the "doggy pots" this past summer.

A special committee of Jim Patton, Michael Park and Sabrina Brown are looking at the HOA data base and developing options for transitioning the Excel spreadsheet to a more flexible off the shelf data base.

We also have a group of unseen supporters when we need it. 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

Maintaining our neighborhood's natural beauty is the goal of our neighborhood covenants and design standards. We're also here to help. If you have any questions or concerns, please reach out to us.

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, 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

Park Renovation Project

Many of you may have noticed an increase of construction activity at our community park this past fall/winter. At the June 2018 HOA Board meeting we decided to have perimeter railing sanded and painted. We had engaged an owner's son to help with this project. After further

inspection of current rails, over 75% were rotting through and we decided unanimously to remove and replace existing rotted rails. At the July 2018 HOA Board meeting we voted unanimously to update the entire park, 4 bids were solicited, and the Board voted unanimously in favor of one contractor to complete all projects. Work is ongoing and I am pleased with the progress. We hope to have this project completed by the end of May 2019.

Additionally, regarding the tennis courts, we will be installing/painting "Pickleball" lines to existing surface so those of you that play can now enjoy with standard dimensions court.

Doggie Pot maintenance

There have been confirmed cases of Giardia in our area already this early Spring. Giardia, as well as many other diseases, is spread through feces and is a viral infection that attacks the digestive system and can infect human beings. Please continue to be vigilant in picking up after your pets. THANK YOU!

Snow Removal

This has been a challenge on at least two snowfall events this winter. I appreciate every single comment, email, and phone call. I am in constant contact with our property maintenance company during these events to ensure proper snow removal occurs. Please be assured that I audit every single invoice before it is paid. On those occasions that proper snow removal was not completed in a timely and satisfactory manner, our membership was not charged fees. It has been communicated to our property maintenance company that a better job must be done. Private Drives. The Board is currently evaluating whether to do a crack seal on 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: vicepresphoa@gmail.com.

TREASURER – Steve Helm

Thank you to all who have remitted their 2019 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 \$3803 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 operating 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.

Our email invoices with the ability to pay HOA dues electronically is continuing to save the HOA money. We had 63 homeowners pay their dues electronically this year. If you did not receive an email invoice and would prefer to receive an electronic invoice for yearly dues, please contact me at trashphoa@gmail.com.

SECRETARY—Michael Park

We consolidated several functions under the responsibility of the Secretary this year. The Hunters Point website, the membership database, and the Hunters Point Directory are now overseen by the Secretary.

Website

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 haven't visited it, please take a look. If you have any pictures for the website or suggestions please contact webmasterhphoa@gmail.com.

Database

The HOA database continues to evolve. We use the database to send electronic HOA dues invoices, publish the electronic directory, support the email blast communications system, 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 email.

The database contains the names and contact information for all owners and renters in Hunters Point. In addition, it tracks whether an owner or renter has agreed to have their contact information published in the HOA Directory, and whether they have subscribed to the HOA email blast communications system. We are now investigating transitioning the data base from an Excel Spreadsheet to a more flexible off the shelf data base.

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 the 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.

Directory

The HOA Directory for residents and owners was published again this year in electronic form. It was sent to all owners and renters who have provided the HOA with an email address. 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 secyhphoa@gmail.com.

FIRE MITIGATION – Tony Tonioli

Chipper Service--Monday May 13th and Monday July 15th.

HPhOA is scheduled for a chipper service on two dates in 2019. The first is Monday, May 13th and the second is Monday, July 15th. Our annual Spring clean-up for Hunters Point is scheduled for Saturday May 11th in order to coincide with the plan for the chipper, truck and

crew to circulate through our HPHOA community on May 13th. 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 mulch will be hauled away for recycling, or a full load can be left on-site for 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 14th.

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 13th, but please be patient, the chipper will get to the piles in our community on the week scheduled.

SPRING CLEAN UP--May 11th

Mark your calendars and stay tuned to www.hunterspointhoa.com for any updates. Spring clean-up for Hunters Point is scheduled for Saturday, May 11th. 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 13th.

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!!

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 2021)

vicepreshphoa@gmail.com (Andrew Will, May 2020)

secyhphoa@gmail.com (Michael Park, May 2019)

treashphoa@gmail.com (Steve Helm, May 2021)

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

The following are key volunteers

cechphoa@gmail.com (Covenant Enforcement-Stacy Cox)

tonglo02@comcast.net (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.