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CCHOA Website: www.countryclubestateshoa.org

2021 Dates to Note

- Mar 17** Fire Mitigation Annual Mtg
- May 10 week** Chipping
- June 18-20** Garage Sale
- July 24** Ice Cream Social and Book Swap
- Aug 9 week** Chipping
- Aug 28** Block Party
- Sept 11** Outdoor Music Event
- 2nd Sunday** Neighborhood Walks Starting in May
- 4th Sunday** Garden Club Starting in April

All dates subject to change due to COVID-19 restrictions

CCHOA – Neighbors Helping Neighbors

The term Home Owners Association (HOA) can convey a negative image to some folks. We have all heard the stories of HOAs who have taken their responsibilities to an extreme, with rules about keeping your garage door closed, parking in your driveway, dictating the color of paint or type and location of trees in your front yard.

We want you to know that Country Club Homeowners Association (CCHOA) is none of these things. We are an organization dedicated to neighbors helping neighbors. Our board members are unpaid volunteers who commit their time to helping our neighborhood. We are NOT enforcers of any rules or city codes. We have never reported any homeowner to the city for code violations.

On the address page for this newsletter as well as on our website, you can see the three building blocks, or guiding principles of CCHOA:

Community: Building community is our first and foremost responsibility. In this time when COVID-19 has affected all of our lives, having safe opportunities to get to know our neighbors better is more important than ever. We are planning a number of get togethers in the coming months.

I invite each of you to actively participate in the CCHOA community. There are many ways to share your talents: welcoming new neighbors, organizing the neighborhood garage or book sale, participating on the neighborhood safety committee, helping with website maintenance or assisting with answering neighborhood questions or concerns.

2021 activities include:

- Fire Mitigation Annual Meeting (virtual via Zoom call) March 17
- Neighborhood Garage Sale June 18-20
- Ice Cream Social and Book Swap/Sale July 24
- Outdoor Musical Event Sept 11

Communication: Communication with every home owner and occupant

We produce 3 newsletters a year to not only update you on CCHOA goals and accomplishments but on topics of interest to our neighborhood. We also send out email blasts and postcards on time-sensitive topics.

Safety: We want to keep our neighborhood safe for everyone

Through our newsletters, we share crime statistics and articles regarding safety. We also coordinate the neighborhood Firewise meeting and communication about the chipping program and work to maintain the Firewise “In Good Standing” designation.

Our website, www.countryclubestateshoa.org, contains some great information and contact numbers, including a link to ask the board for information if you have a question that is not answered on the web page.

Let's Talk about Covenants: Myths and Reality

Covenants, a word that brings a variety of emotions when people hear it, are part of our neighborhood. We currently have nine subdivisions either fully or partially covered by covenants. See <http://www.countryclubestateshoa.org/hoa-documents.html> for the list of covenants by subdivision.

The active covenants do **not** allow the HOA Board to act as an enforcement agency since we **have no authority to issue fines, liens, or assessments against violators**. The Covenants rather act as guidelines as to good neighborhood practices and City Code.

If you feel a neighbor is violating the covenants or City Code, you should first discuss the issue with the neighbor and see if you and they can resolve the issue. The Board can help you ascertain if the issue is a covenants and/or a City Code issue.

If the neighbor does not fix the issue and it is a City Code violation, you can contact City Code Enforcement at <https://coloradosprings.gov/neighborhood-services/webform/code-enforcement-complaint-form> or call 719-444-7891 to report the issue.

If the neighbor does not fix the issue and it is a covenant, but not a City Code violation, at your request, the Board can contact the violating homeowner and see if we can work with them to fix the issue. If this fails, the HOA can try mediation and arbitration efforts. If that fails, the complaining homeowners have the right to take legal action if they so wish.

The CCHOA believes, however, that the cost, complexity, and delay inherent in court proceedings make litigation a particularly inefficient means of resolving community disagreements. Further, relationships in our community may be damaged through use of adversarial means of resolving disputes. Accordingly, the CCHOA encourages the use of alternative methods for resolving disputes.

The best method for all is “Be good considerate neighbors. Talk to your neighbors when you are doing a project that could impacts the appearance of the neighborhood. Finally, be receptive to your neighbors’ concerns and suggestions.”

Getting to Know You Socially

The CCHOA Social Committee, chaired by Janice Marie-Gallof, will be kicking into gear in April planning the details of our social events for 2021. The committee includes Susan Henderson, Bill Hoover and Amanda Schneider. If you would like to participate in the planning, have suggestions for other activities or can help with particular activities, please contact Janice Marie-Gallof, at 719-632-3144 or jmgallof@comcast.net for more details.

Pet Waste Disposal

Walking our neighborhood is so pleasurable with the beauty of the homes, the mature trees, the attractive landscaping and the views of Palmer Park and the Front Range. Dog walkers need to take care of pet waste appropriately. As noted on the Waste Connections website, dog and pet waste should be double-bagged when placed in your garbage bin. This also means it isn't appropriate to pick up dog waste while walking your dog and place it in your neighbor's waste bins in those flimsy dog waste bags. Please be respectful to your neighbors and your trash provider by double bagging your dog waste and putting it in your own trash bin. It also keeps all of our trash bins smelling better and staying cleaner!

CCHOA Grateful Deadheaders Garden Club Meeting Soon

It's almost gardening seasonthank goodness!

Forget about all this cold and snow we're getting lately and "spring" into action with new garden plans. It won't be long before the spring bulbs will be popping up in the neighborhood. We look forward to seeing those tulips and daffodils reminding us of spring even when they get snowed on! Hoping to see those beautiful crab apple trees in bloom this year as well. An early frost last spring kept them from displaying their pink petals.

Plan to attend one of our neighborhood garden meetings with the Grateful Deadheaders. Last year a group of seven garden lovers met the last Sunday of May through September. We toured each other's gardens, shared iris rhizomes, learned about invasive plants and weeds, and shared gardening tips and descriptions of our favorite plants.

We welcome more neighbors to join us this year – no experience or skill necessary, just a love of plants and being outside. We are careful to observe the COVID restrictions of social distancing, staying outside when possible and wearing masks. The first meeting will be the last Sunday of April, 4/25/2021 at 2:00 pm. Location to be decided later. Contact Janice Marie-Gallof, at 719-632-3144 or jmgallof@comcast.net for more details.

In the meantime, consider following the **Colorado Master Gardeners – El Paso County** on Facebook. They share interesting gardening tips for both indoor and outdoor plant enthusiasts and offer virtual classes on a wide variety of topics.

Crime Update For Our Neighborhood

From November 1, 2020 through February 27, 2021, there were 53 incidents in our neighborhood that required police action. 23 were traffic related (Traffic Accident or Traffic Offense) and primarily in the Circle/Bennett Avenue area.

We had 2 Abandoned Vehicles, 4 Alarms, 2 Burglaries, 1 Auto Burglary, 1 Death, 3 Disturbances, 2 Frauds, 1 Harassment, 1 Subject with Weapon, 2 Suicides, 7 Suspicious Activities (Circumstance, Person or Vehicle), 1 Theft, 1 Trespassing, and 2 Welfare Check reports.

More information can be found at <http://www.myneighborhoodupdate.net>

If you see suspicious activity, take a picture with your cell phone, if possible and if it can be done safely, to assist the police.

Note that on March 2, there was a Theft-Vehicle in the 3000 Block of Leslie (reported at 12:11 PM) and a Burglary-Auto in the 2800 Block of Marilyn Road (reported at 8:28 AM). This is a good reminder to lock your vehicle if it is parked outside, do not leave valuables in your car and do not have a garage door opener visible within the car.

If you feel you have an emergency, call 911.

If it is not a life threatening emergency, call 719 444-7000.

Fire Mitigation Meeting and Chipping Program

Homeowners are a critical partner in whether or not we are successful in protecting our neighborhood against wildfires. Firefighters cannot do it alone! As part of the wildfire mitigation effort in Colorado Springs, the Colorado Springs Fire Department (CSFD) offers a free neighborhood chipping program. The chipping program had demonstrable impact on structures' wildfire survivability during the Waldo Canyon Fire. According to Colorado Springs Fire Marshal Brett Lacey, "Mitigation efforts by neighbors and the Wildfire Mitigation Section of the Division of the Fire Marshal coupled with aggressive fire suppression efforts by firefighting forces protected 100 percent of the homes in the communities of Cedar Heights and Peregrine. Of the 47 homes in Mountain Shadows that participated in the neighborhood chipping program, 14 were destroyed."

During the weeks of **5/10/2021 and 8/9/2021**, the Colorado Springs Fire Department will visit registered homes within our neighborhood to chip and haul away the hazardous woody trimmings placed at curbside by residents. Chipping online registration can be found here: <https://coloradosprings.gov/fire-department/page/neighborhood-chipping-program>. **Note that the program will not pick up piles that are not registered on the Fire Departments chipping list.**

In order to register, you must have attended a Fire Mitigation meeting or had a CSFD free on-site consultation within the last five years (2017-2021). Our annual Fire Mitigation meeting this year will be on 17 March 2021 at 7:00 PM via a Zoom teleconference (due to current COVID-19 restrictions). If you wish to attend, please notify sgallof@comcast.net and we will provide the necessary Zoom link prior to the meeting. If you do not have computer access or cannot attend the Zoom meeting, feel free to contact Ashley Whitworth, Wildfire Mitigation Program Administrator at 719 385-7342 for a free on-site consultation.

Reporting Fire Mitigation Work Performed for Your Property

If you have already done some fire mitigation work on your property this year, you can help us maintain our Firewise "In Good Standing" status by reporting these efforts to either the Colorado Springs Fire Department Fire Mitigation office, Ashley.Whitworth@coloradosprings.gov or 719 385-7342, or to Sandy Gallof, Secretary of CCHOA. You can reach Sandy at sgallof@comcast.net or call 719 632-3144 or mail to 2847 Marilyn Road, Colorado Springs, CO, 80909.

The form on the next page, Firewise USA Volunteer Hourly Work Sheet, can be filled out with the hours and/or costs associated with fire mitigation. This includes home improvements such as new roofs, gutters and decks as well as removal or trimming of trees and shrubs.

This status provides us the benefits of up-to-date fire mitigation information/education, both nationwide and in the Colorado Springs area, as well as homeowner insurance discounts for certain insurance companies. It could also provide the CSFD a better chance of getting grants to support further fire mitigation efforts in Palmer Park and our neighborhood area.



Name: _____ Date: _____

Community Name: _____

Preferred Method of Contact: _____

Hours Worked	
_____	<p>Dwelling Unit/Home Examples include: Removing pine needles and leaf litter from roof and gutters, replaced vinyl gutters with metal gutters, ignition-resistant exterior improvements, installing screening on vents, flammable items removed from under decks and porches, inspect roof and replace missing shingles, etc.</p>
_____	<p>Landscaping (0–100 ft from base of dwelling unit) Examples include: Installation of hardscaping, replacing combustible mulches with stone/gravel options, tree and shrub removal, raking and removal of pine needles, leaves, ground litter/debris, tree trimming/limbing, moving firewood, lawn and native grass maintenance, etc.</p>
_____	<p>Common Area (HOA or other Homeowner jointly owned property within the site boundary) Activities include: Tree thinning, mastication and brush removal, grass maintenance, fire break construction, etc.</p>
_____	<p>Miscellaneous Meetings, presentations, program administration, home site visits, etc.</p>

Money Spent	
\$ _____	Chipper Costs: Purchase/rental, fuel & oil, disposal fees, etc.
\$ _____	Other Equipment Costs: Chain saw purchase/rental, power equip. purchase/rental, hand tools, protective equipment, etc.
\$ _____	Contractor Costs: Arborists, landscapers, professional forestry services, debris removal, etc.
\$ _____	Home Improvement Costs: Roofs, decks, windows, vent screening, retrofits, etc.
\$ _____	Landscaping/DIY
\$ _____	Miscellaneous
_____	Vehicle mileage

Additional Notes: _____

Wondering What Zoom is?

The upcoming Fire Mitigation meeting on March 17, 2021 will be conducted on-line using the Zoom teleconferencing program. The CCHOA monthly board meetings are also conducted via Zoom. You may be familiar with Zoom based on church or social groups in which you participate. If you're still wondering what Zoom is, here's some basic information about it.

Zoom is a computer program used to hold online virtual meetings. You can use Zoom on a smartphone, a tablet, a laptop, or a desktop computer (as long as you have a camera, speakers, and a microphone). It uses your computer's or phone's camera to show live video of all attendees (if you don't want to be on camera, that's fine, too. You can just display your name). Zoom uses your computer's or phone's microphone to let you talk to other meeting participants. If you do not have access to a computer, tablet, or smartphone, you can use a phone to dial into a meeting.

To use Zoom from your computer, smart phone, or tablet, you must download this program from the Zoom website and create an account you will use to sign in. There are several resources on the internet that will walk you through the process of setting up and joining a Zoom meeting.

The Zoom Support Center offers detailed information about setting up Zoom and how to join meetings, etc., at <https://support.zoom.us/>. The Senior's Guide offers a Step-by-Step Guide to a Zoom Meeting at <https://www.seniorsguide.com/technology/a-step-by-step-guide-to-a-zoom-meeting>.

Thanks to the 46% of Homeowners Who Have Already Paid Dues in 2021

The dues for the HOA are only \$30 per YEAR. Dues have not increased since the HOA was formed in 1999 and there are no plans to increase them for 2021. Our HOA is a volunteer HOA which helps us keep our costs down. The HOA Board is composed of neighbors who volunteer to help with programs that benefit our neighborhood.

The dues are voluntary but are required if you choose to join the HOA Trash Program. In November, the Treasurer billed the current participants in the trash program for 2021, which included the dues for 2021. For the other homes not in the Trash Program, the Treasurer will send out a voluntary invoice in March 2021 for the \$30 dues.

Why should you pay your voluntary dues?

1. The HOA Board uses this money to have an active HOA.
2. Here are some of the benefits for our neighborhood of an active HOA.
 - a. Negotiated a contract for preferred trash service, with significant savings.
 - b. Social events: block parties, neighborhood garage sales, books sales and music events.
 - c. Annual meetings for neighbors to socialize and discuss neighborhood issues.
 - d. Three newsletters a year.
 - e. Fire Mitigation and Chipping program.
 - f. Up to date website (www.countryclubestates.org) with useful information for our neighborhood.
 - g. An HOA Board available to help protect our neighborhood from unanticipated problems. It's helpful to have a central body to work with city on safety or other issues.

Springs Waste Customers becoming part of Waste Connections

In January 2021, Waste Connections announced they have bought out Springs Waste and are in the transition stage of converting existing Springs Waste customers to Waste Connections. As you probably know, your HOA negotiated a contract with Waste Connections 2 years ago. Currently, 142 out of 314 homes have taken advantage of these low rates for trash and recycle service: \$8.49 a month for trash and \$6.37 for recycle. To get these rates, you need to sign up for Waste Connection service via the HOA and pay the \$30 CCHOA annual dues. This can be done by filling out a service agreement form found on our HOA website.

Our Treasurer, Marty Henderson, coordinates the CCHOA trash program with Waste Connections. He has reached out already to many of the existing Springs Waste customers in our neighborhood and will be happy to help you with the transition process. **You can contact Marty Henderson at (719) 377-8003 or mghenderson55@gmail.com.**

Join the 142 Homes who Participate in the CCHOA Trash Service

For those of you that have not signed up, please consider joining our CCHOA Trash Service Program. Currently 142 homes, or 45% of your neighbors, are using the HOA preferred trash provider. The cost with Waste Connections is very inexpensive: only \$8.49 per month for trash and \$6.37 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.

Compare your current rates to HOA Waste Connection rates

Two new trash companies have joined the Colorado Springs market: Carefree Disposal and Infinite Disposal. Carefree's and Infinite's monthly trash rates are almost 3 times the HOA negotiated rates, \$22 and \$20 respectively. Please take the time to compare what you are currently paying to what the HOA is offering.

Why choose to participate?

1. Reduction of truck traffic through our neighborhood streets. There are currently 5 trash services going through our neighborhood 3 days a week. If we consolidated to 1 trash service, we would have less noise and make our neighborhood safer.
2. Much cheaper than the other providers. Many neighbors have told us they are saving a lot of money.
3. Large 96 gallon bins for Trash and Recycle
4. 3 additional trash bags are allowed with the trash bin.
5. Recycle is every other week, so less truck traffic. You can order a 2nd Recycle bin for \$7.73 per month.
6. 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.
7. You will receive phone calls for schedule delays for holidays or weather.
8. They have a WasteConnect app to keep you informed of scheduled picks. This app is also updated when there are delays due to weather or holidays.

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.

If you have any issues with the service, please contact Marty Henderson. He has the voice of 314 homes which gives him a lot of leverage with Waste Connections.

Help Us Reduce Costs by Receiving Mailings via Email

The HOA board works hard to be good stewards of your annual \$30 dues. One way is to reduce the costs we incur with mailing materials to you via USPS. We have 315 homes receiving our materials and you can see how this cost adds up over each year. Thank you to the 136 homes that have already signed up to receive the newsletter via email.

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.

Improve Our Neighborhood by Becoming a CCHOA Volunteer

We live in a wonderful community and each of us have opportunities to improve our neighborhood. Here is a short list of some of the ways that you can support our HOA efforts.

Fire Mitigation

- Getting word out about chipping program
- Assisting seniors in fire mitigation
- Volunteering for Palmer Park cleanups
- Keeping aware of what is going on in Palmer Park

Safety

- Keep track of and communicate police events in neighborhood
- Identify opportunities for mobile document shredding day
- Make people aware of how to report suspicious activities
- Reporting potholes

Social

- Reach out to elderly neighbors to see how we can help them
- Assist neighbors in need with snow removal
- Introduce yourself to new neighbors and invite them to participate in the CCHOA
- Volunteer to assist in social activities such as Block Party and Ice Cream Social/Book Swap.

Trash Service Coordination

- Work with Waste Connections to set-up and manage trash service issues
- Handle customer billing and payment to Waste Connections

Our CCHOA Board members are all volunteers, who often take on multiple roles in support of the HOA. The goal is to participate on the board for a maximum of 4 years. To accomplish this, we need volunteers to take on the various board positions. If you are interested in learning more about board member duties or any other volunteer opportunities or sitting in on a board meeting to see what goes on, contact Sandy Gallof at sgallof@comcast.net or (719) 632-3144.

The CCHOA Board meets the second Tuesday of every month at 5:30 pm. Currently we are meeting virtually using Zoom. You are welcome to join on board meeting to gain a better understanding of board member responsibilities. The minutes from the board meetings are published on the CCHOA website www.countryclubestateshoa.org.

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 Marty Henderson at (719) 377-8003.



-Residential -Commercial
-Interior -Exterior

Free Estimates

Matt Cordova

Owner

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Office: 719.574.3018
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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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