

Newsletter Highlights

- Time to Get Together Pg 1
- Garage Sale/Clean-up Pg 1
- Book Swap/Ice Cr Soc Pg 1
- Stroll or Hike Pg 2
- Block Party Pg 2
- Garden Club Pg 2

- Social Committee Pg 3
- President's Thoughts Pg 3
- Fire Mit. Chip Program Pg 3

- Police Activity Pg 4
- Water-wise Guidelines Pg 4

- Springs Waste Change Pg 5
- CCHOA Trash Prog. Pg 5
- WC Trash Reminders Pg 6

- Avoiding Scams Pg 7
- Jury Duty Scam Pg 7

- CCHOA Dues Pg 8
- Mailings Via Email Pg 8

- CCHOA Calendar Pg 9
- CCHOA Volunteering Pg 10

CCHOA Website: www.countryclubestateshoa.org

2021 Dates to Note

- June 18-19** 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

It's Time to Get Together!

After the past year of social distancing, wearing masks and rules about gathering together, it looks like the opportunities to gather safely and enjoy time together are on the rise. We are pleased to offer several opportunities to get together this summer: neighborly strolls, garage sale and clean-out opportunity, garden club get togethers, ice cream social with book swap and a block party. Your CCHOA is committed to following the guidance offered by the CDC and State Health officials, so please be mindful of the guidelines in effect at the time of the event.

Neighborhood Garage Sale and Clean-out Opportunity

Your CCHOA is hosting a Neighborhood Garage/yard sale on June 18th and 19th from 8:00 am to 2:00 pm. CCHOA Garage sale signs will be posted at strategic entrance points into the neighborhood. You are responsible for posting any additional signs leading to your sale. Please place your garage sale signs safely, carefully and legally and remove promptly when the sale is over.

Contact Vonney at colnorth6@msn.com or 719-380-9390 if you will be participating. She will create a list of participating neighbors and will then distribute this list to each participating household so they can steer people to other participating houses. We will advertise the garage sale in the Gazette as well as on our neighborhood HOA web site: www.countryclubestateshoa.org

Have items you just need to throw away? CCHOA is funding a 30 yard Waste Connections dumpster which will be delivered on Friday June 18, 2021 and picked up on Monday June 21, 2021 and will be located at **2803 Marilyn Rd at the corner of Holiday Lane**. Regardless of your participation in the garage sale, you are welcome to drop off acceptable materials during this weekend. Waste Connections does accept bulk items in the dumpster, just no hazardous waste, tires, batteries, electronics, appliances, etc.

Book Swap and Ice Cream Social

Now is the time to give up those books you'll never read again and acquire a few new ones, while enjoying our ice cream offerings. Stroll on by just for the ice cream and consider it a plus if you find a good book! Join us on Saturday July 24th from 10:00 am until 2:00 pm at 2847 Marilyn Rd, (which is at the corner of Grandview Ln) in the front driveway. We will set up some tables for grouping and displaying the books. If anyone has a tent or awning that could be set up, that would be much appreciated. We don't want to be surprised by a Colorado rain shower!

For everyone's convenience we recommend the books be grouped into 2 categories: fiction and nonfiction and then if possible within these two categories by type (i.e., romance, mystery, etc. for fiction) and subject for nonfiction (e.g. science, art, etc.) For ease of all involved, we recommend you bring your books in a box. If you have any questions, contact Janice Marie-Gallof at (719) 632-3144 or jmgallof@comcast.net.

Up for a Neighborhood Stroll? Or a Hike in Palmer Park?

Our neighborhood is full of so many interesting homes and beautiful landscaping. It is a pleasure to walk through our tree-lined streets. We are starting up monthly neighborhood strolls. Just show up at the front driveway of 2847 Marilyn Drive on the second Sunday of the month at 1:30 pm. Feel free to bring your dog(s), if they enjoy being up-close with other dogs. If you have any questions, feel free to contact Susan Henderson at sjhenderson53@gmail.com or (719) 641-1151.

Perhaps you are up for a more strenuous workout hiking in Palmer Park? If interested, contact Marty Henderson at mghenderson55@gmail.com or (719) 377-8003 and he will coordinate dates and times that work for those interested.

Blockbuster Block Party

Are you ready to celebrate and party with your neighbors after a year and half of COVID? We sure hope so!

The date is Saturday August 28th ; the location is 2847 Marilyn Rd (corner of Grandview Lane) from 11:00 am until 2:00 pm. If anyone has a tent or awning that could be used for sun or rain protection, that would be much appreciated. While we've moved up the time to hopefully miss the normal afternoon showers we've experienced in the past, Colorado rain showers are unpredictable.

As with previous block parties, we ask that each household provide a side dish or a dessert. The HOA will provide the meat, drinks, and utensils. We always have plenty of food so come along even if you are not able to provide a dish. Looking forward to seeing you!

CCHOA Grateful Deadheaders Garden Group

Our neighborhood garden group meets the last Sunday of each month April through September. We welcome anyone with green thumbs or otherwise who would like to learn more about gardening in our erratic climate.

In April the meeting topic was the benefits of native plants; in May we visited a member's beautifully designed backyard with rock garden, flowers, vegetable area and no lawn.

The June meeting will be at the Gallof home at 2847 Marilyn Rd. A highlighted feature will be a small area of "dog turf", a drought tolerant lawn developed in Colorado and impervious to dog urine and no, it is not artificial turf. The focus of the tour of the property, 2/3 of an acre, will be to explain the conversion (still in progress) of the total area from mostly lawn to xeriscaped landscape since 2002.

The meeting for July will be held at the home of Susan Henderson at 3132 Lees Lane. We will share ideas about successful vegetable gardening in Colorado and the benefits of composting.

To join the group, please send a request to Janice Marie-Gallof at jmgallof@comcast.net to be added to the email notifications for these meetings.

Getting to Know You Socially

The CCHOA Social Committee, chaired by Janice Marie-Gallof, will begin in June laying out 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 or execution of various activities, 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.

Thoughts from CCHOA President, Vonney Northrop

As President of the CCHOA I want to take the time to acknowledge the GRADUATES of 2021: Congratulations!

This past year has been a time of great change in our world. I recently attended a graduation ceremony that touched on how much change there has been. It was an outdoor graduation and we were fortunate to gather in person. Masks were worn by some and some were without masks. It was cold, rainy, and miserable physically. What a way to cap off a year of difficulty and change for this specific graduate class!

When listening to the speeches, one theme kept coming up: persistence. Persistence is defined by “*firm or obstinate continuance in a course of action in spite of difficulty or opposition.*” Persistence was something that all graduates have had to learn. They had to find their own path to make this goal and dream of graduation reality.

Life is not easy. I hope that their example of persistence in achieving graduation, a stepping stone to their future, can be grasped by all of us in our lives.

Mentors teach us values. The value of being persistent to achieve a goal has been demonstrated by these graduates. Mentors teach from experience. These graduates have mentored me in the act of persistence because they have that experience.

We also want to thank the teachers and educational staff who have worked so hard to help our graduates be successful in achieving this goal. It has been a difficult year for them and we appreciate the ways they too had to persist to educate our children.

My thoughts to you, Vonney

Fire Mitigation Chipping

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.

During the week of **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). If you missed the Fire Mitigation meeting and have items to be chipped, feel free to contact Ashley Whitworth, Wildfire Mitigation Program Administrator at 719 385-7342 for a free on-site consultation. It is well-worth the consultation time to receive suggestions on how to reduce the wildfire risk to your home.

Police Activity Update For Our Neighborhood

We continue to be a relatively quiet neighborhood with regards to required police actions. From February 28, 2020 through May 20, 2021, there were 49 incidents in our neighborhood that required police action. 24 were traffic related (2 Traffic Accident, 1 Traffic Hazard, and 21 Traffic Offense) and primarily in the Circle/Bennett Avenue area.

We had one 911 (requiring 4 police cars and 5.42 hours), 2 Abandoned Vehicle, 3 Alarm, 2 Auto Burglary, 1 Court Violation, 3 Disturbance, 2 Fraud, 2 Sex Registrant Compliance, 1 Subject with Weapon, 1 Supplement (appears to be related to a Disturbance), 4 Suspicious Activity (Circumstance, Person or Vehicle), 1 Theft – Vehicle, 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.

If you feel you have an emergency, call 911.

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

Colorado Springs Utilities Water-wise Guidelines

Despite our recent rains, the predictions for the summer are drier than last year with an increased danger of wildfires through the Western states. We can each do our part to conserve water, using the following information provided by Colorado Springs Utilities.

Water-wise rules are here. Water up to three days a week - you choose the days. From May 1, 2021 to October 15, 2021, water before 10:00 am or after 6:00 pm. Follow six rules to water wiser and ensure our future water supply.

6 Key Water-wise Rules

- You may water up to three days a week. You choose the days.
- In warmer weather (May 1- Oct. 15) only water before 10 a.m. or after 6 p.m. to reduce evaporation.
- Don't let water pool on hard surfaces or flow down gutters.
- Repair leaking sprinkler systems within 10 days.
- Use a shut-off nozzle when washing anything with a hose.
- Clean hard surfaces (such as driveways, sidewalks and patios) with water only if there is a public health and safety concern.

Good reference web sites for watering information are <https://www.csu.org/Pages/WateringYourYard.aspx> and <https://www.csu.org/Documents/WaterWiseRules.pdf?csf=1&e=pRMRec>

From the WaterWise Rules link above, **note the following information from Colorado Springs Utilities:**

Will these new rules be enforced (by Colorado Springs Utilities)? Our priority is education and helping customers find success with the new rules. Customers who violate the rules may be fined \$100.

Springs Waste Customers becoming part of Waste Connections

Waste Connections has been absorbing Springs Waste customers over the past few months, and they are still dealing with this large task. It's been difficult to impossible to reach Waste Connections on their support phone line. We have had occasions where Waste Connections did not pick up trash or recycle for a few homes. The recycle pick-up seems to be where most of the problems have occurred. Weeks where the pick-up has been delayed due to weather issues also seem prone to missed pick-ups. Marty Henderson works closely with Waste Connections on any issues that he is made aware of. In many cases, those problems can be resolved the next work day.

To further benefit those households participating in the trash program, Marty Henderson tracks these issues in a spreadsheet as a tool to assist Waste Connections in improving their service to our neighborhood. In this way, they can see whether there are problems with particular drivers or the layout of the route. While it's been a rough stretch for Waste Connections in terms of managing the Springs Waste acquisition, missed pick-ups should not be tolerated. **If your bin isn't picked up by 6:00 pm on the day of the pickup, please notify Marty Henderson that evening so he can reach them the next day to get a truck back to our neighborhood.** You can contact **Marty Henderson via phone call or text at (719) 377-8003 or mghenderson55@gmail.com.**

Join the 154 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 154 homes, or 49% 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. You will also need to paid the CCHOA Annual dues of \$30 per year. 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 your trash and recycle payments 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.
9. Marty Henderson works with Waste Connections on any issues you might experience, saving you time and hopefully reducing aggravation you would experience.

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.

Waste Connections Trash Reminders

Location and Position of Trash or Recycle Bins

The agreement with Waste Connections is for curb-side pickup. This means the bins should be at the curb, and some neighbors put the bins in the street with the wheels up against the curb. Both locations are acceptable. The person who picks up the trash is in a truck by himself and he uses a hydraulic claw to pick up the trash bin. If the bin isn't by the curb, he isn't able to do this. If you would like him to retrieve your bin, empty it, and return it, that's called pack-out and is another \$7.50 a month. Several neighbors have signed up for this convenience.

Similarly, the position of the bin is important too. They request having 3 feet between the bins. Waste Connections ask that the front of the bin face the street, which means, the wheels on the bin face toward your house. That works better when the hydraulic claw picks up the bin and empties it. I know some have wind issues, so we all just have to do the best that we can.

All Waste Should be Bagged

Waste Connections also request that all trash be bagged and tied. This is to avoid trash spilling out when it is dumped into the trash truck. It's a safety issue for the driver. I'm aware some folks are against using plastic, but plastic bags are currently the most reasonable choice for garbage. You can even purchase 100 gallon garbage bags to line your 96 gallon trash bin at a reasonable cost. Totally optional, but some neighbors are using these. You can find a year's supply on Amazon for about \$38.

There are also weight limits which is rarely an issue for us. For bags outside the trash bin, the limit is 30 lbs. unless the bags are splitting. The limit for the trash bin is 300 lbs. since a hydraulic arm picks them up.

What Trash is allowed?

Normal household waste is acceptable in your trash bin. Some of these can be eliminated if you also use a recycle service or compost. Household waste includes:

- Kitchen waste
- Paper and plastic
- Yard waste
- Pet waste
- Cardboard or packaging waste

Hazardous Waste should not be put in your trash bin and should be disposed properly through the El Paso County Hazardous Waste Disposal site: <https://communityservices.elpasoco.com/environmental-division/household-hazardous-waste/>

Here are some examples of Hazardous Waste: adhesives, aerosol cans, automotive products, corrosives/cleaners, creosote, driveway sealer, flammable liquids (oil, gas, kerosene, and/or mixtures), fluorescent tubes, inks, mercury, oil-based paints, pesticides/herbicides, pool chemicals, roofing tar, solvents/thinners, varnishes/shellac/stains.

For more information on what is accepted and not accepted, please check out their flyer: <https://assets-communityservices.elpasoco.com/wp-content/uploads/Facility-Flyer-Updated-March-20>.

Pet Waste.

Pet waste is toxic and should always be picked from our neighbors' yards. When walking your dog, not only is it respectful to pick up your dog waste, it is also a safety issue. All pet waste should be doubled bag when placed in your trash bin. Also, place dog waste in your trash bin, not your neighbor's bin.

Avoiding Scams 101

The Federal Trade Commission, the nation's consumer protection agency, suggests following these tips:

1. **Keep your personal information to yourself.** Protect your passwords, guard your credit card number, shred sensitive paperwork, and don't leave your mail where it might tempt a potential identity thief.
2. **Socialize safely online.** When using social networking sites, keep your business your business. Update your privacy settings to restrict access to people you trust. Post only information you're comfortable with the whole world knowing, because once it's posted, you can't take it back. Don't post your Social Security number or financial information.
3. **Consider the National Do Not Call Registry.** Visit [donotcall.gov](https://www.donotcall.gov) and register your phone number with the National Do Not Call Registry.
4. **Understand credit.** Get a free copy of your credit report at annualcreditreport.com.
5. **Phishing scams reel in personal information.** You've gotten emails claiming to be from your bank or ISP asking you to "verify" your credit card or checking account number. They're from fraudsters phishing for your information. Never give out your personal information in response to an email. **When in doubt, check it out by calling the company directly. Visit onguardonline.gov to learn more.**

Future Newsletter safety articles will discuss "How To Recognize and Avoid Phishing Scams," "How to Avoid a Scam," and a detailed article on "How to Prevent Package Theft."

Our Experience with the Jury Duty Scam – Susan Henderson

A few months ago, we (along with several of our neighbors), experienced the "Missed Jury Duty" scam. We received a phone call from someone representing himself as a member of the El Paso County Sheriff's department saying that there was a warrant out for my arrest because of missed jury duty.

While initially we were very skeptical, the information the scammer provided, including the names of family members and a real El Paso County judge who had issued the warrant, made it feel plausible. The scammer gave me a choice of turning myself into the El Paso County jail for booking, which would entail an 8 hour process, or paying the \$1,500 fine at a kiosk in the bank or at the jail house. If I did not comply, the sheriff's department would immediately be sent to my house to bring me in. Writing this now it sounds preposterous, however at the time it felt all too believable. Thankfully we happened to see a NextDoor posting by one of our neighbors about this scam and verified with her and the real El Paso County Sheriff's Department that it was a scam before sharing a few nasty comments with the scammer and then hanging up.

I recently was catching up reading the March 2021 issue of Reader's Digest and found a fascinating article that talked about this scam and how in many cases it is actually perpetrated by criminals who are incarcerated. Check out <https://www.rd.com/article/prisoner-jury-duty-scam/> for details.

Thanks to the 65% of Homeowners Who Have Already Paid Dues in 2021

We are pleased to report that 203 homeowners out of 314 have paid their voluntary dues for 2021! That's 65% of our homes have paid their dues. The board thanks you for your voluntary contributions and this money helps us provide more services to our neighborhood. As we open up from the pandemic, we will be able to use this money directly toward helping our neighborhood. In the Garage Sale article, we are offering for the first time, a roll-out dumpster paid by the HOA for neighbors to put in extra trash from spring cleanup or at the end of the garage sale.

The Country Club HOA dues are only \$30 per year and have not increased since the HOA was formed in 1999. These low rates are because the board keeps the costs down in several ways. The HOA board consists of neighbors volunteering their time to help protect and improve our neighborhood. There are no paid members on the HOA board. The HOA does not have any common buildings to maintain, like a pool or club house which also means less expenses. The board also works to reduce expenses by utilizing email where possible and we provide a website which contains a vast amount of useful information:
www.countryclubestateshoa.org

Why should you pay your voluntary dues?

1. 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. Sponsor Fire Mitigation meeting and share information about CSFD 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.

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 314 homes receiving our materials and you can see how this cost adds up over each year. Thank you to the 142 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.

CCHOA Activities – June 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8 5:30 pm CCHOA Board Meeting	9	10	11	12
13 1:30 pm Neighborhood Walk Grandview/Marilyn	14	15	16	17	18 8:00a – 2:00p Neighborhood Garage Sale and Clean-up	19 8:00a – 2:00p Neighborhood Garage Sale and Clean-up
20	21	22	23	24	25	26
27 3:00 pm Garden Club 2847 Marilyn Rd	28	29	30			

CCHOA Activities – July 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11 1:30 pm Neighborhood Walk Grandview/Marilyn	12	13 5:30 pm CCHOA Board Meeting	14	15	16	17
18	19	20	21	22	23	24 10:00a -2:00p Ice Cream Social and Book Swap 2847 Marilyn Rd
25 3:00 pm Garden Club 3132 Lees Ln	26	27	28	29	30	31

CCHOA Activities – August 2021						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8 1:30 pm Neighborhood Walk Grandview/Marilyn	9 Chipping Program Pick-up	10 Chipping Program Pick-up 5:30 pm CCHOA Board Meeting	11 Chipping Program Pick-up	12 Chipping Program Pick-up	13 Chipping Program Pick-up	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28 11:00a-2:00p Block Party 2847 Marilyn Rd
29	30	31				

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 attend a board meeting to gain a better understanding of board member responsibilities. If you are interested, please contact Sandy Gallof at sgallof@comcast.net or (719) 632-3144. 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.

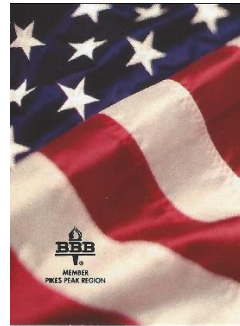


-Residential -Commercial
-Interior -Exterior
Free Estimates

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Randall (Randy) Rabalais
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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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CCHOA Board Contact Information

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COMMUNITY



Building community is our first and foremost responsibility.

COMMUNICATION



Communicate with every home owner and occupant

SAFETY



We want to keep our neighborhood safe for everyone.