



Newsletter Highlights

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CCHOA Website: www.countryclubestateshoa.org

2020 Dates to Note
Oct 17 9:00 – 11:00 AM
Annual Meeting
Location/Mode of attending to be determined.

COVID-19 Impacts Us All

Life during the time of COVID-19 has been challenging for all of us. Sadly the HOA has had to cancel the garage sale and summer block party due to safety concerns, and the Social Committee has put on hold planning for other neighborhood social activities for groups of more than 10 people. We are exploring how best to hold the fall Annual Meeting and will likely settle on a combination of in-person and on-line attendance. We will send out detailed information about the Annual Meeting in the next newsletter slated for late September.

Now more than ever is a time to focus on how we can care for our neighbors and neighborhood.

Out of courtesy for the health of others and as currently mandated in Colorado, if you are physically able, wear a mask in public indoor facilities as well as outdoors if you cannot maintain a social distance.

For your own health, maintain a 6 foot distance from non-household members and avoid large crowds. Wash your hands thoroughly and frequently.

Here are some additional resources regarding COVID-19.

COVID-19 Health Concerns

For emergency health issues, always dial 911.
For non-emergency health issues, call your doctor.

Covid-19 Resources

Centers for Disease Control and Prevention: <https://www.cdc.gov/>
Colorado’s official COVID-19 website: <https://covid19.colorado.gov/>
El Paso County’s official COVID-19 website: <https://www.elpasocountyhealth.org/>

COVID-19 Scams

COVID-19 scams are on the rise. The FTC and the FCC maintain websites to keep you informed about the current scams. Both sites offer tips on spotting a scam.

<https://www.ftc.gov/coronavirus/scams-consumer-advice>
<https://www.fcc.gov/covid-scams>

If you believe you have been the victim of a scam, you can report the incident by calling the Colorado Springs Police Department at 444-7000, or report it online at <https://coloradosprings.gov/police-department/page/report-crime-online?mlid=4841>

Being A Good Neighbor

As many of us are home more than ever, it's a good opportunity to show our neighbors that we care.

Say "Hello"

Push your cares of the day away, smile and say "hello". Saying "hello" is a way of connecting with your neighbors without having to delve deeply into a relationship. It does help you earn some of the benefits of a close neighborhood such as safety and looking out for others. If your relationship continues to build, invite your neighbor over. Once you have established a relationship, you could coordinate social activities to deepen your friendships.

Offer Help to Your Neighbors

Elderly neighbors or those with health issues may be limiting their time out in public. Offer to run an errand for them or bring them a meal. Call them regularly to check on how they are doing.

Home curb appeal

The appearance of your home and the property around it are very important. Just one unsightly home in a community can reduce the property values for the entire neighborhood and can cause your neighbors to have bad feelings. Keep the structure in good repair and the land around it clean and reasonably well groomed. Lawnmowers, garden tools and spare materials should be properly housed.

Be a responsible pet owner

Pets can be a big bone of contention between neighbors, so keep your pet in check. Clean up after your dog and don't deposit your dog's poop bag in someone else's trash can. Be courteous to the trash people by placing the dog poop bag inside an additional trash bag. During your walk, you may meet others walking their pet, so maintain good leash control over yours to reduce the chance of confrontation when the two pets meet. Don't allow your dog to drive your neighbors crazy by barking incessantly. However, if this happens by accident, don't get defensive. Listen, apologize and figure out a solution to keep it from happening again.

Consciously follow good etiquette

Take pride in your neighborhood. Embrace it for what it is and try to make it better by getting involved. You can do this by attending block parties, community cookouts and other neighborhood events. Keep the music noise level reasonable when hosting a party. Mind where guests park to be sure they are not blocking your neighbors' driveway. Check local codes to be sure you are following city ordinances. Often the highest levels of complaints involve noise such as music, voices, parties, kids, pets and the TV. Generally, be friendly with everyone in your neighborhood and be willing to help when unexpected situations occur.

Handle conflict judiciously

No matter how friendly you are, you may have disagreements or quibbles with your neighbors. When this occurs, get yourself into the proper frame of mind by saying to yourself, "Treat others as you expect them to treat you". Think about the situation for a while before acting. Being tactful is very crucial. Talk to the person one-on-one (no text messages, emails or letters) and try to come to an agreement that both can live with. Conflict management is tough, but try to give both parties somewhat of a win. **DO NOT** call the police unless you are threatened or safety is involved. If you can't resolve the issue one-on-one, contact your home owners association and ask for assistance.

Update on Short Term Rental Regulations

On June 9, 2020, the City Council approved three changes to City ordinances regarding Accessory Dwelling Units (ADUs).

The first measure will allow accessory family suites as secondary living areas integrated within and with a connection to the principal residence. An accessory family suite shall form a single habitable area with facilities for living, sleeping, cooking, and sanitation, and is located within a principal single-family detached unit. The total number of individuals collectively occupying both the principal dwelling unit and the accessory family suite can be no more than one family as defined by City Code.

The second measure will allow homeowners to add an apartment for a second family if they receive approval from the city's planning commission. In single-family zones, only integrated ADUs will be permitted. The owner of the home is also required to live in one of the two units.

The third measure that would allow developers to apply for the right for future homeowners to add apartments to their homes to rent out to second families.

The impact to our neighborhood appears to be:

- **Accessory family suites allowed in all filings since internal to dwelling and only one family per dwelling.**
- **The second measure, allowing integrated ADUs for up to two families, could impact certain filings.**

| Filing | Covenants | Impact |
|---|---|------------------------|
| Bruington Sub 1, Holiday Circle Sub, Highland Acres Block 1 | None | ADUs allowed |
| Century Heights, Country Club Add 2, Highland Hills Sub 1 and 2 | No building shall be erected, placed, or altered on any lot other than a single family dwelling | Open to interpretation |
| Country Club Add 1 and 3, Highland Acres Block 2 | 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 | ADUs not allowed |
| Country Club 3 Filing 2, 3, Highland Acres Sub Refil | No building shall be erected, placed, added to, or altered on any lot other than one detached single family dwelling | ADUs not allowed |

- **Since we are not a new development, we are not affected by the third measure.**

Detailed information on these measures can be found at:

<https://coloradosprings.legistar.com/View.ashx?M=M&ID=724713&GUID=C558683C-549D-4121-AE7B-093E6827E5CE> Items 11.A, B, C. of City Council 9 June 2020 Meeting Minutes or <https://coloradosprings.gov/adu>

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/>. You can also find this information on the CCHOA website: www.countryclubestateshoa.org

CCHOA Garden Club Meeting– The Grateful Deadheaders

We have recently started a neighborhood Garden Club and by consent of the initial participants, have named it The Grateful Deadheaders. We have held 2 meetings with 6 -7 people in attendance. At this time we are limiting the attendance to 10 people and observing the COVID-19 recommendations regarding masks and social distancing.

Meetings will be held monthly the last Sunday of every month at 2 PM almost every month except winter. We will operate without officers; each rotating host/hostess will preside. Communication with participants will be done by email.

This goals of this group are to:

1. Discuss various garden topics and when feasible include outside speakers with special expertise.
2. Exchange plants and bulbs.
3. Tour HOA homeowners gardens with their permission and city/Front Range gardens.
4. Provide gardening advice to HOA homeowners when requested.
5. Provide information and resources to group members.

If interested in being included on the mailing list for future meetings, please contact Janice Marie-Gallof via email jmgallof@comcast.net or ph. 632-3144.

“Sidewalk” Tree Responsibility

Some people may not be aware that the trees located between the sidewalk and the street are the responsibility of the homeowner to maintain. However, if these trees are dead and/or have dead branches that need to be removed for safety reasons, the City Forestry Division will send someone out for an evaluation. This evaluation is of no charge to the homeowner. This also includes the alleyways where trees are impacting power lines.

Please call the City Forestry Division at 385-5942 and they will be glad to answer any questions you may have. Remember, it may take a while for an evaluation to be done, so please have patience.

Winter Tree Damage

At the June Colorado Springs Council Of Neighbors and Organizations (CONO) meeting, City Forester, Dennis Will, provided the following update

Many people have noticed damage to trees in the area this spring. The weather events in October, November, and April caused damage such as poor leaf-out, smaller leaves, sparse crown foliage across species, browning on coniferous trees, and drying and hardening of branches. Although they look unhealthy, there is time for some species to rebound. With the warmer weather, Dennis believes trees that can do so will begin to push out a second set of leaves He cautioned against pruning now as there might still be a response in some of the trees. After the fire damage in 2012, he saw some species begin to bloom again in late August -- that may be the case here.

If trees do not recover well enough then many of them will be harmed by insects and diseases. More tree deaths could occur and will be visible throughout the year. With warmer weather, it will not be long before stress begins to take out the compromised trees. Dennis said that dead branches are not a concern at this time, but it is important to prepare for possible city-wide tree damage.

Are You Paying for an Over-sized Irrigation Water Supply Line?

Many houses in our neighborhoods were provided with two water supply lines to the house during construction in the late fifties and early sixties. One of these is the domestic drinking supply line and the other being the lawn sprinkler irrigation supply line. During this period of time, the supply line for irrigation was an 1-1/2" line.

When David and Mary Corrow purchased their home, moved in and did their remodeling, David went to City Utilities questioning a monthly \$38.00 charge on his bill. It turns out that all irrigation lines to newer houses have an 1-1/4" supply line. If a house has the 1-1/2" line then that house has an up-charge for the 1-1/2" irrigation water line. David coordinated with City Utilities and a licensed plumber to change this supply line to an 1-1/4" line and the monthly fee went away once the work was done and inspected. This is a considerable savings over time.

Check out your water bill and see if you could benefit from a similar change.

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 129 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.

Relatively Low Crime in Our Neighborhood

Crime remains relatively low in our neighborhood. In the last six months, we had 113 police actions, the majority being traffic/automobile related. The more serious incidents included child abuse, domestic violence, and indecent exposure.

From January 1, 2020 through June 27, 2020, the following incidents were reported:

1 Abandoned vehicle, 3 Accident-Traffic, 9 Alarms, 2 Animal, 1 Assist Fire-Medical, 2 Burglary-Auto, 4 Child Abuse, 1 Court Violation, 2 Criminal Mischief, 3 Disturbance, 4 Domestic Violence, 1 Driving Under the Influence, 2 Fraud, 1 Indecent Exposure, 2 Missing Person, 1 Sex Registrant Compliance, 53 Traffic Offense (Mainly along Circle Drive), 2 Trespassing, 1 Vehicle Impound and 7 Welfare Check.

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

If you see suspicious activity, take a picture with your cell phone, if possible, to assist the police.

If you feel you have an emergency, call 911.

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

Join the Blue Wave of 116 Households Using CCHOA Trash Service Program

With many more neighbors home due to COVID-19, you might notice the large number of trash/recycle trucks going through our neighborhood on Thursdays. Check your bill and join the other 116 homes that already use the HOA preferred trash provider. Save money and help make our neighborhood safer and quieter.

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.

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. Before joining, feel free to talk to your neighbors who have already made the switch.

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.

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

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.

Preparing Homes for Wild Fires

What are the primary threats to homes during a wildfire?

Research around home destruction vs. home survival in wildfires point to embers and small flames as the main way that the majority of homes ignite in wildfires.

There are methods for homeowners to prepare their homes to withstand ember attacks and minimize the likelihood of flames or surface fire touching the home or any attachments. Experiments, models and post-fire studies have shown homes ignite due to the condition of the home and everything around it, up to 200' from the foundation. This is called the Home Ignition Zone (HIZ). Learn more about how wildfires spread and ignite home at <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA/Online-learning-opportunities/Online-courses>

What is the Home Ignition Zone?

The Home Ignition Zone (HIZ) is divided into three zones.

Immediate Zone

The home and the area 0-5' from the furthest attached exterior point of the home; defined as a non-combustible area. Science tells us this is the most important zone to take immediate action on as it is the most vulnerable to embers. **START WITH THE HOUSE ITSELF** then move into the landscaping section of the Immediate Zone.

- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers.
- Repair or replace damaged or loose window screens and any broken windows. Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.

Intermediate Zone

5-30' from the furthest exterior point of the home. Landscaping/hardscaping- employing careful landscaping or creating breaks that can help influence and decrease fire behavior

- Clear vegetation from under large stationary propane tanks.
- Create fuel breaks with driveways, walkways/paths, patios, and decks.
- Keep lawns and native grasses mowed to a height of four inches.
- Remove ladder fuels (vegetation under trees) so a surface fire cannot reach the crowns. Prune trees up to six to ten feet from the ground; for shorter trees do not exceed 1/3 of the overall tree height.
- Space trees to have a minimum of eighteen feet between crowns with the distance increasing with the percentage of slope.
- Tree placement should be planned to ensure mature canopy is no closer than 10 feet to edge of structure.
- Trees/shrubs in this zone should be limited to small clusters of a few each to break up vegetation continuity across landscape.

Extended Zone

30-100 feet, out to 200 feet. Landscaping – the goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground.

- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.*
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.*

* Check with your local forestry professional to get advice on what is appropriate for your property.

**SIMPLE STEPS FROM ROOF TO
FOUNDATION TO MAKE A HOME SAFER
FROM EMBERS AND RADIANT HEAT**

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- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn
- Remove anything stored underneath decks or porches

VISIT FIREWISE.ORG FOR MORE DETAILS

Neighbors Beautifying Our Neighborhood

One neighbor, Trish Frietsche, on Marilyn Road created this artwork in the alley behind their and their next-door neighbor's home. It really makes the wall pop. Check it out in the alley between Marilyn Road and Country Club Drive between the cross roads of Grandview Lane and Holiday Lane. If you have other examples of neighborhood beautification or neighbor helping neighbor, contact Janice Marie-Gallof at jmgallof@comcast.net.



Reporting Fire Mitigation Time and Expense Investment

Investing the equivalent of one volunteer hour (valued at \$25.43) per residential dwelling unit within the HOA boundary in annual wildfire risk reduction efforts is a requirement of the Firewise program for maintaining our "In Good Standing" status. 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. Examples of actions, activities, and expenses that can be used in meeting the total investment are:

IMPROVEMENTS/MAINTENANCE ON THE HOME AND OUTBUILDINGS:

- Chimney spark arrestor installation
- Repairs to retrofit open-eaves style construction to soffited-eaves
- Modifications of deck to increase the gap between boards from 1/8 inch to 1/4 inch
- Inspection of roof; replacement of shingles as needed
- Inspection/repairs of eaves and soffits to ensure construction materials are in good condition
- Removal all flammable materials from under decks and porches
- Removal of debris on the roof and in the gutter as needed
- Replacement of vinyl gutters with metal gutters
- Replacement of wood fencing sections where attached to the house with a noncombustible product
- Resident or contractor labor to perform ignition- resistant exterior improvements
- Installation of weather stripping along the perimeter of garage doors to help keep embers out
- Use of a sealant (such as caulking) to cover gaps in open-eave areas

IMPROVEMENTS/MAINTENANCE WITHIN THE HOME IGNITION ZONES:

- Clearing of debris at the base of combustible fences
- Creation of a non-flammable footprint under decks with gravel, stone or concrete
- Creation of small fuel breaks by adding hardscaping (e.g., walkways/paths, patios, etc.)
- Delimiting and removal of lower tree branches
- Relocation of firewood piles to at least 30 feet from the home and other structures
- Mowing lawns and trimming native grasses and weeds as needed
- Raking and removal of pine needles, leaves, and ground debris
- Replacement of combustible mulch material with stone/gravel
- Replacement of highly-flammable vegetation with fire-resistant species
- Stacking/piling of slash and other debris for chipping or curbside pickup
- Thinning or removal of trees

EXPENSE EXAMPLES:

- Chipper/power equipment rental/purchases, fuel, oil, and repair costs
- Contractor/labor expenses to perform risk reduction work
- Costs to replace flammable mulch materials with stone/gravel
- Costs to replace flammable plant species with fire- resistant options
- Costs to replace wood fencing sections where attached to the house with a noncombustible product
- Hardscaping materials and related costs to create fuel separation
- Home improvement expenses to reduce impacts from heat and embers
- Spark arrestor installation costs
- Tool purchase/rental (e.g., loppers, pole saws, weed trimmers, rakes, etc.)
- Tree removal and separation/spacing expenses

These investments can be reported to either the Colorado Springs Fire Department Fire Mitigation office, Ashley.Whitworth@coloradosprings.gov, or to Sandy Gallof, Secretary CCHOA. sgallof@comcast.net, using the attached form.



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: _____

CCHOA Board Contact Information

| | | | |
|---------------------------|----------------------------|---------------------|-----------------------------------|
| President | Vonney Northrop | 719-380-9390 | colnorth6@msn.com |
| Vice-President | Janice Marie-Gallof | 719-632-3144 | jmgallof@comcast.net |
| Secretary | Sanford Gallof | 719-632-3144 | sgallof@comcast.net |
| Treasurer | Marty Henderson | 719-377-8003 | mghenderson55@gmail.com |
| Directors-At-Large | Ken Francois | 210-396-2535 | gkfrancois@sbcglobal.net |
| | Dorothy Hornby | 719-471-0614 | dorcar@comcast.net |
| | Vicki Tostanoski | 719-332-1118 | vicki.tostanoski@gmail.com |
| | David Corrow | 719-440-2033 | mdtcorrow@aol.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 Marty Henderson at (719) 377-8003.

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



-Residential -Commercial
-Interior -Exterior

Free Estimates

Matt Cordova

Owner

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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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