



2019 Dates to Note

June 21-22 8:00 AM – 3:00 PM
CCHOA Community Garage Sale

July 27 3:00 – 6:00 PM
Block Party on Marilyn Road between Holiday and Grandview

Oct 26 9:00 – 11:00 AM
CCHOA Annual Meeting at Ascension Lutheran Church, 2505 N Circle Dr

CCHOA Community Garage Sale June 21 and 22

The CCHOA is sponsoring a community-wide garage sale on June 21 and 22 from 8:00 AM to 3:00 PM. The HOA will provide signs at 4 major entrance points to our neighborhood and will advertise the garage sale on Craigslist, the Next Door app and via our website. Home owners are responsible for any additional signage directing folks to specific homes.

This is a great time to clear out those unused items. If you don't have a garage or house full of things to sell, consider asking your neighbors to join you in this effort.

We are also exploring whether folks are interested in a charitable donation truck temporarily located in our neighborhood on June 22 to haul off those items which don't sell and no longer have a place in your home.

Please contact Vonney Northrop at 380-9390 or colnorth6@msn.com if you plan to participate in this garage sale and/or you are interested in dropping off items to the donation truck.

CCHOA Website: www.countryclubestateshoa.org

Join Your Neighbors at the 2019 CCHOA Block Party

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We are planning a party, and we would like for you to join us. Nothing fancy, just friendly neighbors, tasty food and a beautiful summer day.

July 27, 2018: 3-6 PM on Marilyn Road, between Holiday and Grandview. The HOA will provide:

- hot dogs
burgers
buns
ice cream
condiments
plates, napkins, eating utensil

Please bring a side dish, and a chair or blanket to sit on. If you need help getting to the block party please contact Vonney Northrop at 380-9390. If you are willing to transport folks to the party, please contact Vonney as well.

Come on over and meet your neighbors!

Proposed ADU Ordinance Impacts Single Family Neighborhoods

Accessory Dwelling Units (ADUs) are secondary dwelling units on a residential lot or within the main home. Unbeknownst to most neighborhood residents in Colorado Springs, the city's Planning Commission recently submitted a proposed ordinance to city council that would allow ADUs to be built in single family zoned neighborhoods. If the new ordinance gets the approval of the council and mayor, every R1 single family zone in the city will become a de facto two-family zone. Needless to say, this would have a very significant impact and change the character and quality of life in traditionally single family neighborhoods such as Country Club. Additionally, it would also decrease defensible space around homes in the Wilderness Urban Interface, thereby increasing fire danger.

An article about the ADU proposal and its adverse effects on neighborhoods can be found on the Colorado Springs Gazette website: https://gazette.com/news/proposed-colorado-springs-law-drastically-alters-residential-neighborhoods-column/article_1ac9da60-5d4d-11e9-b7d4-6f3afe4fb950.html

The proposed ordinance and supporting information can be found at: <https://coloradosprings.gov/planning-and-development/page/accessory-dwelling-units>

The City Council will have a public meeting on 25 June 2019 to discuss this proposed ordinance. If you want to let your City Council representatives know your opinion of the proposed ordinance, their contact information is:

District 5: Jill Gabler, jgabler@springsgov.com, (719) 385-5483

At-Large: Wayne Williams, Wayne.williams@coloradosprings.gov, (719) 385-7720

At Large: Bill Murray, bmurray@springsgov.com, (719) 385-5485

At Large: Tom Strand, tstrand@springsgov.com, (719) 385-5486

Now is the time to make your voice be heard!

Do Our Covenants Protect Us from the ADU Proposal?

The new set of Covenants approved by Country Club Add 1 and 3 and Highland Acres explicitly prohibit ADUs (i.e., “**Other than one Single-Family Dwelling** (and a private garage), no additional structures shall be erected, altered, placed, or permitted to remain on any lot”).

Likewise, the Covenants for Country Club 3 Filing 2, Filing 3, and Highland Acres Sub Refill prohibit ADUs (i.e., “No building shall be erected, placed, added to, or altered on any lot other than **one detached single family dwelling...**”)

The Covenants for Century Heights, Country Club Add 2, Highland Hills Sub 1, and Highland Hills Sub 2 do not appear to specifically prohibit a second single family dwelling on a lot (i.e., “**No building shall be erected, placed, or altered on any lot other than a single family dwelling..**”). This wording may be open to interpretation regarding multiple buildings, so long as they are single family dwellings, being permitted on a lot.

Bruington Sub 1 and Holiday Circle Sub do not have covenants and ADUs would be allowed.

A map of the subdivisions was included in the February 2019 CCHOA newsletter. To look up your subdivision, go the El Paso County website and type in your address and look for “legal description”.

<https://property.spataleest.com/co/elpaso/>

Colorado Mine Subsidence Protection Program

There are several mines that were dug in our area in the early 1900's; Keystone 1922, Keystone 1926 and Rapson 1916 are some examples. The information from our state indicates we are at low risk as studies have shown that much subsidence above the mines (gradual caving in or sinking of an area of land) occurs during or relatively shortly after mining. The available information indicates that for mines that were abandoned greater than 40 years ago, the period of frequent and widespread subsidence has probably passed. As a result, the risk of subsidence is lower over older mines.

Colorado has a mine subsidence protection program that any homeowner can sign up for. It involves a home inspection for \$200 to establish a baseline for comparison if a claim is made. A \$35 annual fee to stay active in the program for 3 years, and then it is free after that. It provides up to \$100,000 per occurrence. They also provide you with information about the mining in our area, and a detailed map of your home and the location of the mines around and under your home.

Here's how to reach the Colorado Mine Subsidence Protection Program.

Phone: 1-800-44-MINES

Website: <https://mining.state.co.us>, then select 'Inactive Mine Reclamation Program' found under Programs. Then select 'Mine Subsidence' on the left side of the page.

One Homeowner's experience with this: Shortly after buying his home in 2014 at 3132 Lees Lane, Marty Henderson found out about the existence of these old mines in our neighborhood. Marty contacted the Mine Subsidence program and paid for the house inspection and annual fee. He received information about the mines in our area including a map that shows the mines closest to his home. While his house is on the edge of one of the mines, Marty felt it was money well spent for peace of mind.

Safe Routes to School Project

Colorado Springs has received a *Safe Routes to School* Grant to construct safety improvements on **Van Buren Street (Templeton Gap to Circle Drive)** to benefit Mann Middle School, Stratton and Audubon Elementary Schools, Evangelical Christian School and neighboring communities.

Project features

- **Modified roadway striping** on Van Buren Street from current configuration of two travel lanes in each direction to **one travel lane in each direction, plus a center turn lane**. Parking will not be affected.
- **For people in vehicles**, adds center turn lane for safer left turns and reduces number of travel lanes to manage speeds.
- **For people on foot**, improves crossings and adds curb ramps/other improvements, so people can walk more easily along Van Buren.
- **For people on bikes**, adds bike lanes to provide dedicated space and predictability.
- **A fully accessible walk-to-school route along Van Buren Street**. Constructs accessible ramps and alley crossings east and west, replaces severely dilapidated sidewalk sections, and shortens crossings at Mann Middle School and Audubon Elementary, lessening crossing students' exposure to motor vehicle traffic.
- **Bicycle lanes** to connect with bicycle route on Holiday Lane east of Circle Drive, existing bike lanes on Templeton Gap Road and planned bicycle lanes on Patrician Way.

Construction anticipated to begin Summer 2019 and take approximately five months to complete.

For more information see <https://coloradosprings.gov/srtsvanburen>.

Downed Trees and Branches

After the recent snow storm, many home owners have asked the CCHOA Board about handling of downed trees and branches. This is our understanding of the issue.

City Forestry is working to identify and prioritize downed and damaged city trees and trees **in the public right of way**. Please be patient as they work to address all requests. It may take several weeks, depending on the number of downed trees reported.

HOW DO I KNOW IF A TREE IS ON MY PROPERTY OR IN THE RIGHT OF WAY?

Here are some definitions that might help:

- Street Tree: A tree located within the public right of way.
- Right of way (R.O.W.): The city-owned area of land designated for streets, sidewalks, and public use. It includes the parkway between sidewalks and curbs. Where sidewalks are attached to curbs, the R.O.W. extends a distance into the property. The exact distance varies from street to street.

REPORT A CITY TREE ISSUE ONLINE at <https://coloradosprings.gov/downtree>

Please Note: downed trees on private property are the responsibility of the owner. The City will NOT respond to a private property issue unless there is a threat to life safety/power line involved.

REPORT A TREE ISSUE BY PHONE

- City trees in City sidewalks, streets or medians: call City Forestry at (719) 385-5942.
- Trees on power lines: If a tree is compromised or touching a power line- STAY AWAY from it and keep pets/children away, report immediately to Colorado Springs Utilities at 448-4800.

TREES ON PRIVATE PROPERTY

City Forestry will not remove trees or branches from trees on your private property. These are the responsibility of private property owners. A list of licensed tree services is at <http://www.springsgov.com/units/cityclerk/search/Search.aspx?type=TREE>.

If you have used or like other tree/branch removal people, please let your neighbors know. You can also post this information to <http://www.countryclubestateshoa.org/contact.html>.

Dispose of downed tree limbs or yard waste in a timely manner, to reduce fire hazard.

You can drop off your own tree limbs and yard waste (leaves, tree clippings, old fence wood, etc.--NOT painted wood) at Rocky Top Resources, from 8 a.m. to 4 p.m. on Saturdays, FREE with a canned good donation for Care and Share. Rocky Top Resources is located at 1755 E. Las Vegas Street. For more information call 719-579-9103.

Keeping Your Home Safe

As many of you know, our neighborhood has occasional burglaries and car break-ins. One is too many, and it is particularly painful if it happens to you. Looking at the My Neighborhood website (<http://www.myneighborhoodupdate.net/>) and the Raids Online website (<http://raidsonline.com/>), we have less criminal activity than many other parts of town. But in 2018 our neighborhood had burglaries, criminal mischief events, thefts, thefts (vehicles), and auto burglaries. Oftentimes auto break-ins occur in the wee hours of the morning, when we are all asleep. Home burglaries often occur in broad daylight when no one is home and your neighbors are in their own homes.

To help get a handle on recent and periodic crime in our neighborhood, it will help to look out for each other and take preventive measures for ourselves. Ideas and options for improving your home security include:

1. Get a burglar alarm system for your house.
2. Purchase a home safe (perhaps a fireproof one) to store your valuables such as important papers, laptops, cameras, jewelry, and cash (and use it!).
3. Use light timers if you will be away.
4. Leave a radio or TV on when out of the house.
5. Ensure that all doors are locked and windows are closed when you leave the house.
6. Trim shrubs near the house to lessen concealment for burglars (this will help with fire prevention as well).
7. Don't hide keys to the house outside. Oftentimes hiding places are obvious to burglars.
8. Don't display valuables in the windows of your house.
9. Know when your neighbors will be out of town (and tell them when you will be gone).
10. Have neighbors pick up your paper or mail when you are gone.
11. Keep the lawn mowed and leaves raked (making your house look occupied).
12. If your car is parked in the driveway, make sure that it is locked. Leave nothing of value in your car. And don't leave the garage door opener in it.
13. Get a locking mailbox (occasional mail theft remains a problem).

Police Events in our neighborhood for May 9 2018 to May 8 2019

There were 82 police responses to activities in Country Club in the last year, which averages out to 7 per month. The activities included 16 Alarms, 5 Assist Fire/Medical, 7 Burglaries, 6 Auto Burglaries, 7 Disturbances, 2 Prowlers, 3 Subjects w/weapon, 10 Suspicious Persons/Vehicles, 1 Theft, 4 Theft-Vehicle, and 1 Trespassing.

Take a look at the websites yourself to see what is going on in the neighborhood. Finally, it is very important to stay alert and be aware of our surroundings. If something looks out of place, or just doesn't look right, please report it. The Police General Complaints phone number is 444-7000, and the Police Stetson Hills Division phone number is 444-3140. Of course, if it is an emergency, please call 911.

CCHOA Now Accepting Advertisements

The board has approved paid advertisements to be permitted on our CCHOA website and in our newsletter. To start out simple, we are accepting business card size ads from HOA residents and non-residents. It will be a 1 year subscription for the website, newsletter or both.

Resident Annual Subscription Costs:

- \$100 for ad on our CCHOA website
- \$100 for ad in our newsletter (3 per year)
- \$150 for ad in both

Non-Resident Annual Subscription Costs:

- \$150 for ad on our CCHOA website
- \$150 for ad in our newsletter (3 per year)
- \$250 for ad in both

If you wish to place an ad with the HOA, please contact Marty Henderson at 377-8003.

History Committee Update

Over the past few months, the History Committee continued its efforts to compile a history of our neighborhood. Interviews and City Directory research have been completed. All of the information collected is now being turned into one final product. The results of our research will be presented at the Annual Membership Meeting on October 26, 2019. You will especially be surprised by all the pictures and maps so please come and enjoy the presentation.

Thanks to all the people, not just the History Committee, who participated in this effort.

Reminder about the CCHOA Website

You can find the CCHOA website by entering the website address:

www.countryclubestateshoa.org

On the left-hand side of the screen, the following options can be selected:

- Home (main screen for the website)
- HOA documents
- Safety (general safety tips)
- Contact (to send a message to the CCHOA Board)
- Alerts (information about crime or suspicious activities in the neighborhood)

Within the HOA Documents section, you can

- Pay your HOA dues with a credit card
- Obtain CCHOA Trash Service Agreement and supporting materials
- Join the CCHOA mailing list
- Volunteer to work with the CCHOA Board
- View meeting minutes and other documents produced by the CCHOA Board. Note that the monthly treasurer's report is found in the meeting minutes.

Help Us Reduce Costs by Receiving Mailings via Email

The HOA board is working hard to be good stewards of your annual \$30 dues. We are always looking at ways to reduce costs to maximize the impact of your dues. One way is to reduce the costs we incur with mailing materials to you via USPS. We have paper, printing, envelopes, labels and postage costs. We have 315 homes receiving our materials and you can see how this cost adds up over each year. Examples of mailings include 3 newsletters a year and 3 or more special mailings for meetings and events.

If you are willing to receive communication from the HOA via email, please contact Marty Henderson at mghenderson55@gmail.com. If you have already made the switch to email, thank you!

2019 CCHOA Dues

Thank you to the CCHOA members who have already paid their dues for 2019. Our dues are collected annually at the start of the calendar year. If you have not yet paid your dues for 2019, you have recently received a “voluntary invoice” in the mail. **While our dues are not mandatory, they enable us to develop programs aimed at making, and keeping, our area safe, building community throughout the neighborhood and championing the HOA by bringing more city, and non-city, services to our neighborhood.**

If you are new to the neighborhood, or have not yet paid your dues, please join our efforts today. The dues for 2019 remain a bargain at \$30. Dues can be paid online by credit card from our website, mailed to our treasurer, or dropped in the secure mailbox at this address: **Marty Henderson, Treasurer CCHOA**
3132 Lees Lane
Colorado Springs, CO 80909

Sign Up Any Time for CCHOA Trash Service Program

For those of you that have not signed up, please consider joining the CCHOA Trash Service Program. The cost with Waste Connections is very reasonable; only \$8 per month for trash and \$6 for recycle. If you decide to join our HOA trash service program, and it doesn't work out for you, you can return to your previous provider and we will refund the money for any unused months.

Why choose to participate?

1. Much cheaper than existing individual prices for trash and recycle.
2. Large 96 gallon bin for Trash and Recycle
3. 3 additional trash bags are allowed with the trash bin.
4. Recycle is every other week, so less truck traffic.
5. If occasionally you have too much recycle for the 2 week period, just place stacked cardboard next to your recycle bin and they will pick that up. Secure it with a rock so it doesn't blow away.
6. You will receive phone calls for schedule delays for Holidays or weather.
7. They turn your bin 90 degrees after pickup so you can easily see that your trash has been picked up.

If you are interested in signing up for the Trash Service or have any questions about it, please contact Marty Henderson at (719) 377-8003 or mghenderson55@gmail.com.

We have had 82 homes, 26% of our HOA, sign up for the CCHOA Trash Service over the past 10 months. **If you have any issues with the service, please contact Marty Henderson.** He has the voice of 315 homes which gives him a lot of leverage with Waste Connections.

This page will be reserved for advertisements in future newsletters.

