

2019 Dates to Note

March 9 8:30 – 11:00 Fire Mitigation/Safety Mtg

Week of April 29 Free Chipping Program offered by CSFD.

June 22 3:00 – 5:00 pm Block Party

October 12 CCHOA Annual Meeting

Status of Trash Service Available Through CCHOA

We have had 74 homes, 24% of our HOA, sign up for the CCHOA Trash Service over the past 6 months, including 17 new homes on January 1, 2019. We have had a few homes with startup issues that were quickly fixed by Waste Connections. 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.

Feedback from Home Owners Taking Advantage of this program

- Received many thanks to the HOA for providing this service which saves us money.
Already have noticed reduced truck traffic. Existing carriers are changing their routes with less customers.
One neighbor is familiar with another HOA that uses Bestway and they were glad we picked Waste Connections because of the phone calls received when service is delayed. Bestway would call the HOA, and then the HOA had to notify everyone.

CCHOA Website: www.countryclubestateshoa.org

Sign Up Any Time for CCHOA Trash Service Program

Newsletter Highlights

Table listing newsletter highlights: Trash Update Pg 1, Trash Sign Up Pg 1, Email Mailings Pg 2, Covenant Voting Pg 2, CCHOA Filings Pg 3, Fire/Safety Mtg Pg 4, Mitigation Consult Pg 4, Board Thoughts Pg 4, CCHOA Website Pg 5, 2019 Board Plans Pg 5, 2019 CCHOA Dues Pg 6, History Corner Pg 6, CCHOA Org Chart Pg 7

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?

- Much cheaper than existing individual prices for trash and recycle.
Large 96 gallon bin for Trash and Recycle
3 additional trash bags are allowed with the trash bin.
Recycle is every other week, so less truck traffic.
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.
You will receive phone calls for schedule delays for Holidays or weather.
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.

## Help Us Reduce Cost 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 317 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!

## Results of Covenant Voting

With the close of voting on 11 December 2019, we received 189 ballots. The results, as certified on January 26, 2019 are as shown below. Thanks to Jerry Johnson, Tom Waugh, and Eugene Nirk for volunteering and performing the certification count. Based on the certified count, the proposed Covenants were approved by Country Club 1, Country Club 3 Filing 1, and Highland Acres. All other subdivisions will remain under their existing set of Covenants. We are in the process of publishing all of the covenants on the website.

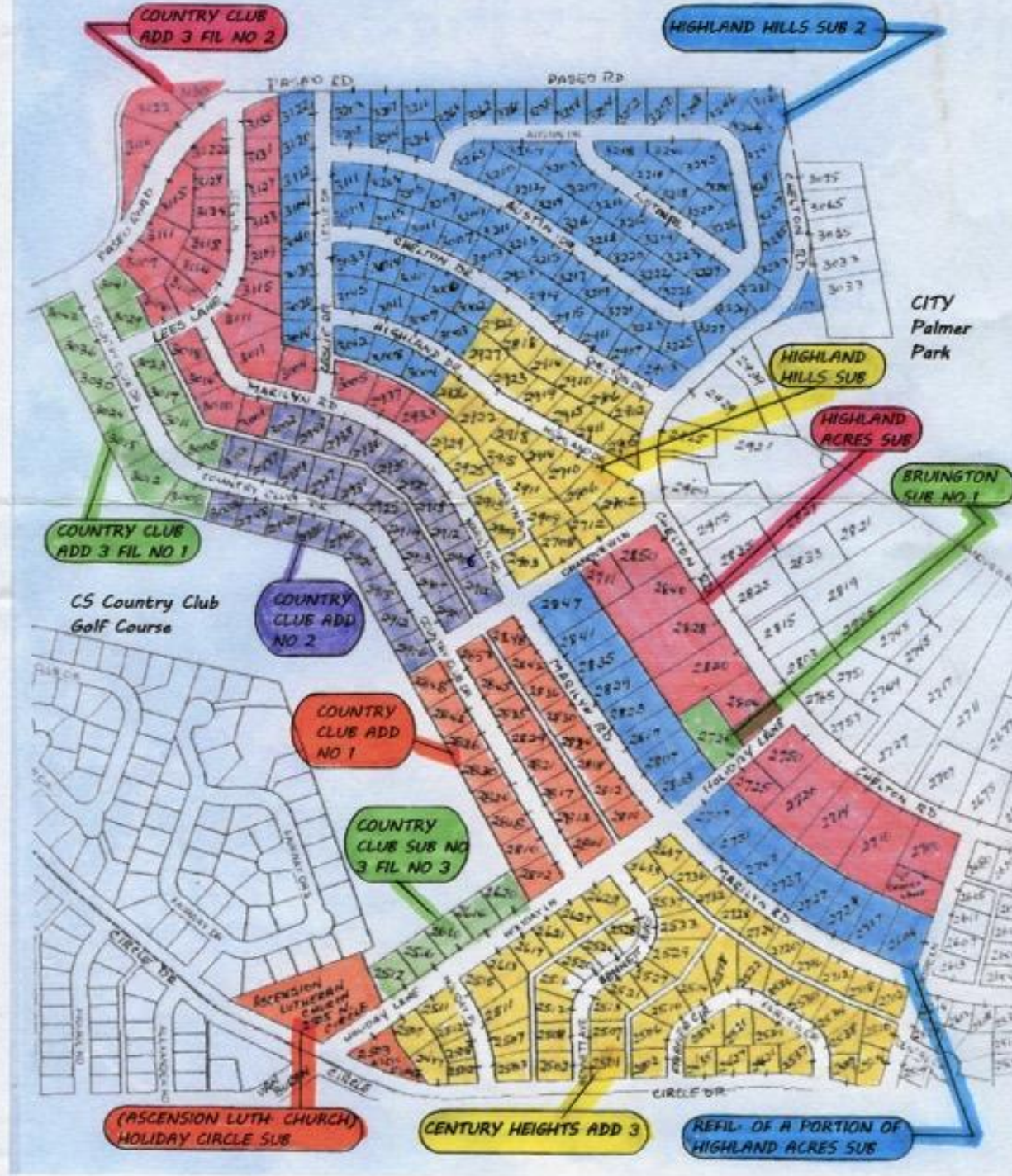
To look up your subdivision, go the El Paso County website and type in your address and look for “legal description”.

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

Subdivision			Total Votes	Total	% who		Passed
	Yes	No	Cast	Lots	voted	% For	
Bruington Sub 1	0	0	0	1	0.00%	0.00%	NO
Century Heights Add 3	22	11	33	61	54.10%	36.07%	NO
Country Club 1	13	6	19	24	79.17%	54.17%	YES
Country Club 2	10	3	13	29	44.83%	34.48%	NO
Country Club 3 Fil 1	7	1	8	13	61.54%	53.85%	YES
Country Club 3 Fil 2	14	7	21	29	72.41%	48.28%	NO
Country Club 3 Fil 3	2	1	3	5	60.00%	40.00%	NO
Highland Acres Sub Refill	8	3	11	16	68.75%	50.00%	NO
Highland Acres	7	0	7	13	53.85%	53.85%	YES
Highland Hills Sub 1	11	7	18	30	60.00%	36.67%	NO
Highland Hills Sub 2	18	38	56	94	59.57%	19.15%	NO
Holiday Circle Sub	0	0	0	2	0.00%	0.00%	NO
	112	77	189	317	59.62%	35.33%	

The Covenants Compliance Committee will administer all existing Covenants. It will advise/assist Owners in any covenant compliance issues, research Owner-reported violations and develop, if required, adjudication recommendations for CCHOA action to the Board. We are looking for volunteers to be members of the Covenants Compliance Committee, which is currently chaired by David Corrow (mdtcorrow@aol.com, 719-440-2033). This committee will assist/advise all homeowners with regards to the Covenants. See map of Subdivisions found on page 3 of this newsletter.

# COUNTRY CLUB HOA SUBDIVISIONS



Lpk-77

## Fire Mitigation and Safety Meeting

Our annual Fire Mitigation and Safety meeting for all homeowners and renters in our HOA area will be held March 9, 2019 at the Ascension Lutheran Church. We are planning to have a social period from 8:30 to 9:15 AM with the presentation by Ashley Whitworth, Colorado Springs Fire Department (CSFD) Wildfire Mitigation Program Coordinator, starting at 9:15. Ashley is planning to address Palmer Park issues, the free City wood chipping program, provide updates to what has occurred in the City regarding Fire Mitigation over the past year, as well as general Fire Mitigation activities all homeowners can do.

Our neighborhood wood chipping is currently scheduled for the week of April 29, 2019 and you must sign up with CSFD to participate. For more information on CSFD Fire Mitigation efforts and signing up for the Free Chipping Program, go to <https://coloradosprings.gov/fire-department/page/wildfire-mitigation-0>.

Officer Joe Joseph, from the Colorado Springs Police Department, will also speak at this meeting at 10:30 to discuss what we can do to improve our neighborhood safety. In the fall of 2018, there were a number of car break-ins and some home break-ins in our neighborhood and it will be valuable to learn what we can do to prevent this.

## CSFD Offers Free Fire Mitigation Consultation

CSFD has an interactive map where you can see a fire risk rating assigned to your home. It's easy to use, just type in your address and it will zoom in to your home, show a risk color assigned to your home and give you information on how the rating was determined. One of the dominate factors is your roof material: combustible versus non-combustible. About half of the homes in our HOA are either Very High Risk (25 homes) or High Risk (115 homes) for fire danger.

Here's the link to the wild fire mitigation map:

<https://gis.coloradosprings.gov/Html5Viewer/?viewer=wildfiremitigation>

When you sign up for the Chipping Program, there is also an option to have a free fire mitigation consultation at your home. CSFD recommends participating in this free consultation every 5 years or so.

## Thoughts from the Board and the Need for Volunteers

It was an exciting 2018 for our home owners association. We held our first Block Party, in many years, with over 100 neighbors in attendance. We reviewed all existing covenants and held a vote on approving consolidated covenants for the HOA area. We established discounted trash service for HOA members with Waste Connections. We were recognized by the Colorado Springs Fire Department for our efforts in fire mitigation to protect our homes and property from spreading wildfires.

For 2019, the HOA is concentrating on social and safety activities. We are planning a Block Party on June 22. We are also looking at starting a Garden Club, getting interested gardeners together to exchange ideas and information. We are likewise looking at a Neighborhood Garage sale this summer and a possible Harvest Festival in the Fall where neighbors can exchange the fruits and vegetables of their labor. In the area of safety, we have scheduled our annual Safety and Fire Mitigation meeting for March 9.

To do all of this effectively, the Board needs volunteers. **If you are interested in supporting the planning and implementation of any of the above social and safety activities, or if you have ideas for other CCHOA activities, please contact Sandy Gallof at [sgallof@comcast.net](mailto:sgallof@comcast.net) or 632-3144.**

## Reminder about the CCHOA Website

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

**[www.countryclubestateshoa.org](http://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.

## CCHOA Board Plans for 2019

In December 2018, your CCHOA Board members established plans for 2019 and is looking forward to making progress on these plans. The full plan is found on the HOA website

(**[www.countryclubestateshoa.org](http://www.countryclubestateshoa.org)**) in the HOA documents section. **Please consider volunteering to help with CCHOA activities. Contact Sandy Gallof at [sgallof@comcast.net](mailto:sgallof@comcast.net) or 632-3144 for more details.**

**Highlights of the 2019 Plan Include the following:**

- **Covenants:** Establish and train new members of the Covenants Compliance Committee to assist homeowners with covenant issues.
- **Communications:** Publish 3 newsletters per year, along with periodic email blasts. Contact members 7 – 10 times a year as needed.
- **History:** Research history of neighborhood and share via website and Welcome packet. Publish interviews of long-standing community members and history of our neighborhood.
- **Trash:** Increase participation in CCHOA Trash Service and work to reduce the number of different trash providers driving our neighborhood streets.
- **Social:** Plan and implement social events such as block party, neighborhood garage sale, garden club.
- **Welcome:** Develop welcome packets and team to meet new home owners.
- **Safety:** Conduct Fire Mitigation and Safety Meeting. Develop ways to inform homeowners about safety issues. Develop Snow Angel program to assist elderly residents with snow removal.
- **Membership:** Identify ways to increase participation in CCHOA. Maintain accurate information about CCHOA Homeowners and how best to communicate with them.
- **CONO:** Maintain participation in the Colorado Springs CONO (Council of Neighborhoods and Organizations) activities as they relate to our HOA.

## 2019 CCHOA Dues

Thank you to the 25% of the CCHOA members who have already paid their dues for 2019. If you are new to the neighborhood, or have not yet paid your dues, please join our efforts today. Your dues 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. 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**

## History Committee Update

Interviews have been conducted with 38 households. The selected interviewees were homeowners who have lived in our HOA neighborhood for 40 plus years and told us their story of why they selected our neighborhood and why they have stayed. Historical pictures collected show the development of this area from 1902 to the 1960s. The HOA History Committee is hopeful that a document containing these interviews and our neighborhood history will be available by late Spring 2019.

## History Corner – Interview with Verne Collier

Verne and his wife Marion have lived in the HOA since Day One, as it were. (He is now 91). He was the contractor for one of the very first houses in the area -- his own -- at 2629 Holiday Lane, built in 1956. At the time there were only 3 or 4 houses on Holiday (especially the beautiful grey brick one that looks like a French castle at 2613), which was unpaved. The houses on their side of Holiday were located within city limits, whereas the houses directly across the street and lining the Country Club golf course were in the County. The Colliers lived in it until the year 2000, when they moved because they wanted a house in their beloved neighborhood that was on one level – easier for, at the time, 74-75 year olds. The one level house they have occupied since 2001 is a block away, at 2900 Marylin Road.

The Colliers are local: Verne's grandfather started the Collier lumber business located on West Colorado Avenue and Chestnut Street, in 1921. Both Colliers graduated from what is now Palmer High School, Class of 1944 (same as Wilfred "Will" Perkins). Verne graduated from The Colorado College in 1950 (again, same as Will Perkins – and they were fraternity brothers). Verne met Marion while students at North Junior High. Tennis buffs (like Will Perkins!), the Colliers were founding members of the Colorado Springs Racquet Club on North Murray, near Maizeland, in 1965. (Verne also supplied the lumber for Will Perkins's house. Small world!)

Prior to building the 1956 house on Holiday, the Colliers lived in Bonneville (Fillmore area). They liked School District Eleven and their 3 boys went to Audubon Elementary, Horace Mann Middle School, and then Wasson High School. Verne was in the building industry virtually all of his life, first at the lumberyard, then in wholesale lumber, then as a developer (with Bill Smart), then with Transit Mix (concrete business). In 2000, he spent 10 years with AVIS rental cars. Marion was busily engaged with Collier Rentals, a medical equipment company for many years.

As for crime, someone once (and only once) broke into their basement "many years ago" and stole silverware and money.

Well-known neighbors included across-the-street at 2801 Country Club Drive Tom Fisher (wife was Nancy), who ran unsuccessfully for Congress in 1966 and across-the-street at 2802 Country Club Drive, athletic director of the newly located (1978) US Olympic Training Center, Baron Pittinger (who came to Colorado Springs from Harvard Athletic Dept). Just west of that house, at 2620 Holiday Lane, lived a well-known physician, Jack Paap. In 2018, Verne and Marion sadly left our area and moved to an assisted living facility.

Interviewed 2/13/18 by John Potterat.

# Country Club Homeowners Association (CCHOA) Organizational Chart

