



Hunters Point Home Owners Association

Annual Newsletter

2020

PRESIDENTS CORNER – Ken Riley

This year got turned upside down quickly in March. Stay at Home, Safer at Home, has impacted all of us. Through it all, the HOA has continued on. We have seen more of our neighbors on the streets as we walk, than anytime we have lived here. Outdoor landscaping and improvements are at an all-time high. It is good to see our community remain friendly and vibrant.

Because of the group size and social distancing requirements, the Board has decided to conduct this year’s annual meeting via ZOOM on June 22nd. For those uncomfortable or unable to use ZOOM, we will have an option available to attend the meeting outside at a home of a neighbor with appropriate social distancing. We plan a practice or trial run of ZOOM on June 17th, so anyone unfamiliar with ZOOM can sign in and get an orientation on how the meeting will be conducted. **If you are unable to attend the annual HOA meeting, please fill out a proxy form and give a neighbor authority to represent you at the meeting.** As always, we are concerned about making sure we have a quorum so we can conduct the meeting.

This past year saw a major renovation of the park. The last item on the list is the painting of the fence surrounding the park which should occur in June. Besides the major renovation of the retaining walls and fence, we also added pickle ball lines to the tennis court. A big thanks goes out to Andrew Will who led and ramrodded this project.

This year we are planning to do a crack fill and seal coat on all the private drives. This is needed to extend the life of the asphalt. As a result, the private drives will be closed to traffic for about a day while the work is completed and the seal coat

dries. We’ll let you know before the work begins.

An impact of COVID-19 has been the cancellation of the Spring Cleanup. Social distancing would have been too difficult and we would have had more than 10 attendees. The chipper service has continued and we set a record with 68 participants this year.

We are rethinking how we approach the annual end of summer party so we can be fully compliant with state guidelines. We’re trying to be innovative and come up with something fun to tie the community together while meeting social distancing and meeting size requirements. If you have any ideas or would like to work on this, please let me know at preshphoa@gmail.com.

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 have two board positions to fill this year: Tonya Lark, the Architectural Committee Chair and Andrew Will, Vice President (oversees the common area maintenance). Michael Park, Secretary, has volunteered to take over common area maintenance oversight, and Sabrina Brown has volunteered to become the chair of the Architectural Committee. In addition, Victoria Young has volunteered to join the board as our new Secretary.

As we look to next year, our Treasurer, Steve Helm, has indicated he would like to retire from the board. Normally we have a potential replacement work with the treasurer for a year prior to the changeover to ensure a smooth transition. If you are interested in this position, please contact me at preshphoa@gmail.com.

Our Architectural Committee is a lynchpin in ensuring the community retains its character. We keep 5 members on the committee which is appointed by the board annually, and are always looking for a volunteer to serve the community in this key function. Please consider volunteering. If you are interested, please contact Sabrina Brown, acchphoa@gmail.com, for details of what is involved.

We are always looking for volunteers and potential future board members. If you are interested in volunteering, 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 led the Park renovation project and has done an overall great job in everything he touches. As he leaves the board this year, please thank Andrew for his work supporting Hunters Point.

Steve Helm, our Treasurer, manages our finances, trash service and provides closing statements for home sales. Things are running smoothly because of his hard work.

Michael Park, our Secretary, has taken on new challenges this year by managing the directory, database, and website. He has brought new ideas and energy to these areas and they are paying dividends. In his spare time, he has been the backup for snow plow call out.

Tonya Lark, our at large board member, has been the Architectural Committee Chair for the past four years. She transitioned the Architectural Committee Chair to Sabrina Brown earlier this year. Please thank Tonya for her hard work providing consistency and practical

interpretation of our Design Standards and Covenants

Sabrina Brown is the Architectural Committee and Covenant Enforcement Committee Chair. The committee consists of **Bill Galloway, Tonya Lark, Ed Jonas-Morrison, Mathew Orsillo, and Alfredo La Mont** 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. Covenant enforcement has had a major uptick in activity this year.

Tony Tonioli 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 gets preferential treatment from CSFD for our chipper and fire mitigation program. He has kept Hunters Point as a leader in Fire Mitigation in Colorado Springs and helped maintain our "Fire Wise" status which lowers homeowner insurance policy premiums.

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 last year was again chaired by **Anya Wynne**. She and her committee of her spouse **Frank, Bill and Joyce Wright and Margaret Patrick** put on an end of summer party in August with a BBQ, a jumpy station and castle, games for the kids, and a special treat of Josh and Johns ice cream 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. This year Frank and Michael Park added two more stations,

one at the park and one at the turn around on Oak Hills Drive.

Jim and Cathi Webber and their son, maintain and empty the “doggy pots”

We also have a group of unseen supporters when we need it. **Gloria Tonioli, 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—Sabrina Brown

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.

Questions? We are here to help. Please email acchphoa@gmail.com.

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 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.

PROJECTS—Andrew Will

Park

In the past year, we have nearly completed the park renovation project with new retaining walls and new fence. The fence will be stained shortly to wrap up the project. There will be a seal coat installed on the asphalt of the parking lot in August.

“Pickleball” lines have been added to the tennis court surface so you can now play with standard dimensions court. In the past several months we have noticed an increase in use of the tennis court.

We have been asked to establish a reservation system for the tennis court. Michael Park has taken the lead for this and will be implementing a system in the future.

Doggie Pots

We added two new doggie pots this year: one in the park area and another by the turnaround near the end of Oak Hills Drive. We now have six in our community. Dog waste carries viruses and bacteria that are harmful to humans and animals in our watershed. We encourage all owners to continue using the supplied bags and stations. Bags are supplied and waste stations are emptied weekly.

Snow Removal

This has been a challenge this winter with more storms requiring snow removal on our private drives and cul-de-sacs. I appreciate every single

comment, email, and phone call. Michael Park and I are in constant contact with our property maintenance company during these events to ensure proper snow removal occurs.

Private Drives. A seal coat is scheduled to be placed on the private drives on August 12-13.

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 – Steve Helm

Thank you to all who have remitted their 2020 association dues. In May, the last of the 2020 dues were paid. It is very helpful to have dues paid on time and the board appreciates your timeliness. You may have noticed that we rolled \$2398 unspent from last years' budget into this year. This enables us to keep dues general fund dues increases very small.

Your dues invoice shows general fund dues and capital fund separately again this year. General fund dues pay the yearly operating expenses for the HOA, including upkeep of the community property. The capital fund portion of the 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 have a similar account for the private drives. As a result of an engineering study of our capital fund and private drive fund, the board determined that some adjustments needed to be made to ensure sufficient funds are available for infrastructure expenditures. Consequently, the private drive assessment was decreased by \$100 and the capital fund assessment was increased by \$20.

We did have an issue this year with our recycling costs. After the dues invoices were sent out, our trash provider, GFL, added a \$1.98 monthly cart recycling processing adjustment to recycling users. This adjustment was to pay for decreased revenue they receive from recycled materials. Consequently, we needed to send out an adjusted invoice for all our recycling users. Most paid the increase, but several have not paid. Our treasurer

will be contacting those who have not paid the increase to determine if they wish to discontinue the service or pay the small increase.

SECRETARY—Michael Park

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 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 continuing the effort to transition 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

We plan to reissue the community directory in the next year. It includes the name, address and contact information (if authorized), for all owners and renters in Hunters Point. This is a dynamic and living document. The format of the directory will be changing this year so we can make

changes more quickly and publish changes on a timelier basis.

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 Toniolli Chipper Service--Monday May 18th and Monday July 20th.

HPHOA has chipper service scheduled on two dates in 2020. The first was on **Monday, May 18th** and the second is **Monday, July 20th**. Over 40% of our homes participated in the first chipper service—a new record for Hunters Point HOA.

Our annual spring clean-up for Hunters Point was cancelled because of COVID 19 group meeting restrictions. We hope to continue the clean up next year.

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 2022)

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

acchphoa@gmail.com (Architectural Committee-Sabrina Brown)

The following are key volunteers

cechphoa@gmail.com (Covenant Enforcement-Sabrina Brown)

tonglo02@comcast.net (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 contacts. Please refer to hunterspointhoa.com for others.

