



Hunters Point Home Owners Association

Annual Newsletter

2021

HUNTERS POINT

PRESIDENTS CORNER – Ken Riley

The COVID saga continues. This past year we cancelled our annual clean up, end of summer party and board recognition dinner for volunteers. However, we are now beginning to see a light at the end of the tunnel. Hunters Point has been a great place to be during this past year. Through it all our community has remained friendly and vibrant.

Because of COVID, we will again have our annual meeting via a ZOOM conference call. Neither the fire department nor the library has opened reservations for their meeting rooms. We'll get more info out to you when a date is selected.

As a result of the survey we conducted last summer regarding new city zoning regarding Accessory Dwelling Units/Suites (ADU/S) and short term rentals, it became clear that we needed to update our covenants to explicitly address ADUs and short term rentals. In our survey, over 100 owners responded with about 90% indicating that they did not support allowing either short term or long term rentals in ADUs in Hunter's Point. In addition, since our covenants were established in 1986, state and federal law has changed which impacts our covenants and the developer no longer controls the association. Consequently, the Board decided to ask the association attorney to draft an update of our covenants to bring them up to date. Approval of the update will require a vote of 2/3 of the members. The draft of this update is now complete and has been sent via email to you for comment, discussion, community meetings, and potential update before beginning the approval vote process later this summer. We have tried to limit the update to address changes in law and to explicitly address the ADU/S and Short Term Rental issues.

As we begin to return to normalcy, we will have Spring Clean Up on May 22nd with the chipper to pick up fire mitigation slash scheduled for May 24th. Stay tuned.

A Neighborhood Watch program is being set up in Hunters Point. Victoria Young is spearheading this new initiative to keep our community safe. Its success will depend on volunteers. If you are interested in learning more, please contact Victoria at secyhphoa@gmail.com.

This will be my last Newsletter as your association president. After eight years of guiding this wonderful community, it is time to pass the mantle on to someone new to guide the association into the future. It has been my honor to serve this community.

Hunters Point Board Changes.

We have two board positions to fill this year: Ken Riley, the President is completing his ninth year on the board and has decided not to seek another term, and Steve Helm our Treasurer has decided not to seek another term. Fortunately we have received volunteers to join the Board. DeeDee McCormick has volunteered to become our new Treasurer. She brings an accounting and finance background to the board. Connie Dueker who has attended all board meetings in the past year and is currently a member of the Architectural Committee volunteered to join the board and assume oversight of the Architectural Committee. Filling these two board positions will be via an election at our annual meeting. If anyone else would like to serve on the board and run for election please let Ken Riley know, at preshphoa@gmail.com so your name can be included on the ballot.

Michael Park, our Vice President will continue with maintenance and park oversight and Victoria Young will remain our Secretary. Sabrina Brown

has volunteered to become the new Association President. Board positions and assignments will be officially made after the annual meeting when the new board is elected.

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 need a volunteer to lead our fire mitigation program. The position works with the Fire Department to schedule and coordinate the Chipper service, obtain fire mitigation grants, and provide fire mitigation education. Maintaining our community's "Fire Wise" status is important to keeping your homeowners insurance policy premiums lower. If you are interested in taking on the important position, please contact 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. 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 supporting our community. If you are interested in volunteering, PLEASE contact preshphoa@gmail.com.

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:

Michael Park, 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 was at the forefront in dealing resolving this year's issues with our trash and recycling company. The HOA could not function without his work.

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. He leaves the board this year after four years of service. Please thank him for his hard work.

Victoria Young, our Secretary, has taken on new challenges this year by managing the directory, database, and website. The data base she manages has allowed us to publish a new directory on a more regular basis. Separately, Victoria is starting a Community Watch Program in Hunters Point.

Sabrina Brown is the Architectural Committee and Covenant Enforcement Committee Chair. The committee consists of **Bill Galloway, Ed Jonas-Morrison, Constance Hendrix and Connie Dueker** 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. Covenant enforcement has had a major uptick in activity with three major covenant enforcement actions and numerous minor actions.

Tony Tonioli managed fire mitigation. Tony worked closely with the CSFD in scheduling the Chipper. It is because of Tony's relationship with the CSFD that the HOA has gotten 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. Tony has been serving our association for over 20 years first as board member and then 10 years as president and most recently as head of fire mitigation. He has decided it is time to retire. He has had a lasting impact on all of us. Please thank him for his years of service.

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.

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

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—Michael Park

Park

We performed major tree trimming and removal last summer. The trees look much better

Maintenance to the park parking lot occurred with a seal coat/crack fill as well as filling asphalt voids between the lot and the sidewalk.

This year, we will be doing a refresh of the plantings in the park, as well as filling in needed mulch and rock beds.

Doggie Pots

We have six doggie pots 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

Snow removal is always a challenge. Michael Park is in constant contact with our property maintenance company during these events to ensure proper snow removal occurs. If you have any questions or concerns regarding snow removal, please contact Michael at vicepreshphoa@gmail.com.

Private Drives. We performed a seal coat/crack fill and pot hole repair of the private drives. This is a project that is repeated every 5 years. We appreciated the patience of the owners who live on the private drives who were temporarily denied auto access to their homes.

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

We set a record this year with all dues paid by the end of March. We had a dues increase this year primarily to pay for the update of our covenants and a trash and recycling price increase.

SECRETARY—Victoria Young

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 secyhphoa@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 finished updating the data base in its new format this year so it is more user friendly and easier to maintain.

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 issued a new community directory three times this past 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 update process is much faster and easier with the new data base, so you will be seeing updates on a more regular 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 – Ken Riley Chipper Service--Monday May 24th and Monday July 26th.

HPHOA has chipper service scheduled on two dates in 2021. The first is on **Monday, May 24th** and the second is **Monday, July 26th**. Normally, over 35% of our homes participate in the each chipper service. We are already seeing stacks of slash out by some curbs waiting for pick up. We'll be sending out detailed instructions on what is acceptable for chipping, how to stack the slash at the curb, and how to schedule your pile of slash to be picked up.

Spring Cleanup is scheduled for Saturday, May 22nd. We'll gather in the park at 9am for coffee, orange juice and donuts. We'll split into teams for picking up trash in our common areas and doing some minor maintenance. At noon, we'll gather back in the park for pizza. We hope you'll take the opportunity to come out, support the community and reconnect with your neighbors.

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 (Michael Park, May 2022)

secyhphoa@gmail.com (Victoria Young, May 2023)

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

acchphoa@gmail.com (Architectural Committee-Sabrina Brown, May 2023)

The following are key volunteers

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

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

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

webmasterhphoa@gmail.com (Webmaster-Victoria Young)

This is not a complete list of contacts. Please refer to hunterspointhoa.com for others.

