	<ul style="list-style-type: none"> ❖ Building Community ❖ Communicating with Neighborhood Homeowners ❖ Keeping Our Neighborhood Safe 	October 2023 Newsletter
<p>2023 Dates to Note</p> <p>November 11 Pictures with Pets – 1:00 – 3:00 pm 3120 N Chelton Rd \$25 Donation for Humane Society</p> <p>Nov 18 9:00 – 10:30 AM CCHOA Annual Meeting at Ascension Lutheran Church, 2505 N Circle Dr</p>	<p>Councilmember Speaking at CCHOA Annual Meeting Nov 18, 2022</p> <p>Please join us for the CCHOA Annual Homeowners Meeting on November 18, 2023 at 9:00 AM at the Ascension Lutheran Church, 2505 N Circle Drive. Our City Councilmember, Nancy Henjum, will be speaking about current issues the city council is working on. She will also be available to answer your questions.</p> <p>On page 4 of the newsletter, you will find the official announcement of the annual meeting, including the specific agenda items and officers to be voted on. If you are unable to attend, you are encouraged to fill out the ballot or proxy on page 5 and mail or hand-deliver it to the secured mailbox of Marty Henderson, 3132 Lees Ln, Colorado Springs, CO. 80909, prior to November 18, 2023. Or you could scan and email it to mghenderson55@gmail.com.</p> <p>Note that we are required to send paper copies of the annual meeting announcement and ballot to all CCHOA home owners, including those who normally receive the email version of the newsletter.</p>	
<p>CCHOA Website: www.countryclubestateshoa.org</p>	<p>Special Thanks to Board Members Completing Their Terms</p>	
<p>Newsletter Highlights</p> <p>Annual Meeting Pg 1 Special Thanks Pg 1</p> <p>President’s Update Pg 2</p> <p>Social Comm. Updt Pg 3 Pictures with Pets Pg 3 CCHOA Book Club Pg 3</p> <p>Annual Mtg Agenda Pg 4</p> <p>Ann. Mtg Ballot/Proxy Pg 5</p> <p>Volunteer Sign-up Pg 6</p> <p>Safety Committee Pg 7 Reporting to City Pg 7 Newsletter Changes Pg 7</p> <p>HNP News Pg 8 Welcome Comm Updt Pg 8 Reclaim Estate Items Pg 8</p> <p>Waste Connections Info Pg 9</p> <p>Waste Conn. Support Pg 10 Financial Review Pg 10</p>	<p>Thanks to Amanda Schneider who has organized and led the Social Committee as well as served as our Secretary for the past 2 years. She has done both with enthusiasm and professionalism while introducing new skills around the use of Evite for electronic communication on social events. We are grateful for her service to our neighborhood which has included organizing our social events: Valentine Card-making, Spring Afternoon of Pizza and Games, June Garage Sale and Weekend Clean-out, July Ice Cream Social, September Block Party, and Fall Neighborhood Clean-out. She was supported by her committee of Kala Loptien, Terry Fleck, Heidi Spellman and Susan Henderson.</p> <p>Amanda also helped with a recommendation for a Bookkeeper which we are still using to manage our QuickBooks financial records. This allows our Treasurer to oversee the finances without needing an in-depth knowledge of QuickBooks.</p> <p>She played a critical role in the conversion of our website to newer technology by supplying a recommendation for website service that she had recently used. They converted and improved our website which is the first upgrade in at least 6 years.</p> <p>Bill Hoover served as Vice-President and had to step down due to family and work obligations. Bill represented our neighborhood with Council of Neighbors and Organizations (CONO). This included attending their Neighborhood University. He was instrumental with our connection to this important organization which works with City Council. CONO made many major improvements under new leadership and we want to thank Bill for his time and effort working with CONO and the CCHOA Board.</p>	

Update from CCHOA President, Marty Henderson

We are fortunate to have a vibrant and active CCHOA board this year. We are grateful for the volunteers who have served in 2023 and devoted their time to help our neighborhood: Bill Hoover, Amanda Schneider, Kathy Poyner, Vicki Tostanoski, Scott Hughes, and Maureen Logue. I view our time working for our neighborhood as community service for our neighbors and I am thankful that these folks have provided such dedicated service to our neighborhood. In January 2023, our Treasurer, Kathy Poyner, created a 2023 budget with input from the various committees. Through this process, we set our goals and plans for 2023 which are listed below.

- January - Bill for volunteer dues for homes not signed up for HOA Trash service
Valentine Card-making
- February - Newsletter
- April - Afternoon of Pizza and Games
- June - Chipping Program
Garage Sale and Neighborhood Spring Clean-out
- July- Ice Cream Social
- September - Chipping Program
Block Party
- October - Newsletter
Neighborhood Fall Clean-out
- November - Pictures with Pets
Annual Meeting
Collect trash fees and dues for next year
- December - Approve Budget for next year

We have established repeatable process for each year for HOA activities. This is helpful and reassuring for new volunteers joining the Board. It takes the mystery out of what we will do for the year and allows the Board members to focus on execution. It is difficult to keep a functioning volunteer HOA, yet we know that having one is valuable for our homes and our neighborhood. We all enjoy and appreciate the neighborly community we have as well as the beauty of our neighborhood. A friendly community can solve a lot of issues together as neighbors. In addition, issues outside our neighborhood can arise that require an active HOA Board to help address. The existence of an active Board has allowed us to participate in two organizations that work with City Council on neighborhood issues and laws with potential impact on homes: Council Of Neighbors and Organizations (CONO) and Historic Neighborhoods Partnership (HNP).

If you have time and interest, consider volunteering to help with HOA activities. We are currently looking at reactivating the Safety Committee and would welcome your participation. We also need someone to represent our HOA with the Council Of Neighbors and Organizations (CONO).

Please take a little time and join us for a social event as it's a great opportunity to get acquainted with your neighbors. Join our HOA discounted trash service and save money on your trash bill while reducing the trash trucks in our neighborhood. I look forward to getting to know more neighbors in 2024!

2023 Social Committee Update

Numerous events this past summer helped us to connect with our neighbors. Thanks to the Social Committee (Amanda Schneider, Kala Loptien, Heidi Spellman, Terry Fleck and Susan Henderson) for their efforts in organizing these events. A special thanks to the neighbors who allowed us to use their driveways or curbsides to host events or provide a space for the roll-offs.

In January, we hosted a Valentine card-making event at Ascension church. In April, we had an afternoon of games and pizza almost held at Ascension church. We are thankful that we are able to use their wonderful space located in our neighborhood. In June, we hosted a successful neighborhood two-day Garage Sale with the participation of 10 plus homes. That same weekend we provided 3 roll-offs in different areas of our neighborhood as part of a neighborhood clean-out effort. Based on the speed in which some of these roll-offs were filled, quite a number of unusable items found their way to the landfill. In July, an Ice Cream Social and book swap proved popular with the attendance of about 70 persons. We were blessed with great weather for the September Block Party was successful with about 75 persons attending. Much appreciation goes to our griller, Amanda Schneider, and to all of the neighbors who provided delicious side dishes.

This year it has been great to meet so many folks who have recently moved to our neighborhood as well as renew friendships with long-standing members of the neighborhood. The goal of our Social Committee is to increase opportunities to build community and these events showed us we are on the right track!

Based on the success of these events, we are hoping to repeat them next year and include even more opportunities to socialize and gather as a neighborhood. If you have suggestions for community events or would like to join the Social Committee, please contact Susan Henderson at sjhenderson53@gmail.com or 719-641-1151.

Pictures With Pets – A November Fundraiser

Would you like to have a picture taken with your pets? Kala Loptien, a professional photographer who lives in our neighborhood, is graciously donating her time so that all of us pet lovers can have our pictures taken with our pets. For a donation of \$25, you will receive a digital picture as well as a 5x7 print. Proceeds will be donated to the Pikes Peak Humane Society.

To participate in this activity, sign up for a 15 minute time slot between 1:00 – 3:00 pm on November 11, 2023. We are spacing out the sessions so that only you and your pet(s) will be there at your allotted time. Photo sessions will be held in the garage at 3120 N Chelton Road. For more information or to sign up for a session, please contact Susan Henderson at sjhenderson53@gmail.com or 719-641-1151.

Interested in Being Part of the CCHOA Book Club?

Do you like to read but need some motivation? Interested in what other folks think about a particular book? Interested in an opportunity to get to know some of your neighbors as well?

We started up a neighborhood book club in April 2023. We meet the third Monday of every month at 7:00 pm. It has been a great opportunity to get to know each other and share some light conversation about the selected book. Books we have read in the past few months include [A Tree Grows in Brooklyn](#), [The Seven Husbands of Evelyn Hugo](#) and [The Last Flight](#). If you are interested in joining us, please contact Susan Henderson at sjhenderson53@gmail.com or (719) 641-1151.

ANNOUNCEMENT OF ANNUAL HOMEOWNERS MEETING –November 18, 2023

- a. The annual meeting of the CCHOA Homeowners will be held on November 18, 2023 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909, starting at 9:00 AM.
- b. The agenda for this meeting is:

9:00 – 9:30	Check In and Social – Meet your Neighbors
9:30 – 9:35	Opening/Introductions
9:35 – 9:55	RetoolCOS Comments from Councilmember Nancy Henjum
9:55 – 10:05	CCHOA 2023 In Review
10:05 – 10:10	Board Nominations and Vote
10:10 – 10:25	Collect/Count Ballots Trash Service/Financial Status Review during Ballot Count
10:25– 10:30	Announce Voting Results, Seat New Board
10:30	Adjourn

- c. We will also be seeking volunteers for the following committees: Communications, Safety, and Social activities.
- d. The proposed slate of Board and Committees are:

President- Marty Henderson (Up for election)
Vice President – Scott Hughes (Up for election)
Treasurer – Kathy Poyner (Up for election)
Secretary – Mary Lock (Up for election)
Directors at Large

- Susan Henderson – Social Committee (Up for Election)
- Victor Lock – Safety Committee (Up for Election)
- Vicki Tostanoski – Communications (One more year to serve)
- Maureen Logue – Welcome Committee (One more year to serve)

- e. Nominations for any open/up for reelection positions will also be accepted from the floor.
- f. Please bring your ballot to the meeting.

If you cannot attend, you can vote and drop off your completed ballot or proxy at the secure mailbox at 3132 Lees Lane prior to November 18, 2023 or you can scan your signed ballot and email it to mghenderson55@gmail.com.

November 18, 2023 Annual Homeowners Meeting

Owner (Print Name): _____ Signature: _____
_____ Home Address: _____
_____ Date: _____

As a Homeowner, please fill out the ballot information in Section A OR the Proxy information in Section B.

Section A: BALLOT

Please bring your ballot to the Annual Meeting. If you cannot attend, you can vote and drop off your completed ballot at the secure mailbox at 3132 Lees Lane prior to November 18, 2023 or you can scan your signed ballot and email it to mghenderson55@gmail.com.

Officers

- President - Marty Henderson
- Vice President – Scott Hughes
- Treasurer – Kathy Poyner
- Secretary - Mary Lock

Directors at Large

- Susan Henderson
- Victor Lock
- Write – In _____

Section B: PROXY

Please drop off your completed proxy at the secure mailbox at 3132 Lees Ln prior to November 18, 2023 or you can scan your signed proxy and email it to mghenderson55@gmail.com.

Check only **ONE** of the following:

- I assign _____ the authority to vote on my behalf regarding Association matters.
- I assign the Country Club Homeowners Association Board of Directors the authority to vote on my behalf regarding Association matters.

Please consider helping our CCHOA be successful by sharing your talents and time. You can bring your Volunteer Sign-up Sheet to the Annual Meeting or put it at the secure mailbox at 3132 Lees Lane prior to November 18, 2022.

VOLUNTEER SIGN-UP SHEET

Areas I am interested in:

- Communications Activities
 - Web Site
 - Facebook
 - Newsletter
- Welcome to Neighborhood Activities
- Safety Activities
- Trash Service Coordinator
- Fire Wise Coordinator
- Garage Sale Coordinator
- Social Activities
- Palmer Park Clean Up Activities
- Participate on CCHOA Board
- Other (Please specify) _____

Name (Print Name): _____

Address: _____

Phone: (Home) _____ (Cell) _____

Email: _____

Reactivating the Safety Committee

The Safety Committee's mission is to help maintain the safety of our neighborhood. This includes alerting our neighbors about crime issues, communicating actions that can be taken to protect the neighborhood from crime, and working with the Colorado Springs Fire Department (CSFD) on fire mitigation. Several neighbors who were active members of the Safety Committee moved out of state last year and the committee has remained dormant. Victor Lock has volunteered to be a member of the CCHOA and to lead the Safety Committee. If you are interested in helping Victor by being a Safety Committee member, please contact Victor at (719) 960-1570.

How to Report Concerns to the City

Colorado Springs residents can submit questions, requests, or concerns to the Colorado Springs government via <https://coloradosprings.gov/gocos> or for those that use smartphones, you can download the app GoCos!

Using the GoCos! app is very convenient as it knows your location and you can also upload photos of the issue. For example, if you are reporting a pothole, you can take a picture of the pothole via the GoCos! app. You can also report issues anonymously. This is a good way for us to get safety issues resolved in our neighborhood. Another common issue to report is abandoned vehicles. The city is very responsive to reported issues and several board members have personally experienced quick results using the app.

Possible concerns to report include:

- Potholes
- Street Debris
- Graffiti
- Traffic Issues, including loud vehicles
- Street Maintenance
- Street Light Issues
- Public Tree Issues
- Debris on public/private property
- Accessibility Issues
- Animal Control/Barking Dogs
- Dead animals on City Streets
- City Code Violations (including abandoned vehicles)

Changes to CCHOA Newsletter Format and Delivery

Starting in 2024, we are changing our format and delivery of the CCHOA newsletter. We have been increasingly aware that it is difficult for most folks to spend time reading the paper newsletter or browsing through a large email attachment. In addition the creation of the newsletter takes a significant amount of time and money to produce the paper copies.

You will continue to receive a paper copy of the fall newsletter as we are required by our current bylaws to send out a paper notice of the annual meeting and ballot. The spring and summer newsletters will consist of a short email with links to the newsletter articles on our website, www.countryclubhoa.org. For those homeowners who have not provided an email address, we will send out a postcard with information about accessing the newsletter articles on-line. If you have any thoughts regarding these changes, please contact Susan Henderson at sjhenderson53@gmail.com or (719) 641-1151.

Historic Neighborhoods Partnership (HNP) News

CCHOA Welcome Committee Update

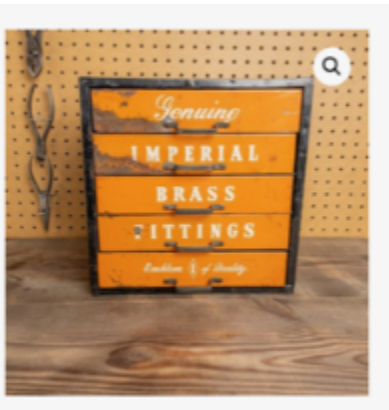
The Welcome Committee delivers a Welcome Packet which provides all the necessary information and forms needed for our new homeowners to review, as well as answers any questions they may have. So far in 2023, we have welcomed an additional 4 home owners.

The CCHOA Welcome Committee at the present time has 4 committee members: Maureen Logue, Mary Corrow, Debby Fowler and Sylvia Holt. If you have any questions about the Welcome Committee or would like to receive a Welcome Packet, please contact Maureen Logue at mlogue5@gmail.com.

Need Your Help Returning Estate Items Sold by Mistake

Lori Risinger contacted the HOA regarding several special mementoes which she believes were sold to someone in the neighborhood by mistake. We need your help in returning these items.

After living many years at 3265 Austin Drive, Lori's mother passed away April 6, 2023. An estate sale was held in June and several sentiment items were mistakenly sold by the estate sale agent. It is Lori's understanding from the estate sale agent that a man from the neighborhood purchased the small orange chest toolbox that had belonged to her dad. (Her dad used it mostly for nuts and bolts.) It's deeply sentimental to Lori and she'd love to have this special item back. She will reimburse the person who bought it for the amount he paid for it. Here is a picture of a similar tool chest, although the one that was sold is in much better condition.



In addition to the tool chest, a wooden box with gold-plated silverware and a tattered cookbook with lots of handwritten recipes were mistakenly sold. If you purchased any of these items, please contact Lori at lrisinger1@msn.co or (970) 596-7979 so that they can be returned to the family.

Join the 194 Neighbors Using the Waste Connections Trash Program

Do you like to save money? Then what are you waiting for - join our Waste Connections Trash Program! If you are paying more than \$16.23* (2024 rate) per month for your trash and recycle pickup, consider joining our trash program. The program also offers additional services such as pack out and extra bins.

Our HOA trash program continues to grow. Over half the homes in the HOA are now participating. We are in our fifth year of saving our neighborhood money. The trash program is done for the benefit of our neighborhood. Besides saving you money, it decreases truck traffic and noise in our neighborhood as more homes switch over.

We have a group discount contract with Waste Connections, so there are no surprise cost increases during the year. You will pay for the calendar year in advance, and we take care of the rest. The Treasurer of the HOA manages the relationship with Waste Connections and handles the billing. The HOA does not charge any fees for this service however, we require you to pay the \$30 HOA annual dues.

Are you already a customer of Waste Connections, but paying more outside of our HOA program? You can still join. We will take care of the billing and coordination of transferring your account and you get the benefit of our lower price. If you are interested in signing up for the Trash Service or have any questions about it, please contact Kathy Poyner at (719) 440-1940 or k.poyner@yahoo.com. You can also find specific information about costs as well as the forms to request trash service on the CCHOA website:

www.countryclubhoa.org

Waste Connections Trash Service Pickup Day Change

Starting the week of Sept 11, 2023 Waste Connections changed our trash pickup day from Thursdays to Fridays. Their communication process had some flaws so our president Marty and treasurer/trash coordinator Kathy are working with Waste Connections to provide feedback for future updates.

Trash/Recycle Service Invoices & 2024 Rates

Per our contract with Waste Connections, our price increases by 3% each year. For trash, this is an increase of only \$0.27 per month and recycle is an increase of only \$0.20 per month.

Our new monthly rates will be:

- Trash \$9.27
- Recycle \$6.96
- Extra Bin \$8.45
- Packout \$8.45

Invoices for the 2024 calendar year will be sent out in late October. The due date for payment will be no later than 12/1/23. Please make your payment promptly upon receipt of invoice. You can pay via check made payable to CCHOA and drop in our Treasurer, Kathy Poyner's locking mailbox at 2922 Chelton Dr. You can also pay via Zelle to CSCCHOA@gmail.com.

We appreciate your prompt payment as our HOA board does not have the resources to chase down payments. We get billed in advance by Waste Connections, so we must have the monies when the bill for January comes in.

Communications with Waste Connections Trash Service

Waste Connections provides a free App, WasteConnect, for you on Apple App Store or Google Play. This App is very useful keeping you up to date on pickup dates for trash and recycle.

If your bin isn't picked up by 6:00 pm on the day of the pickup, please notify Kathy Poyner that evening so she can reach them to get a truck back to our neighborhood as soon as possible. You can contact Kathy Poyner at (719) 440-1940 or k.poyner@yahoo.com.

2023 CCHOA Financial Review as of September 30, 2023

Our \$30 annual dues are voluntary since the CCHOA is a voluntary HOA. When we receive a payment for dues, we view it as neighbors expressing support and confidence in the voluntary HOA Board. To date, the level of participation is about the same as last year with 66% of the 314 homes paying their dues. We have an annual income from dues of approx. \$6,150.00 which benefits all our neighbors.

We also receive some income from advertisements. Our goal is to receive \$600 from these ads. The ads are displayed on our website as well as in the newsletter.

The \$30 dues were established when the HOA was formed in 1999 and has never been increased. The board will not increase it for 2024. We are able to keep the dues low with an all-volunteer board that works diligently to manage our expenses. The board's financial focus is to use the money from the dues to help our neighborhood. None of the money from the dues goes to board members in any way.

Since our HOA has no buildings or property to maintain our primary expenses are:

- Liability insurance for the Board
- Social events: garage sale advertising and roll-off rental, ice cream social, block party
- Maintaining the website
- Printing and mailing 3 newsletters a year
- Office supplies: envelopes, stamps, paper, etc.
- Bookkeeper labor
- Gift to Ascension Lutheran Church for the use of their facility for our annual meeting.

The HOA uses QuickBooks software to manage our finances and for reporting to the board and a part-time (2-4 hours per month) bookkeeper to ensure the CCHOA's financial activities are being properly recorded and reported. The HOA uses an interest-bearing account to hold funds in reserve for unobligated or unanticipated expenses and a checking account to pay monthly operating and trash expenses. As of September 30, 2023, the CCHOA has approximately \$9,165 for its use. We have already budgeted some of that balance towards the items listed above.

A treasurer's report is created each month for the board meeting and it can be found on our website as an attachment to the board minutes. www.countryclubhoa.org HOA INFO, HOA Documents.

If you have any CCHOA financial questions, please contact Kathy Poyner, CCHOA Treasurer at (719) 440-1940 or k.poyner@yahoo.com.

Country Club HOA Website

www.countryclubestateshoa.org

CCHOA Resident Paid Advertisements

Disclaimer - CCHOA neither endorses or evaluates any paid advertisements.

If you wish to place an ad with the HOA, please contact Kathy Poyner at (719) 440-1940.



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Owner

3923 Maizeland Rd. Office: 719.574.3018
Colorado Springs, CO 80909 www.amcpainting.com
Direct: 719.237.6165 matt.cordova@amcpainting.com



Randall (Randy) Rabalais
Owner

CRICKET ROOFING & EXTERIORS

(719) 301-5406
randy@cricketroofing.com
www.cricketroofing.com
3609 Austin Bluffs Pkwy, Ste 31, #62
Colorado Springs, CO 80918

I live and work in the Country Club-Palmer Park area! Interested to know how much your home is worth? Call me and I'm happy to provide you with a home valuation.



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MAECKER TEAM
REAL ESTATE THE WAY IT SHOULD BE.

Marty Henderson
3132 Lees LN
Colorado Springs, CO 80909



«AddressBlock»

Below is a community event in our neighborhood that is open to the public. CCHOA does not endorse or promote any organization but does share information on community events that are open to the public.

Ascension Lutheran Church, located on the corner of Holiday Road and Circle Drive, is hosting their 4th annual Christkindl Fest on Saturday December 9 from 3:30pm–6:30pm. Come and enjoy German brats, pretzels, gluhwein, music, kid–friendly games, crafts and more! Cocoa the Cupcake Truck will be onsite, as well as several Christmas market vendors full of unique gifts for friends and loved ones. We'll light the fires and turn on the lights, all are welcome! Learn more at www.ascensioncos.org/fest

Ascension has hired a professional trainer who specializes in older adult mobility to teach one-hour classes, open to all abilities, Mondays and Wednesdays at no cost to the participant. Currently classes are held on Mondays at 10am and Wednesdays at noon. Ascension welcomes participation in these classes by all in our neighborhood. For more information, contact Laura Rinne at laura.h.rinne@gmail.com. Learn more about Coach Laura and classes at <https://www.ascensioncos.org/movementclasses>