



- ❖ Building Community
- ❖ Communicating with Neighborhood Homeowners
- ❖ Keeping Our Neighborhood Safe

**March
2023
Newsletter**

2023 Dates to Remember:

- April 15 2:00 – 4:00 pm**
Pizza and Games
- June 9-10**
Garage Sale and Clean-up
- July 15 1:00 – 3:00 pm**
Ice Cream Social and Book Swap
- Sept 16 11:00 am–2:00pm**
Block Party
- Oct 20-21**
Fall Clean-up
- Nov 4 – Owner/Pet Pictures**

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Why Have an HOA – Thoughts from Our HOA President

I’m concerned about the future of our HOA as several board members will be stepping down at the end of this year. I have been serving on the Board for 6 years and my wife Susan has been producing the newsletter during that time. It is time for us to step aside and allow others to serve in these capacities.

Amanda Schneider will also be stepping down from her two-year term as Secretary at the end of this year. She also led the important social committee. Our social events are a key part of the HOA. The Board needs a secretary to record the official minutes and keep our HOA an official entity.

Vicki Tostanoski has supported the website for at least 10 years. She updates the website as well as the HOA’s email communications. Though she continues to serve in this role, we can’t expect her to do this forever.

Since Sandy Gallof moved to Florida last year, we have not had anyone to lead the Safety committee. Everyone agrees safety is always an important issue to our neighborhood: fire mitigation with Palmer Park, crime, traffic issues, walking hazards, etc. It’s easy to take this for granted until it impacts us personally and then we want to reach out to the HOA for help. We use the newsletter to share our repository of information on how each of us can make our homes safe, but it’s always a changing environment.

Though many of us prefer to stay out of the politics of our city, we can’t ignore it either as it impacts us. Having an active HOA gives us the ability to represent our neighborhood to various city organizations including the fire department, various city departments, Council Of Neighbors and Organizations (CONO), Historic Neighborhoods Partnership (HNP), etc. Having an active HOA gives us a voice outside our neighborhood for our 314 homes. There have been many examples of city issues that required an HOA to represent us. The most recent one was the city’s desire to extend Constitution to I-25. The involvement of Sandy Gallof and now Scott Hughes with HNP is important to represent our neighborhood and protects us from the impact of this change. To be included in HNP, the representative must be a Board member of an HOA of a historic neighborhood.

There are many talented people living in our community. Please consider sharing your talents with the HOA during this coming year. If you have benefited from the HOA in any way, now is the time to give back. If you are interested in serving on the board or participating in one of our committees, please contact me (Marty Henderson) at (719) 377-8003 or mghenderson55@gmail.com

Join Us for Pizza and Games on April 15 2 – 4 pm

CCHOA Website:
www.countryclubhoa.org

We invite you to join us for an afternoon of games and pizza provided by the HOA. Games will include Bunko, UNO and a variety of kids games. All ages welcome! Location will be Ascension Lutheran Church.

Meet Your 2023 CCHOA Board

During the CCHOA annual meeting on November 5, 2022, new board members were voted in, and we had the opportunity to thank those who are moving on from serving as board members. Filling all the positions for our Board can be difficult as each year Board members are rolling off and new ones are needed to fill the vacancies. We have been fortunate to have people step forward to fill important vacancies and we are grateful for their time and service.

Kathy Poyner volunteered to perform the responsibilities of the Treasurer as well as the Trash Coordinator. This is a critical role as the HOA relies upon accurate financial information. We also have hired a contract bookkeeper to help with Quickbooks. This is the first time the HOA has hired contract help. Our goal is to provide some continuity between Treasurers with the help of a bookkeeper. A bookkeeper also removes some of the work of the Treasurer as they don't need to be an Quickbooks expert.

Maureen Logue has joined the board and is managing the Welcome Committee. She has several members that help deliver welcome packets to new neighbors. These packets provide important information about our HOA. It gives the new neighbor the opportunity to get connected by providing us with up to date contact information as well as providing sign-up forms for the trash program.

An active CCHOA Board is important to maintain the safety and character of our neighborhood as well as give us a voice beyond our neighborhood. We continue to partner with Council Of Neighbors and Organizations (CONO) and Historic Neighborhoods Partnership (HNP) which interact with City Council and City departments on zoning issues that impact our neighborhood as well as other similar neighborhoods throughout the city.

Scott Hughes has joined our board to represent the HOA at the Historic Neighborhood Partnership meetings. This organization sprung up quickly in 2021 to represent issues facing historic neighborhoods with City Council. Bill Hoover continues to represent our HOA within CONO.

We were fortunate this year to be able to fill those key positions and maintain a vibrant and active CCHOA board. We are grateful for the people that volunteered to serve on the Board for this year in these positions:

President – Marty Henderson 719-377-8003
Vice-President – Bill Hoover 719-314-8563
Secretary – Amanda Schneider 719-331-7705
Treasurer – Kathy Poyner 719-440-1940

Directors-At-Large

Safety Committee – Open

Council of Neighbors and Organizations (CONO) Representative – Bill Hoover

Historic Neighborhood Partnership (HNP) Representative – Scott Hughes 719-339-3275

Communications – Vicki Tostanoski 719-332-1118

Welcome Committee – Maureen Logue 847-217-7725

Contractor:

- Ashlyn Congdon – QuickBooks Bookkeeper

Register for Free Chipping Program

It is that time of year to start planning for the Colorado Springs free wood chipping program. This year our neighborhood is scheduled for the wood chipping crew the weeks of June 12 and September 11. Due to increased workload, it may take the crews up to two weeks to complete the neighborhood chipping (June 12-23 and September 11-22).

To qualify for the chipping service, they recommend participants attend a neighborhood meeting or onsite consultation within the past 5 years before the chipping date. There are two town hall Living with Wildfire meetings for our Palmer Park region. They will be held at the Pulpit Rock Church at 301 Austin Bluffs Parkway at 6:30 – 8:00PM on April 18th and July 18th.

Individual homeowners must register EVERY YEAR to participate. Registration is now open and can be completed either online at <https://www.coswildfireready.org/> then select Prepare→Neighborhood Chipping Program or use the direct link: <https://www.coswildfireready.org/sign-up-for-chipping#RKBCoZ>. Marty Henderson has registered and confirms it is an easy process and provides the guidelines for your wood piles for chipping. You can also call Bailey Horton at 719-385-7348 to register.

Details about Free Chipping Program

If you want to participate in the wood chipping program, the following ground rules apply:

- **You must sign-up if you want your piles chipped. If you do not sign-up, your piles will not be chipped. See article about regarding registering for chipping program for specifics on how to sign-up.**
- Piles must be stacked curbside by 8:00 am Monday morning during the designated chipping weeks.
- Piles must be stacked neatly and within 5' of the roadway.
- Please limit pile size to 5' x 5' x 5' with cut ends facing the roadway. No limit to the number of piles, but leave some space between each pile.
- Please do not combine piles with neighbors or haul material in from other neighborhoods.
- Do not tie or band piles.
- Piles only of woody limbs and branches, up to 9'' in diameter.
- No construction or building material.
- No trash, weeds or yuccas.
- No root wads, dirt or rocks.
- No grass clippings.
- No bags of leaves or pine needles.
- Piles must be clear of nails and wire.

If you have any questions, feel free to contact Bailey Horton at 719-385-734 or Bailey.Horton@coloradosprings.gov.

Tips for Fire Planning and Evacuation

Our HOA neighborhood is classified as a champion for fire prevention by the CSFD. This classification is given to neighborhoods that have worked with CSFD on fire prevention programs including chipping, hours neighbors spent on fire mitigation, and attendance to CSFD meetings. For the past 5 years, our HOA has benefited from Sandy Gallof attending, coordinating and communicating for this critical safety. Sandy and Janice moved to Florida last year, and we are still looking for a neighbor to take on the role of the Safety Committee Chairperson.

Marty Henderson attended a Champions meeting on March 11th hosted by the CSFD. This meeting was well attended with about 60 people representing various HOA's around the city. The CSFD's motto is Share the Responsibility, and this program is one way they share information for us to share with our respective neighborhoods. The Fire Chief spoke about Colorado Springs's success with this program in fire prevention and mitigation and it is the envy of fire departments around the country.

CSFD secured funding last year to perform fire mitigation on 130 acres in Palmer Park. They plan to start that work sometime this year, though they are not sure it will be completed this year. This is a great step to help protect our neighborhood from a Palmer Park fire. As part of the requirement for receiving the grant, CSFD must track the hours homeowners around Palmer Park make for fire mitigation. Please use this link to enter the hours you spend on fire mitigation around your home <https://airtable.com/shrr0gVjWAYyhJPUt>.

There is a lot of information on fire mitigation and preparation and can all be found on the <https://www.coswildfireready.org/> website. Here are just a few critical tips to help keep you and your family safe from a wildfire event.

1. Sign up for ALERTS. <https://coloradosprings.gov/ready> and then select Alerts. This registration enters your phone number in the Peaks Alerts system which includes El Paso County. They have upgraded their alert system and they now expect the alerts to include a link to a map to let you know the status of the zones - pre-evacuation, evacuation or shelter in place. This will provide critical information on the location and status of a fire so you can make decisions on when you should leave your home.
2. Add the Police Department (719-309-4135) and El Paso Sheriff Department (719-426-2457) to your contact list to ensure you receive emergency phone calls from them.
3. Know your zone. Our zone is COS-2322. You will see this on the map from the text alert.
4. Make a plan. This can be very complex, but here are a few critical items to consider.
 - a. Identify a place where you will go if you must evacuate home.
 - b. Only take 1 car and leave RVs behind.
 - c. Plan your evacuation route.
 - d. Remember your 6 Ps
People and Pets
Important Papers
Prescriptions, vitamins and eyeglasses
Pictures and irreplaceable memorabilia
Personal computer, hard drives, and chargers
Plastic, credit cards, ATM cards, Cash
5. Communicate plan with family.
6. Plans should include care for your pets

Colorado Tax Break for Fire Mitigation

Since we are in a wildland-urban interface, homeowners can claim a subtraction on their Colorado income tax return for certain costs incurred in performing wildfire mitigation measures on their property in a wildland-urban interface area within Colorado. The subtraction is equal to 50% of the qualifying costs for performing wildfire mitigation measures. The total subtraction a taxpayer can claim per tax year is limited to \$2,500. This deduction is available each year through 2024.

Wildfire mitigation measures that qualify for the subtraction are any of the following activities so long as such activities meet or exceed any applicable standards established by the Colorado State Forest Service or the Division of Fire Prevention and Control:

- creating a defensible space around structures;
- establishing fuel breaks; or
- thinning of woody vegetation for the primary purpose of reducing risk to structures from wildland fire.

In order to qualify for the subtraction, a cost must be an actual out-of-pocket expense incurred and paid by the taxpayer primarily for wildfire mitigation measures. A taxpayer must have a receipt documenting the cost of any wildfire mitigation measure for which the subtraction is claimed. Qualifying costs include:

- payment to a contractor to perform wildfire mitigation measures;
- the cost of a chainsaw if purchased primarily for wildfire mitigation measures

Limitations

- The total subtraction claimed on any return cannot exceed \$2,500, regardless of whether the return is for a single filer or joint filers.
- Additionally, the total subtraction claimed cannot exceed the federal taxable income reported on the return.
- If two taxpayers are legally allowed to file a joint return, but elect to file separately, only one of the two individuals can claim the subtraction.
- In the case of real property owned by tenants in common, the subtraction can be claimed by only one of the taxpayers in the ownership group.

SUPPORTING DOCUMENTATION

- To claim the subtraction, a taxpayer must complete and submit a Subtractions from Income Schedule (DR 0104AD) form with their Colorado Individual Income Tax Return (DR 0104).
- The taxpayer must also submit copies of receipts documenting the qualifying costs for which the subtraction is claimed with their return.
- For electronically filed returns, scanned copies of receipts can be submitted either via e-file or by using the E-Filer Attachment function online at [Colorado.gov/RevenueOnline](https://tax.colorado.gov/RevenueOnline).

For more details, see <https://tax.colorado.gov/sites/tax/files/Income65.pdf>

All Newsletters Available on Our Website

You will find all of our newsletters on our website www.countryclubhoa.org. If you are reading the paper version of the newsletter and want to access the referenced websites, using the newsletter on the website will enable you to click on the links and get to the additional information.

Mark Your Calendar for These Social Activities

The CCHOA Social Committee (Amanda Schneider, Kala Loptien, Heidi Spellman, Terry Fleck and Susan Henderson) have been busy planning different types of social activities for 2023. We look forward to the opportunities to gather together and spend time getting to know our neighbors. Keep these dates in mind:

April 15 – Pizza & Games, 2-4 p.m.

We invite you to join us for an afternoon of games and pizza provided by the HOA. Games will include Bunko, UNO and a variety of kids games. All ages welcome! Location will be Ascension Lutheran Church.

June 9 - 10 – Garage Sale and Summer Clean-Up Weekend

We will host a neighborhood garage sale and provide signage and advertising in the Gazette. Roll-off dumpsters will be available for those items which are no longer usable.

July 15 – Ice cream social and live music, 1-3 p.m.

HOA will provide ice cream and music for all to enjoy.

Sept 16– Block Party, 11 a.m. – 2 p.m.

HOA will provide meats and drinks. Those attending will bring their favorite picnic side dishes and desserts.

Oct 20 - 21 - Fall Clean-Up Weekend

Depending on how well the Summer Clean-up goes, we will provide dumpsters for a Fall Clean Up

Nov 4 – Owner/Pet Pictures – Fundraiser for Humane Society

Pet owners will get a chance to have a professional photo taken with their furry friend. Cost is \$25 to participate and all proceeds will go to the Humane Society.

We would really like to hear your suggestions for neighborhood events. Considering a winter card- making event, neighborhood game night, and even food trucks! Please contact Amanda at amandajane17@gmail.com with suggestions.

Valentine Card-making Event

On January 28th the HOA held a Valentine’s Day card-making event at Ascension Lutheran Church taught by our resident expert, Heidi Spellmen. We had approximately 15 attendees and everyone walked away with a beautiful, hand-made card to gift a loved one. The HOA plans to continue more activities like these and hopes to hold another card-making event for the Christmas holiday.

Interested in Participating in Our Neighborhood Gardening Group?

Our neighborhood gardening group, the “ Grateful Deadheaders”, was established in 2020 as a way for neighbors to share knowledge, interest and enthusiasm for gardening. We met monthly during the summer months to learn about the specific gardening topics as well as to discuss our various gardening issues, share bulbs and plant clippings, and to visit some of our well-landscaped neighborhood gardens. During the 2022 gardening season, weather caused several meeting cancellations and attendance dropped off. If you are interested in participating in the gardening group this year, please contact Barb Schiff at bjschiff@msn.com.

Interested in Being Part of a 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 are looking at starting a neighborhood book club this spring. It will be an opportunity to get together, have snacks and some light conversation about whatever book we choose to read together. If you are interested, please contact Susan Henderson at sjhenderson53@gmail.com or (719) 641-1151.

Garage Sale and Summer Clean-out Weekend June 9-10

In conjunction with the Garage Sale June 9-10, we will be sponsoring a Neighborhood Clean-out. The CCHOA will provide 2-3 roll-off dumpsters to the neighborhood for you to discard unwanted items. The dumpsters will be dropped off the morning of 10 June and picked up the morning of 12 June. **Unfortunately we continue to have issues with prohibited items in the dumpsters, and the dumpsters being over filled.** To combat this issue, dumpsters will be placed in driveways (not the street), and we will have overseers stationed to ensure guidelines are followed. Locations of the dumpsters TBD.

The following items are not allowed in the dumpster:

- Appliances containing Freon
- Asbestos, Batteries, Chemicals, & Explosives
- Flammable liquids
- Motor oil and other automobile oils
- Paints and solvents
- Pesticides
- Very heavy items including Concrete demo, Rock, Boulders & Dirt

It is extremely important that you do not overfill the dumpster. The dumpster contents must not extend above the dumpster wall height or it will not be picked up by the trash provider. We also encourage you to please donate any items in good working order to a local thrift store. This helps to ensure the dumpster is for waste only, and that we don't fill the landfill with items that could be reused. **If these guidelines cannot be followed, we will have to discontinue providing this service to the neighborhood.**

Check Out Our New and Improved CCHOA Website

We've Changed! But it's all good – we've just launched our new website. It's now even easier (we hope!) to find the information you need. The new site was designed to be faster than ever, easier to navigate and more user-friendly.

The new site menu includes pages for:

- About Us, which houses information about the HOA, including Neighborhood maps, HOA covenants and board minutes.
- You can find our newsletters or join the email list under the Communication link.
- The Community link lists our neighborhood events, information on the trash service and how you can get involved.
- The Safety link is a wealth of information from evacuation plans to the free wood chipping program. Really worth looking at.
- You can get in touch with us using the Contact link.
- You can find information on how to pay your \$30 yearly dues, using the Pay Dues button. We are in the process of switching from Paypal to Zelle to save some money.

We'd love to hear your feedback too, so please kick off your shoes, relax and take a look around. If you want to share photos of our neighborhood wildlife, amazing vegetation or anything else, email them to cscchoa@gmail.com.

Our redesigned website is located at: <https://www.countryclubhoa.org/>. **Please note that there is a different HOA website with a similar name (.com instead of .org).**

Historic Neighborhood Partnership (HNP) Update

CCHOA is a partner of HISTORICAL NEIGHBORHOODS PARTNERSHIP (HNP). This organization is a group of neighborhoods that are interested in having a larger voice in local city planning. Our city planning department issued several versions of their RetoolCOS and the HNP would analyze it and negotiate items that affected our neighborhoods negatively, among them zoning changes, density changes and lot coverage. After many meetings between the two, the City adopted RetoolCOS in February of this year. All throughout the process, our downtown neighbors had many more "Irons in the Fire" and our HOA participated in order to understand and verify the importance of these new planning proposals. In particular, the representatives of the North End communities did a great job keeping up with changes and negotiations.

Other items that have come up in the last few months include a city project to install 5G telecommunication equipment and towers in all areas of the city as part of a plan to develop a city-wide high speed network. Construction has begun first in our downtown neighborhoods and there have been complaints about modern-looking towers and equipment around historical housing. We should be aware of this project showing up in our neighborhood and have a proactive plan ready.

A recent controversial proposal was a plan to study the Constitution Avenue Expansion. This was a city proposal that first showed up around twenty years ago. This idea would be to widen Constitution Avenue and build it to the west to connect with I-25. After two public hearings and a large negative public response at each meeting from the affected citizens, this study has been excluded from the ConnectCOS Study and has been put back into the later pile.

CONO News

CONO works to protect and preserve neighborhoods within the Pikes Peak region by educating, assisting and encouraging them to create strong, tolerant and diverse communities. CONO also addresses neighborhood issues and concerns and aids neighborhoods in working with government and public and private organizations to strengthen the public process and to improve the quality of life for all. CONO, however, does not advocate possible solutions for neighborhood issues. Bill Hoover, our CCHOA Vice President, is our representative at CONO meetings.

A recent CONO initiative is the Neighborhood University, a free 10-week class designed to establish a foundation of civic education and knowledge for engaged citizens in Colorado Springs and El Paso County. Individuals who participate in *Neighborhood University* will be eligible to serve as leaders within the City's planned neighborhood networks. Participants will receive training to prepare them to effectively engage and organize their communities. Bill Hoover has attended the Neighborhood University and encourages anyone interested in community issues to attend. Anyone within our HOA is welcome to attend the Neighborhood University. For more information about CONO and the Neighborhood University, check out

www.cscono.org.

Mailbox Safety Tip from the USPS

Recently someone reported on the NextDoor app that two people parked on Lees Lane early one morning and were walking up Marilyn Drive looking in mailboxes. Someone walking a dog spotted them and they left the area. The best way to prevent theft is to have a secured mailbox. In addition, here are some tips from the US Postal Service regarding mail safety.

1. **Don't leave your delivered mail and packages unattended.** Just as you wouldn't leave your wallets and purses on the front seat of an unlocked car overnight, mail and packages shouldn't be left sitting in mailboxes or on front porches for any length of time.
2. **Going out of town? Hold your mail at your local Post Office.** If you plan on taking a trip or know you won't be able to check your mail for a few days, consider using the *Hold Mail* service on usps.com. Letters and packages will be held securely at your Post Office until you pick them up or request they be delivered to your home.
3. **Plan ahead. Ship using Hold for Pickup.** When shipping packages, you can choose the *Hold for Pickup* option, and the recipients can collect their packages at their local Post Office. If you are expecting a package, you can redirect it to your local Post Office by selecting *Hold for Pickup* using Intercept a Package under Track & Manage on usps.com.
4. **Customize the delivery.** If you know the package will not fit in your mailbox and you won't be home to receive it, you can authorize the carrier to leave it in a specified location. Visit usps.com, enter the tracking number in Track a Package, and select *Delivery Instructions*.
5. **Secure the shipment using USPS Special Services.** *Signature Confirmation* helps ensure the package ends up in the right hands by requiring a signature at the time of delivery. For your most valuable packages, you can opt for *Registered Mail* service. *Registered Mail* receives special handling from the time it's mailed until the time it's delivered, with documentation every step of the way.

Also, if you have a home security camera system, ensure it captures activity at your front door and mailbox. If you catch any mail thieves in the act, save the video and alert your local Postal Inspectors. Video surveillance goes a long way in preventing crimes and catching bad guys. For more great tips, visit uspis.gov.

Concerned about Neighborhood Safety – Volunteer!

Currently the HOA Safety Committee is inactive due to several of the members moving out of the neighborhood or having obligations that prevent them from serving. The goals of the Safety Committee are to keep all neighbors informed of the latest information regarding fire dangers, criminal activities, traffic issues, and suggested ways to mitigate these dangers.

If you are willing and able to serve on the Safety Committee, contact Marty Henderson at (719) 377-8003 or mghenderson55@gmail.com.

CCHOA Welcome Committee

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. In 2022, we welcomed 9 new homeowners and in the first few months of 2023, we have welcomed an additional 3 home owners.

The CCHOA Welcome Committee at the present time has 5 committee members: Maureen Logue, Mary Corrow, Jennifer Williamson, 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.

Join the 185 Neighbors Using the Waste Connections Trash Program

Our HOA trash program continues to increase the number of participants. We have a total of 185 homes out of 314. Over half the homes in the HOA are now participating in the HOA trash program. We are optimistic more will join the program now that it is in its fifth year. Besides saving you money, it will decrease truck traffic in our neighborhood as more and more homes switch over.

The trash program is done for the benefit of our neighborhood. The HOA does not charge any fees for this service however, we require you to pay the \$30 HOA annual dues. The program saves each homeowner money as we have a group discount with Waste Connections and the Treasurer of the HOA does the billing instead of Waste Connections.

If you are paying more than \$15.76 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. You can join even if you are a current Waste Connections customer but not through the HOA.

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

Communications with Waste Connections Trash Service

Stay Informed with the WasteConnect App

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 the next day to get a truck back to our neighborhood. You can contact Kathy Poyner at (719) 440-1940 or k.poyner@yahoo.com.

Join Us in Supporting Our Homeowner's Association

On February 7, 2023, your CCHOA Board sent out VOLUNTARY invoices to Country Club homeowners who are not currently participating in the neighborhood trash program (and thus have already paid dues). To date for 2023, 206 homeowners out of 314 paid these voluntary dues. That's over 65% of our homeowners! Your voluntary board thanks you for these contributions to our efforts to provide more services to our neighborhood.

What are these services? Here are some of the activities your HOA dues support:

- A negotiated and board-managed contract with Waste Connections to provide a preferred neighborhood trash and recycling service at a cost much lower than other providers
- Social events: block parties, neighborhood garage sales, books sales, and music events
- Three newsletters a year to share event schedules and information about neighborhood activities and broader topics
- Participation in the COS Fire Dept Chipping Program in order to maintain the neighborhood's Firewise Certification (which may reduce the cost of your homeowners insurance)
- Participation of HOA Board members in organizations such as the Historic Neighborhoods Partnership and city-held meetings to promote and protect our neighborhood.
- Providing the CCHOA website (www.countryclubhoa.org) with useful information about our neighborhood, the trash collection program, and an easy method of paying annual dues.

Our Country Club HOA dues are only \$30 per year and have not increased since the HOA was formed in 1999. Our all-volunteer board and committee members work diligently to minimize expenses while providing services, events and communications that benefit each of us.

If you lost your invoice and still want to participate, you can pay via Zelle to CSCCHOA@gmail.com or drop/mail a \$30 check payable to CSCCHOA at Kathy Poyner's house at 2922 Chelton Dr.

If you haven't already contributed, come join us...we'll all be better for it!

Your Participation Matters – Enter Drawing for \$25 Starbucks Card

Do you read our newsletter? Would you like us to keep producing it? This newsletter is being sent out both in email format for those who have requested that and via paper form USPS in order to gauge what is the best way to reach you with information about our HOA. To encourage you to participate, we will enter everyone who responds into a drawing for a \$25 Starbucks gift card.

Please fill out the following information and send via email to CSCCHOA@gmail.com or cut out this form and put it in the secured mailbox at 2922 Chelton Dr by April 20, 2023.

Name: _____

Address: _____

Phone Number: _____

Continue with Newsletter? Y N

Suggestions for Newsletter Content/Frequency?

2023 CCHOA Financial Review as of December 31, 2022

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. At this level of participation, we have an annual income from dues of \$6,150.00

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 not been increased in all these years. The board did not increase it for 2023. 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 February 28, 2023, the CCHOA has approximately \$12,000 for its use. We have budgeted \$8,114.00 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

If you are willing to receive communication from the HOA via email or no longer want to receive these newsletters, please contact Marty Henderson at mghenderson55@gmail.com or (719) 377-8003.

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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