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<p>CCHOA Website: www.countryclubstateshoa.org</p>	<p>Help Us Reduce Costs by Receiving Mailings via Email</p>
<p>2020 Dates to Note</p> <p>Mar 7 9:00 – 11:00 AM Wildfire Mitigation Mtg at Ascension Lutheran Church, 2505 N Circle Dr</p> <p>June 26-27 Second Annual CCHOA Neighborhood Garage Sale</p>	<p>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.</p> <p>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. If you have already made the switch to email, thank you!</p>

Firewise Program Benefits

CCHOA is proud to be recognized as a Firewise community. Thanks to those of you who have participated in the Fire Safety meetings and the chipping program in the past years. Your continued support of these efforts will keep our community safer from fires.

Firewise Program benefits

Insurance discount for USAA members in certain states: The Colorado Department of Insurance has approved USAA to [give homeowners insurance discounts](#) to USAA members living in communities recognized by the Firewise USA® program.

Get a framework for action: Meeting the criteria for becoming a Firewise USA® site helps communities get organized and find direction for their wildfire safety efforts.

Learn about wildfire: People learn about wildfire risks in the community and the simple things they can do to reduce them. They connect with experts, local fire fighters, state forestry professionals, and national researchers, to continue to learn about fire and find resources to accomplish fire-safe actions.

Get peace of mind: Knowing that they are using the best information available and actually taking steps to reduce the risk of damage from fire helps people start to feel safer in their neighborhood. Having a plan for what to do in the event of a fire helps people become calmer and more prepared to act quickly.

Community-building: As neighbors get together to do work, they build a stronger bond with each other. Activity can help rally people to a common cause for the good of the neighborhood. This strengthening of community ties can benefit residents in many ways, and is especially helpful during an emergency.

Build citizen pride: While the work can be fun, it isn't always easy. Neighbors work very hard in communities to remove brush and debris and dispose of green waste. They are rightly proud when they achieve national recognition for their efforts.

Access to funding and assistance: Preference is sometimes given to Firewise USA® sites over other candidates when allocations of grant money are made for wildfire safety or fuel mitigation. The reason is that there are invariably more requests than available funds when grants are available through state or federal agencies. If requests are equally worthy, some officials tend to have more confidence in communities that have demonstrated the foresight of becoming a recognized Firewise USA® site.

To continue to be recognized as a Firewise Community, we need to provide our neighborhood's fire mitigation efforts. Every time you have a contractor remove flammable vegetation, remove flammable vegetation yourself or fire harden your property in other ways, we can report either the cost or hours spend on these efforts to help ensure we maintain our Firewise community recognition and the benefits associated with that recognition. Please contact Sandy Gallof, sgallof@comcast.net, if you would like to provide this information or have any questions regarding the Firewise Program.

Update on Short Term Rental Regulations

On December 19, 2019, the Colorado Springs City Council voted to impose new regulations on short-term rentals. The council voted 5-4 to approve the new provisions, adding to a set of rules that the council passed last fall to regulate rooms and homes rented out through online platforms such as Airbnb and Vacation Rentals By Owner.

Under the new rules, a rental that a property owner inhabits for less than 185 days annually will be considered “nonowner occupied.” Rentals classified as such will not be allowed in single-family residential zoning districts. Owners of already permitted short-term rentals will be “grandfathered in” and won’t be subject to the new rules as long as they renew their permits annually before the expiration date.

Last year, the council passed two ordinances that defined short-term rentals, applied city regulations to them and charged \$119 a year for a permit. Since then, the city has issued nearly 1,300 permits. Roughly 200 of those permits are held by people who have rentals in single-family residential zoning districts and don’t occupy those properties, according to city data.

The new regulations include an exception allowing active-duty service members who are ordered to report to a temporary duty station outside El Paso County the ability to rent out their homes for up to one year. According to city planning officials, someone who wishes to establish a nonowner occupied unit in a zoning district where it’s not permitted may apply for a use variance. A public hearing would then be held, after which the planning commission would rule on the variance.

The council also recently approved a law that limits maximum overnight occupancy of each short-term rental unit to two occupants per bedroom, plus an additional two occupants per dwelling unit. Additionally, under that law, the maximum occupancy per dwelling unit is 15 occupants.

CCHOA Gardening and Landscape Group Forming

Do you have a doorbell sign that says “Ring bell, if no answer, pull weeds!”

According the surgeon general, you may be addicted to gardening which can lead to OWD or obsessive weeding disorder.

If so, you might consider joining our HOA Gardening & Landscaping Group to share your issues and obsessions with like-minded neighbors, enjoy the camaraderie, and have some just plain fun.

Several homeowners (7 so far) have expressed an interest in joining a neighborhood group which will be very unstructured for the purpose of sharing ideas and problems, plants, or whatever.

If interested in joining us at our first meeting in early March, do contact me, Janice Marie-Gallof via email jmgallof@comcast.net or ph. 632-3144.

Stormwater Construction on N. Chelton Road to Start in March 2020

Work to rebuild and improve stormwater drainage along North Chelton Road was originally slated to begin in February 2020, but appears to be delayed until March 2020.

The City of Colorado Springs has issued a Request for Proposal (RFP) for what is called the “North Chelton Road Drainage Project” on N. Chelton from Jend Lane to Maizeland Road.

The benefits of the \$1.1 million project is expected to limit the amount of rainwater runoff north of Chelton Rd and reduce the potential flooding of developed residential areas downstream of Chelton, especially the San Luis Estates neighborhood.

These improvements will include the installation of multiple curb inlets, new 30” storm drain pipes, and concrete cross pans. At the same time, new water and sewer utility lines will be installed.

The work area will result in intermittent closures of Chelton Road between the Colorado Springs Charter Academy (CSCA) and Maizeland Road. School traffic is expected to significantly increase throughout the CCHOA neighborhood during the morning drop-off and afternoon pick-up times at CSCA. The traffic light at Holiday and Circle will be re-timed by the city to facilitate traffic flow on Holiday Lane.

The stormwater project is expected to be completed in August 2020.

Here is a map and additional information which was provided to residents who are directly affected by the construction.



Residences adjacent to the work zone will have access to their driveways and adjacent streets. You should expect noise from machinery and other construction operations. Residences living north of Chelton on adjacent streets will experience road closures and delays as utilities are installed through the intersections. At this time, the contractor will not be allowed to work weekends and can start no earlier than 7:00 AM during the work week (M-F). If we experience delays due to weather, I may allow work to commence on Saturdays to keep the project on schedule. We are going to close Chelton to through traffic.

Uncovering a Hidden Gem

-Uncovering A Hidden Gem-

A HISTORY OF THE COLORADO SPRINGS
COUNTRY CLUB NEIGHBORHOOD



THE COLORADO SPRINGS COUNTRY CLUB HOA HISTORY COMMITTEE

Most of you have already received a copy of our free history book. We especially appreciate those who picked up their copy at our Nov. 2 annual meeting, or at the Nov. 12th HOA Board meeting. Since then, Board members have been delivering the books to your door. Unfortunately the cold, snowy weather and the holidays played havoc with completing our task.

Approximately 50 homes remain to be contacted. In some instances we have tried multiple times to deliver your book but were unable to make contact. Therefore, if you have not received your copy and are eager to do so, please contact Janice Marie-Gallof at 632-3144 or via email jmgallof@comcast.net to make arrangements for pickup or delivery of the book.

The History Committee members and HOA Board have received numerous enthusiastic and positive comments about the book. We are very grateful for your comments. Some homeowners have also purchased extra copies for their family members and friends. There are approximately 45 copies remaining for purchase at a no-profit cost of \$7.50 per book. Do contact me at the above phone number or email address if interested in additional copies.

The book will also be given to PPLD Special Collections and the Pioneer Museum. The CONO interim Director, who really liked the book, purchased a copy to display at CONO as a tool to promote closer-knit neighborhoods.

2020 CCHOA Dues

Thank you to the CCHOA members who have already paid their dues for 2020. Our dues are collected annually at the start of the calendar year. If you have not yet paid your dues for 2020, 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 2020 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

Join the 100 Households Using 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 inexpensive; only \$8.24 per month for trash and \$6.18 for recycle. Effective January 1, 2020, Waste Connections reduced the charge for pack-out service from \$15 to \$7.50. This service is helpful for those who aren't home on trash day as well as those who don't want to deal with hauling the bins back and forth to the pick-up location.

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. 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 existing individual prices for trash and recycle.
3. Large 96 gallon bin 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.
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 turn your bin 90 degrees after pickup so you can easily see that your trash has been picked up.

You can sign up at any point in the year by paying your CCHOA dues and the trash costs for the remainder of the year. Billing for the entire year reduces administrative work, and gives the HOA flexibility to reimburse homeowners.

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 315 homes which gives him a lot of leverage with Waste Connections. The sooner you contact him, the quicker he and Waste Connections can address the issue.

More Trash Talk

Recently a rumor was circulating that Bestway (GFL) is the only trash company that truly recycles in our town and all the other companies send their recycle to the landfill. Marty contacted Waste Connections to clarify this issue. Here is their response:

“You would be surprised, but this is a very common question. Waste Connections does recycle, but there are restrictions to what we can recycle. There is actually a limit to what can be “dirty” or contaminated. As the drivers are picking up the recycle they are required to watch what is going into their trucks. If there is too much trash in the recycle we cannot put it in recycle. With China shutting down our ability to export our recycle, companies have had to become a lot more aware of what is coming in. On each of the lids of the recycle cans there is a list of what is accepted and what is not. We actually take our recycle to our transfer station and then truck it to Denver to be sorted through.”

Here is a partial list of items that cannot be recycled: napkins, paper towels, Styrofoam, shredded paper, waxed paper, frozen food containers, waxed cardboard, and plastic bags.

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 homeowner's association's 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
- Liaison with Guardians of Palmer Park, St Andrews and Greencrest neighborhoods

Safety

- Investigate having Neighborhood Cleanup/Dumpster days
- Keep track of and communicate police events in neighborhood
- Identify support for mobile document shredding day
- Make people aware of how to report suspicious activities
- Reporting potholes
- Liaison with Neighborhood Watch
- Monitor neighborhood traffic issues (especially during Chelton Road closure)

Social

- Brainstorm additional social activities as a member of the Social Committee
- Assist in communication, set-up or clean-up for Block Party
- Assist in communication, set-up or clean-up for Neighborhood Garage Sale
- 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

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 leaning more about board member duties or any other volunteer opportunities, contact Sandy Gallof at sgallof@comcast.nt or (719) 632-3144.

The CCHOA Board meets the second Tuesday of the month from 5:30 to 7:00 at Ascension Lutheran Church, 2505 N Circle Dr. This meeting is open to any CCHOA member, although we ask that if you have a specific issue you want the board to discuss, you contact Sandy Gallof a week before the meeting so the item can be included on the agenda.

Welcome Packets for New Neighbors

The Welcome Committee has completed an upgrade to the packet of neighborhood information for folks who are new to our neighborhood. If you are new to the neighborhood and haven't received a visit and a packet yet, please contact Dorothy Hornby at dorcar@comcast.net or (719) 471-0614. Many thanks to the Welcome Committee members for being the welcoming faces of our neighborhood!

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 (meeting minutes, covenants by subdivision, forms, operational procedures)
- 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 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 or mghenderson55@gmail.com.

CCHOA Resident Paid Advertisements

Disclaimer - CCHOA neither endorses or evaluates any paid advertisements.

DESPERATELY SEEKING BLOCK CAPTAINS!

Block Captains are needed to start up the Neighborhood Watch Program in our area. Check this link for more info:

<https://coloradosprings.gov/police-department/page/neighborhood-watch>

If you're interested in being a part of this neighborhood safety program, please contact:

Dorothy Hornby – dorcar@comcast.net
Linda Kittiel – lpkittiel@gmail.com



-Residential -Commercial
-Interior -Exterior

Free Estimates

Matt Cordova
Owner

3923 Maizeland Rd.
Colorado Springs, CO 80909
Direct: 719.237.6165

Office: 719.574.3018
www.amcpainting.com
matt.cordova@amcpainting.com

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.



JANIE HOWARD
realtor since 2006

719.287.0427 cell or text
719.247.9040 office

janie@woodleafrealty.com
www.woodleafrealty.com

If you wish to place an ad with the HOA, please contact Marty Henderson at (719) 377-8003.



For more information visit coloradosprings.gov/wildfiremitigation

"Sharing the Responsibility"

- On **7 March 2020**, 9 -11 AM, at the Ascension Lutheran Church, 2505 N. Circle Drive, please join the Colorado Springs Fire Department (CSFD) Wildfire Mitigation Section representatives to learn about **reducing wildfire risk to your property and community**.
- They will also discuss the **free Neighborhood Chipping and onsite consultation services**.
- **A 72-hour emergency kit will be raffled off!!! (Valued at over \$100).**
- The Country Club area is scheduled for chipping services the week of **11 May 2020**. Homeowners **must** either attend a meeting or have a free onsite consultation in order to participate in the Neighborhood Chipping Program. The Country Club area encompasses the area from Paseo to Maizeland/Circle to Chelton.
- Please attend, **have a cup of coffee and cookies/pastries while meeting your neighbors**, and **help make our area a safer place**.
- If you have any questions, feel free to contact the CSFD at **719 385-7342**.